

1123H STREET

NORTHEAST | WASHINGTON, DC 20002

ROOFTOP
DECK

12TH STREET, NE

H STREET, NE



2,575 SF 2ND GENERATION AVAILABLE
CAN BE COMBINED UP TO 9,047 SF



interior
photos

1123H STREET

H STREET Living



840+
Residential Units Built in 2016, with another

700+
Under Construction



206
Bars and Restaurants



2M SF
Recently Delivered Development



22,451
people live within 1 mile



\$120,531
Median Household Income



76.7%
Bachelor's Degree or Higher

The **H Street Corridor** has seen major revitalization in nightlife, entertainment, shopping, and living and has become a very desirable location for businesses.

The **H Street Corridor**, also known as the Atlas District, has proven itself as one of the key emerging submarkets in Washington DC. The Corridor's desirability stems from its proximity to Union Station (DC's busiest Metro) and the U.S. Capitol. In 2002, a community-based planning effort was initiated to help revitalize the H Street Corridor, which helped with its rapid transformation.

Named a Great American Main Street

(National Trust for Historic Preservation, 2013)

A Top 10 Great Urban Neighborhood

(USA Today, 2011)

America's Sixth Hippest Hipster Neighborhood

(Forbes, 2012)



Laptops and Lattes

Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home.

- 30-something single householders (Index 174), with a number of shared households (Index 246); low average household size of 1.85.

- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.

- Environmentally conscientious but also image-conscious: both impact their purchasing.



City Strivers

These high-density city neighborhoods are characterized by a relatively young foreign-born population who have embraced the American lifestyle, yet retained their cultural integrity. To support their lifestyle, City Strivers residents commute long distances to find work in the service or retail industry. Their hard-earned wages and salary income goes toward relatively high rents in older multiunit buildings, but they've chosen these neighborhoods to maintain ties to their culture. City Strivers consumers are bold in their purchasing decisions; they seek out deals on branded clothing, sometimes indulge in restaurants and personal services.

- A blend of family households, married couples and single parents with younger or adult children, as well as single-person households; average household size 2.75.

- Labor force participation is above average, but so is the unemployment rate.

Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents' income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Well-educated consumers, many currently enrolled in college.

- Very interested in the fine arts and to be sophisticated; value education and creativity.



1123H STREET

"Atlas District,"
the new after-
dark destination
for young adult
Washingtonians
www.atlas-district.com



1 AVA H STREET
318 H Street, NE
140 Apartment Units



2 360 H STREET
370 Apartment Units
72,000 SF Retail



6 THE APOLLO
616 H Street, NE
Insight Property Group
430 Apartment Units
70,000 SF Retail



7 7 H H STREET CORRIDOR
626-654 H Street, NE
23 Condo Units
13,750 SF Retail



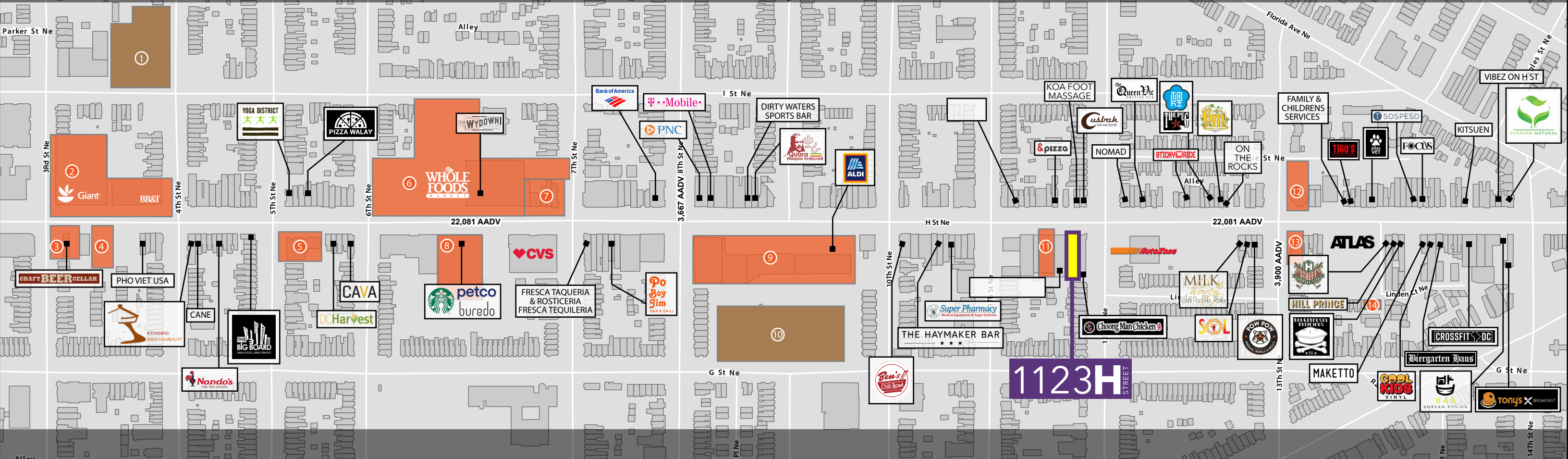
12 THE RL CHRISTIAN APARTMENTS
1300 H Street, NE
Insight Property Group
33 Apartments Units
5,905 SF Retail



13 THE LUCILLE CONDOMINIUM
1301 H Street, NE
9 Condo Units
5,661 SF Retail



14 LINDEN COURT
1313-1323 Linden Court, NE
Monarch Urban
4 Townhomes
Ground Floor Retail



3 301 H STREET
25 Condo Units
5,000 SF Retail



4 315 H STREET
MRP Realty
112 Apartment Units
6,000 SF Retail
Delivery: Spring 2018



5 501 H STREET, NE
Douglas Development
28 Apartment Units
21,953 SF Retail



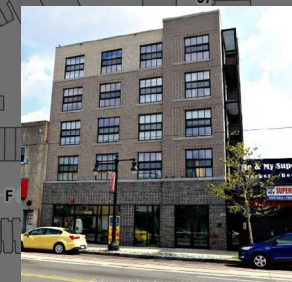
8 ANTHOLOGY
625 H Street, NE
307 Apartment Units
10,000 SF Retail
120,000 SF Office



9 AVEC ON H STREET
901 H Street, NE
419 Apartment Units
44,373 SF Retail



10 CAPITOL HILL TOWERS
900 G Street, NE
204 Apartment Units



11 1115 H
16 Condo Units
8,200 SF Retail



FIRST FLOOR
2,250 SF



SECOND FLOOR
4,222 SF



ROOFTOP DECK
4,300 SF

1123H STREET

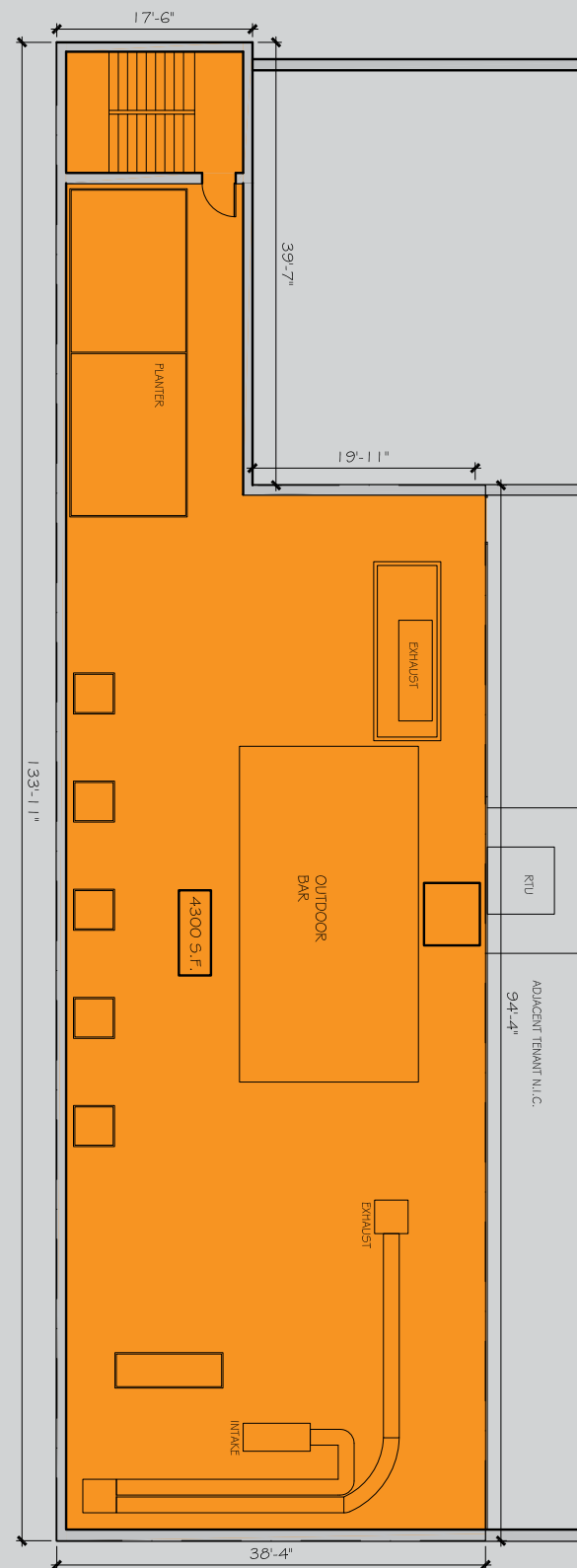
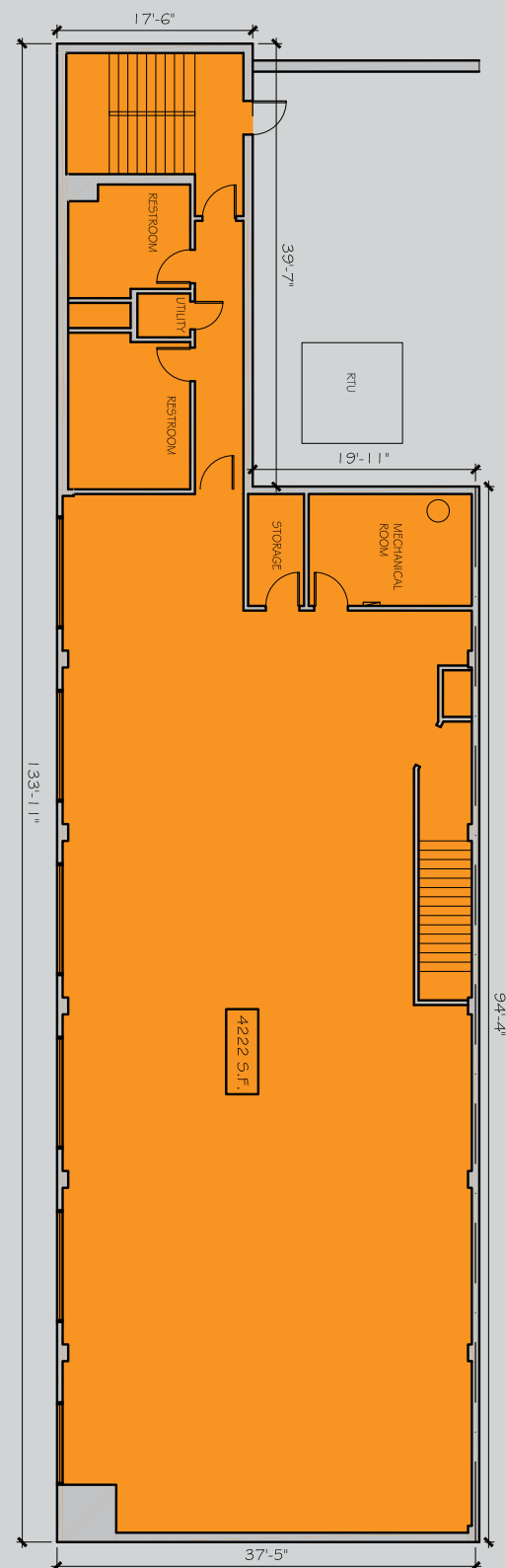
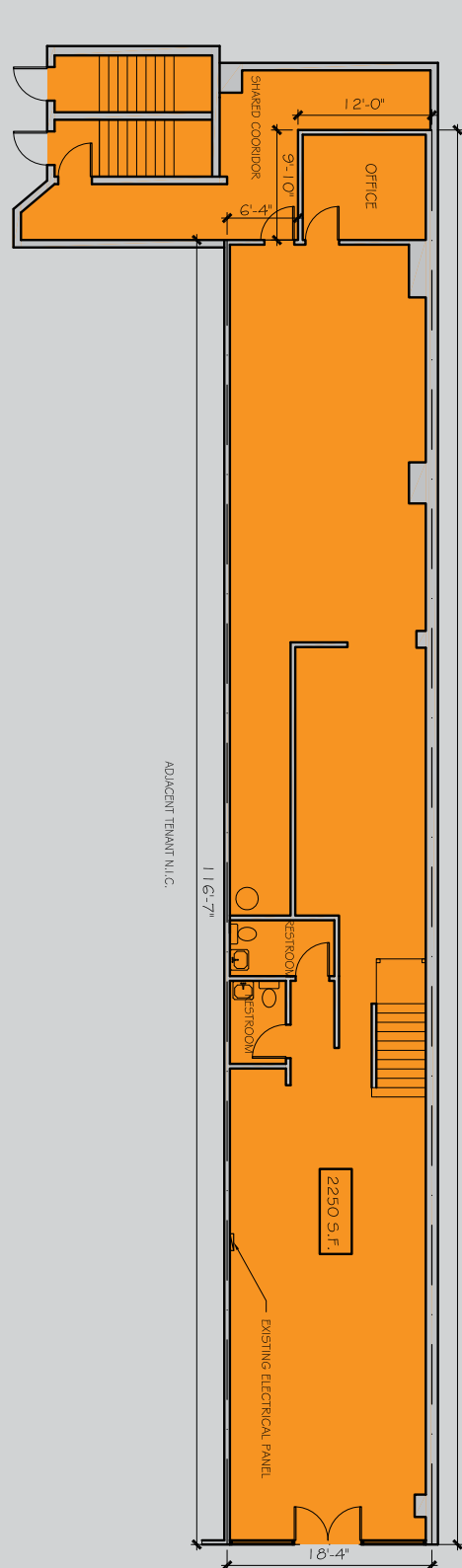
VIEW FROM ROOFTOP DECK



H STREET, NE



THE APOLLO



H STREET, NE

Zoned
C2A

96
walking score

12,882
average annual
daily volume

more photos

HR
RETAIL
A MEMBER OF CHALLENGE RETAIL ADVISORS



1123H STREET

NORTHEAST | WASHINGTON, DC 20002

www.hrretail.com



LAWRENCE HOFFMAN

240.482.3610 (direct)
301.656.3030 (office)
lhoffman@hrretail.com

BRYAN DAVIS

240.482.3612 (direct)
301.656.3030 (office)
bdavis@hrretail.com



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.

020425