

ONE

ECK

501

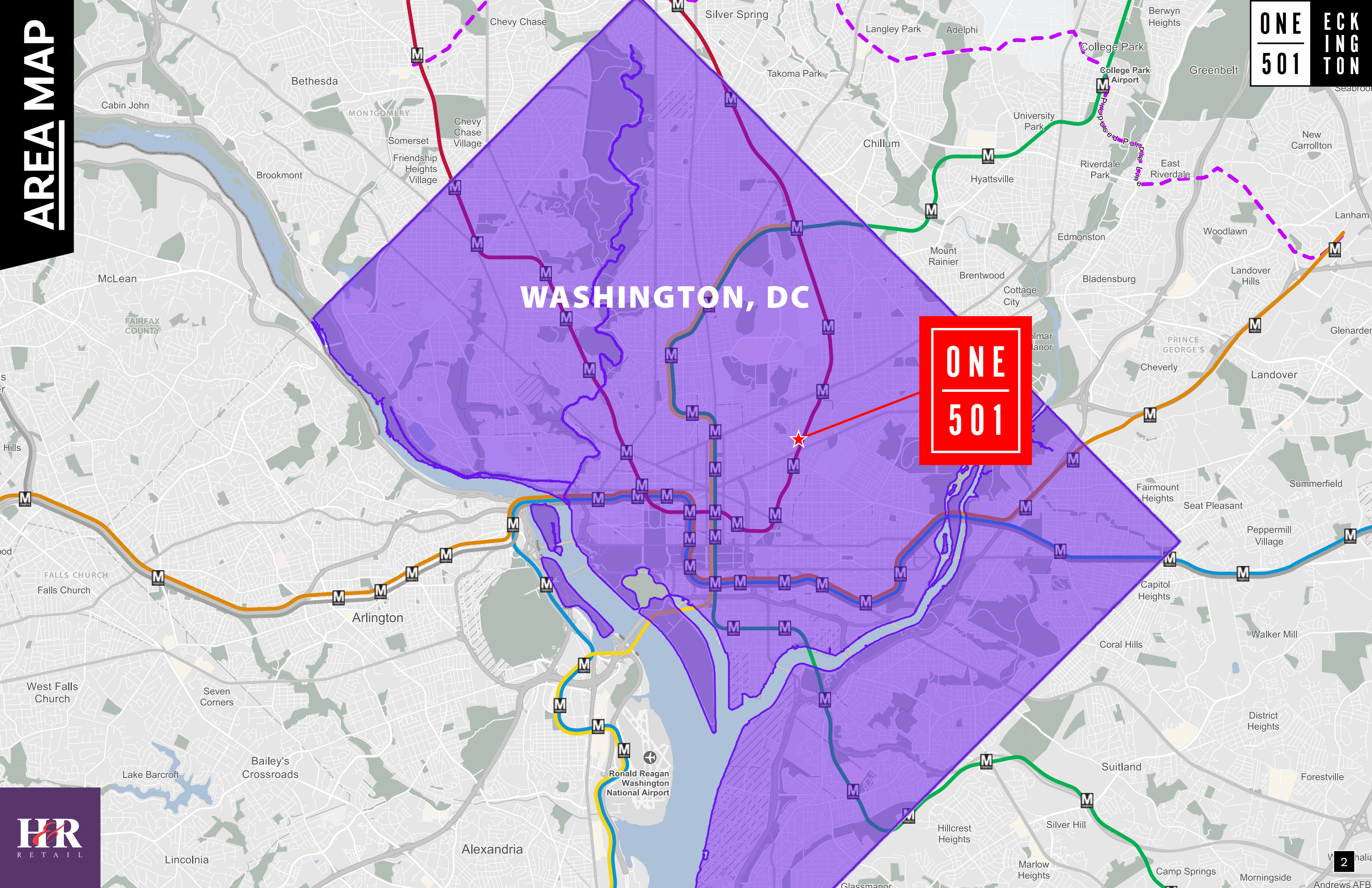
INGTON

NOW OPEN!

Back to Life Fitness
501 Wine & Spirits

WASHINGTON, DC

ONE
501



PROJECT

Foulger-Pratt redeveloped a 1.8-acre urban infill site in the NoMa/Eckington submarket in NE Washington, DC, into a 328-unit community above 7,554 SF of retail. The site is a short walk to the NoMa/Gallaudet Metro and Union Market via the Metropolitan Branch Trail. Foulger-Pratt delivered a luxury apartment community to a submarket that is poised to offer a strong retail, dining, and entertainment scene, and is rapidly evolving, into one of DC's hottest neighborhoods.

LOCATION:

- The development fronts the 2.5-acre Tanner Park, which is home to a dog park, playground, and open lawn for events.
- Brooklyn Boulders and Union Kitchen are open directly across from One501.
- Located less than 1/4 mile from the NoMa/Gallaudet Metro station on DC Metro's Red Line.

AVAILABLE SPACE:

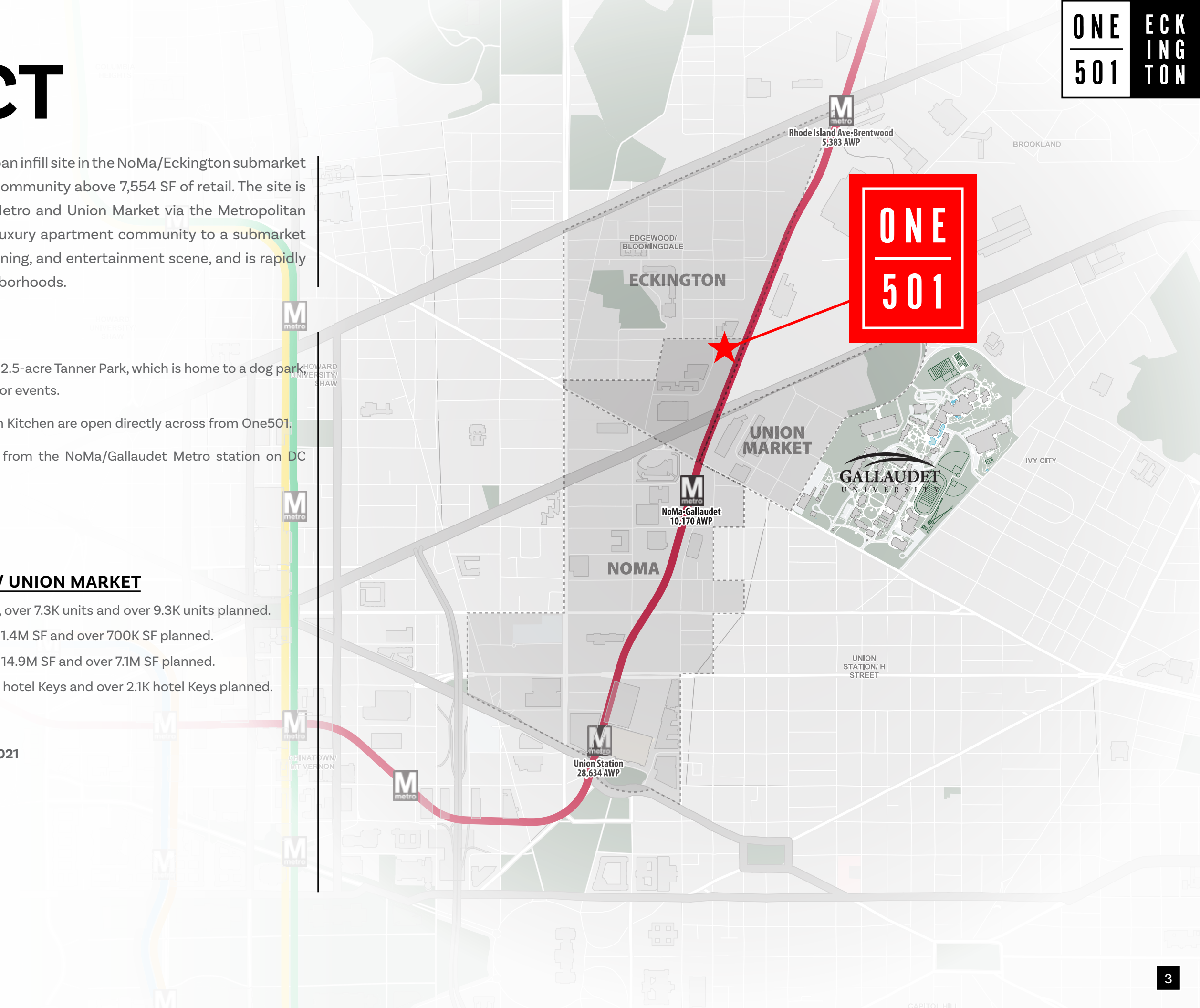
- Retail B (4,662 SF)

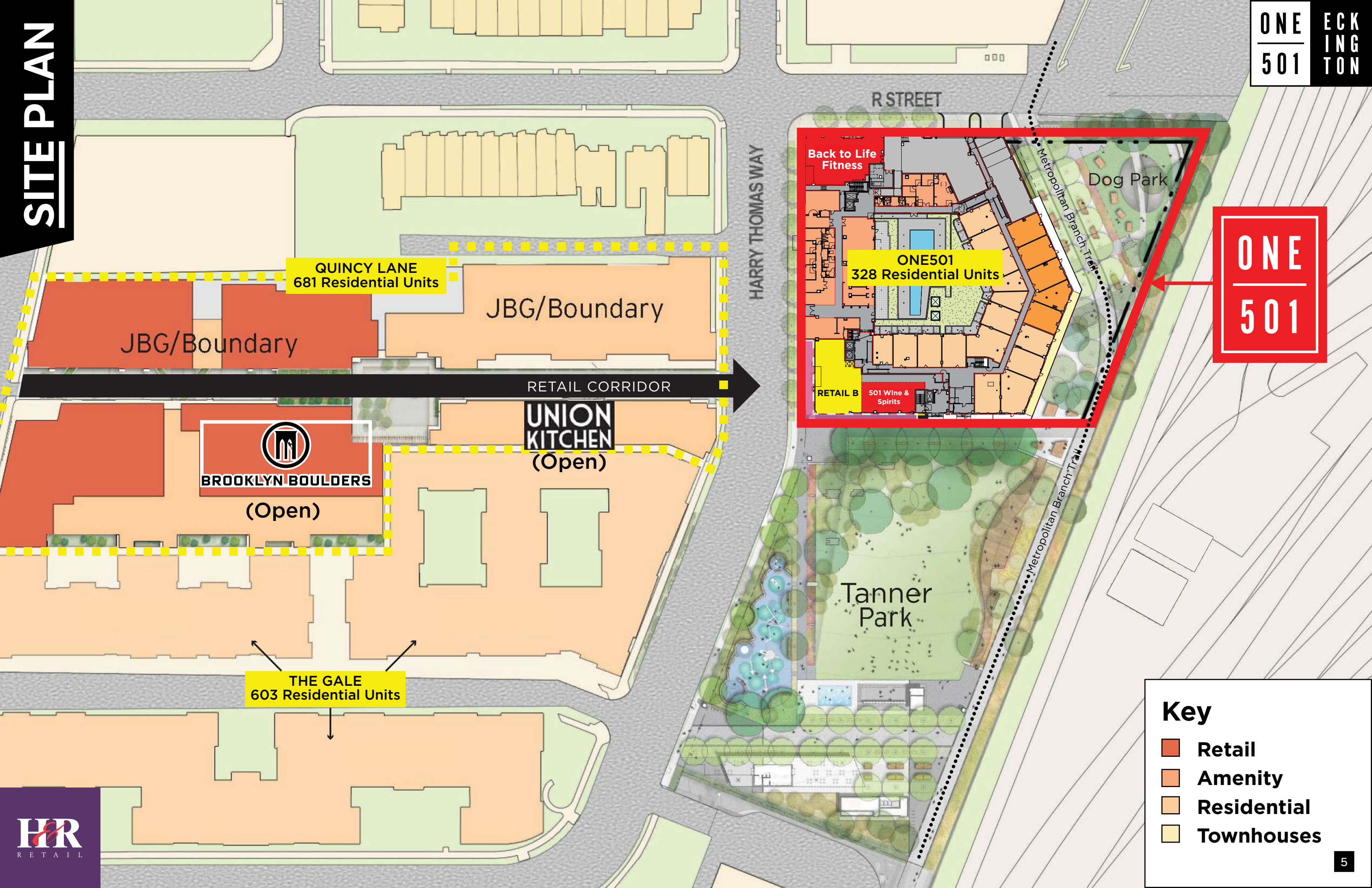
MARKET - ECKINGTON / UNION MARKET

- **Residential:** Currently, over 7.3K units and over 9.3K units planned.
- **Retail:** Currently, over 1.4M SF and over 700K SF planned.
- **Office:** Currently over 14.9M SF and over 7.1M SF planned.
- **Hotels:** Currently, 1.3K hotel Keys and over 2.1K hotel Keys planned.

TIMING - DELIVERED

- Retail delivered: Q2 2021





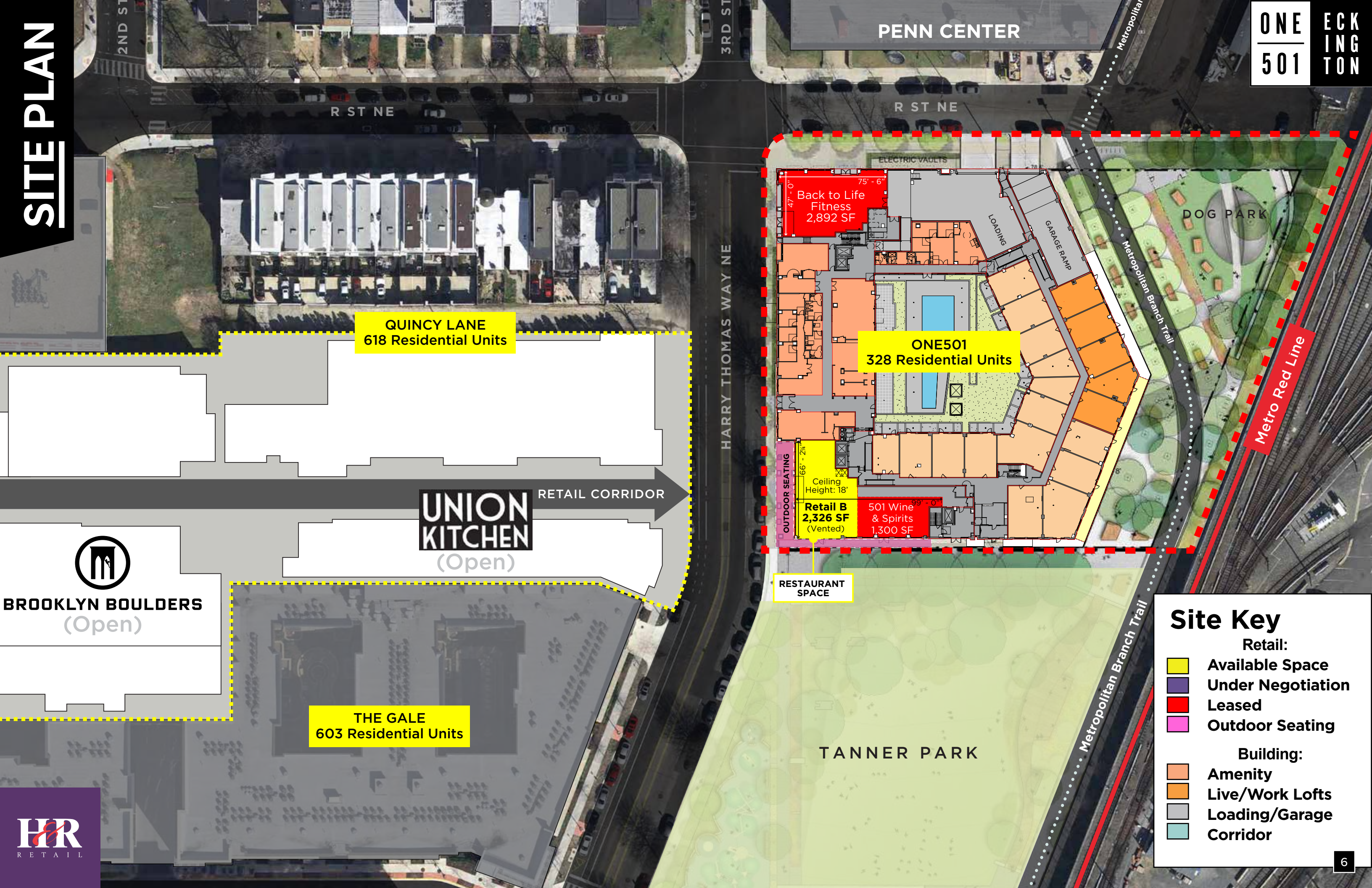
**ONE
501**

Key

- Retail
- Amenity
- Residential
- Townhouses

SITE PLAN

**ONE
501**
ECKINGTON



QUINCY LANE
618 Residential Units

ONE501
328 Residential Units

THE GALE
603 Residential Units

UNION KITCHEN
(Open)
RETAIL CORRIDOR

BROOKLYN BOULDERS
(Open)

Back to Life Fitness
2,892 SF

Retail B
2,326 SF
(Vented)

501 Wine & Spirits
1,300 SF

RESTAURANT SPACE

Site Key

Retail:

- Available Space
- Under Negotiation
- Leased
- Outdoor Seating

Building:

- Amenity
- Live/Work Lofts
- Loading/Garage Corridor
- Corridor

RENDERINGS

ONE
501
ECKINGTON



BROOKLYN BOULDERS
(Open)

QUINCY LANE
681 Residential Units

UNION
KITCHEN
(Open)

ONE501
328 Residential Units

Dog Park

Artist
Live/Work
Lofts

RETAIL
B
501 Wine
& Spirits

THE GALE
603 Residential Units

Lawn/Event Space

Playground

TANNER PARK

The Pavillion

Q ST NE

HARRY THOMAS WAY NE

R ST NE

METROPOLITAN BRANCH TRAIL

METROPOLITAN BRANCH TRAIL



RETAIL B

501 Wine & Spirits

TANNER PARK

HARRY THOMAS WAY NE



PARKING ENTRANCE

Back to Life Fitness

R ST NE

HARRY THOMAS WAYNE



Artist Live/Work Lofts

PARKING ENTRANCE

PARKING **LOADING**

METROPOLITAN BRANCH TRAIL

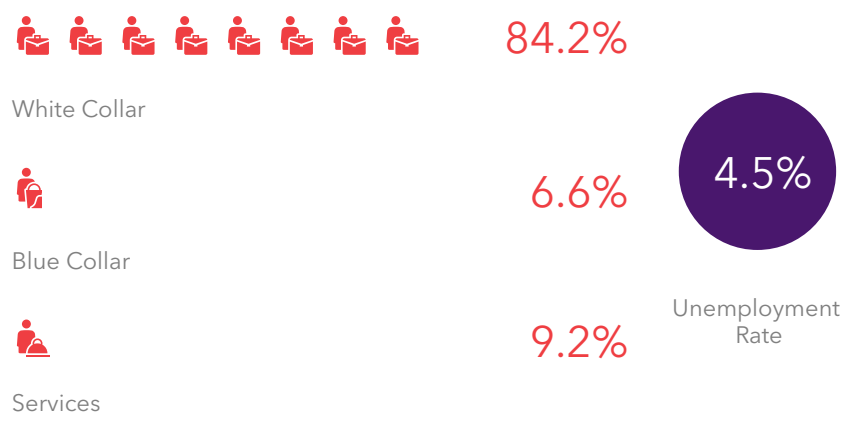
R ST NE →

2021 and 2026 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.91216/-77.00134

POPULATION (1 MILE)



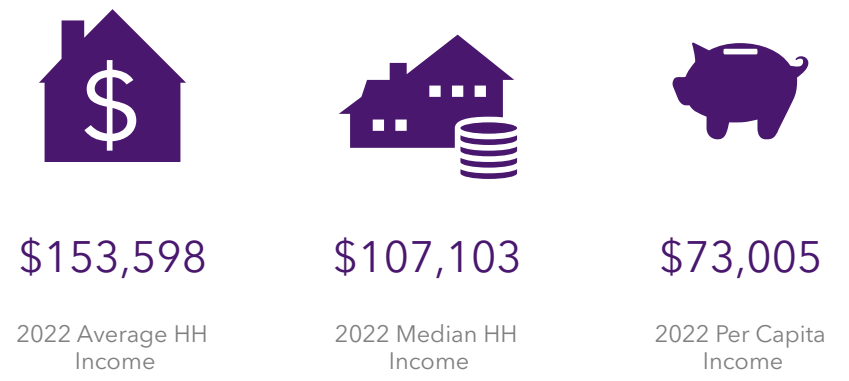
EMPLOYMENT (1 MILE)



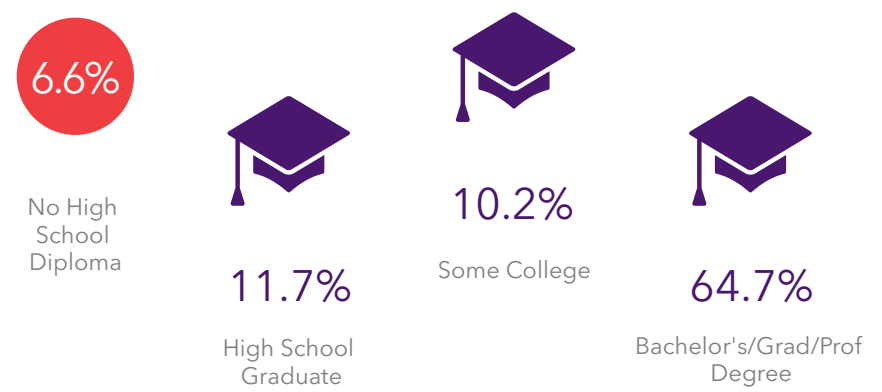
Tapestry Segments (1 MILE)

3B Metro Renters 6,829 households	24.1% of Households
3C Trendsetters 6,387 households	22.5% of Households
11A City Strivers 4,213 households	14.8% of Households

INCOME (1 MILE)



EDUCATION (1 MILE)



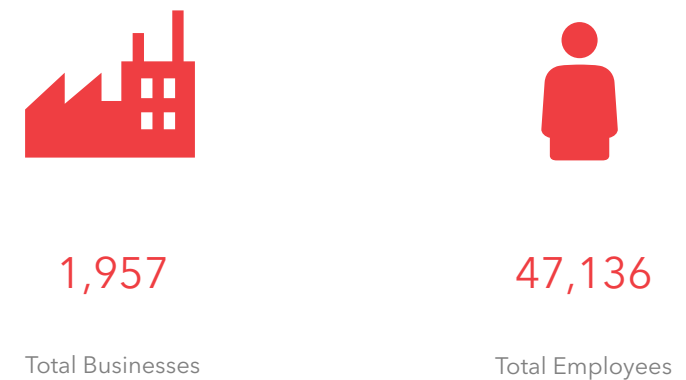
Metro Renters

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. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

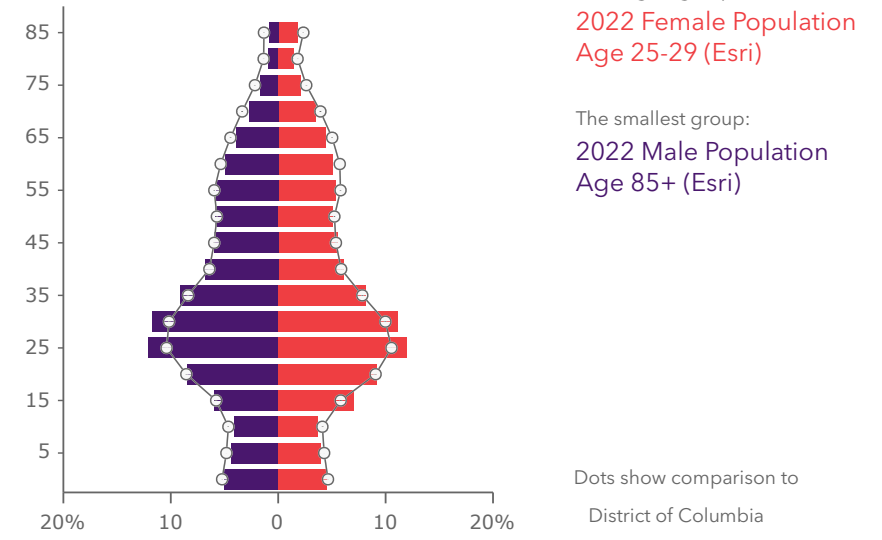
Trendsetters

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

BUSINESS (1 MILE)



Age Pyramid (1 MILE)



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. Single parents are often the recipients of Supplemental Security Income and public assistance, but their close-knit community provides the invaluable support needed while they work. City Strivers consumers are bold in their purchasing decisions; they seek out deals on branded clothing, sometimes indulge in restaurants and personal services, and splurge on their cable TV package.



ONE **ECK**

501 **INGTON**

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