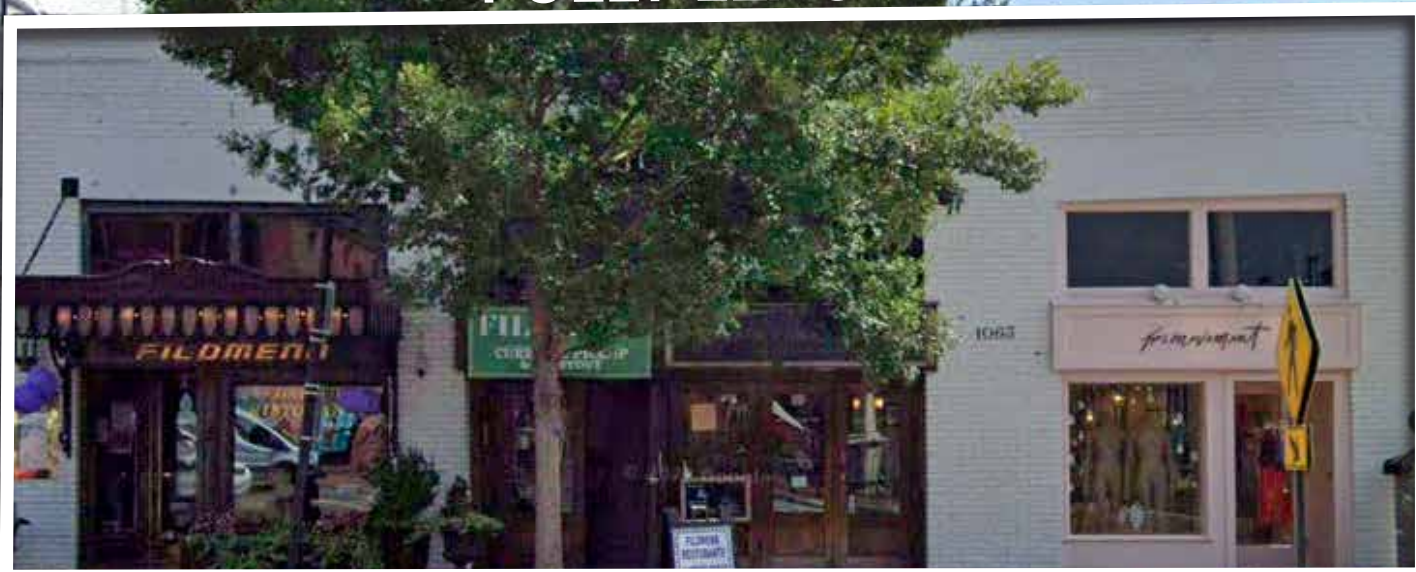




1063 WISCONSIN AVE, NW

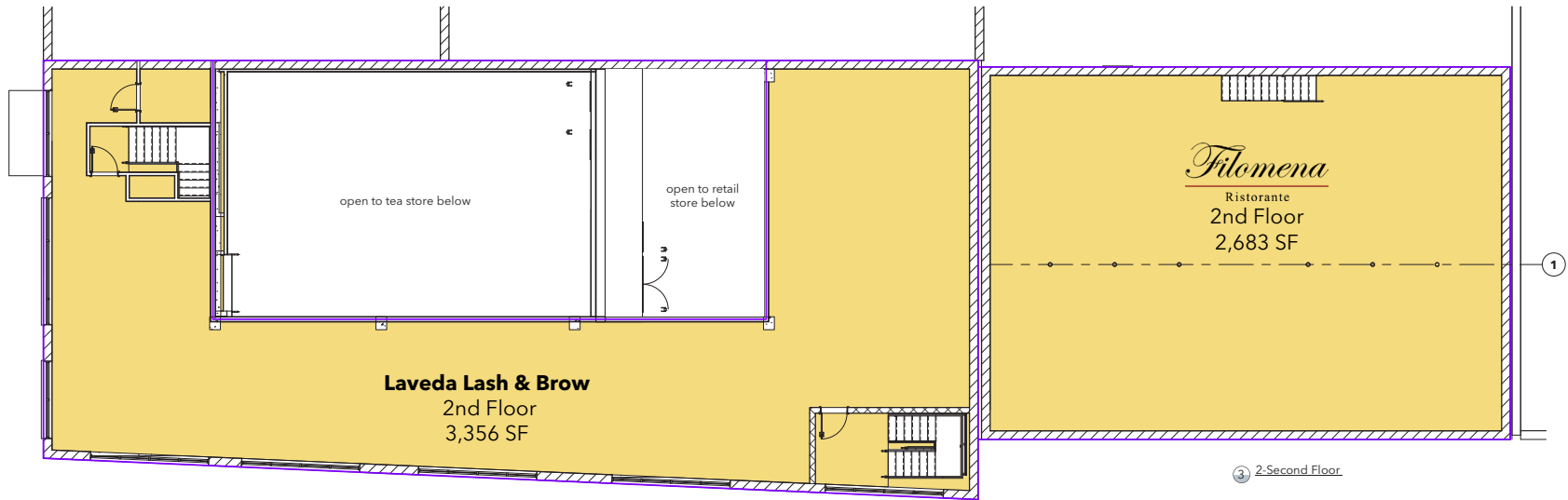
WASHINGTON, DC 20007

FULLY LEASED





WISCONSIN AVENUE NW



C&O CANAL

Site Plan Key

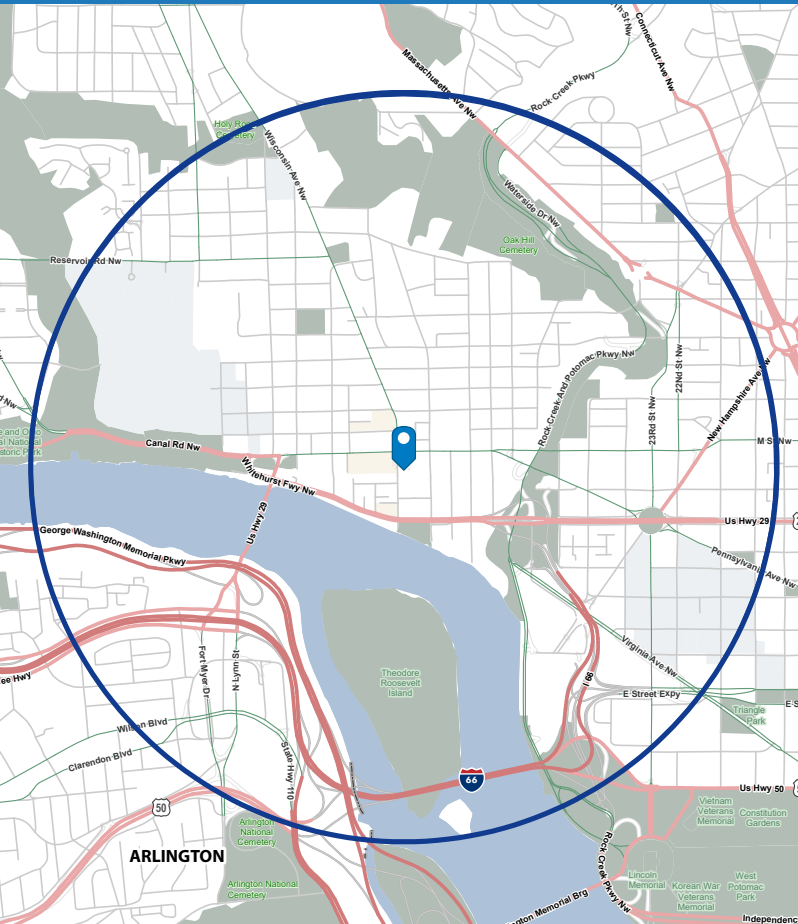
Leased



WASHINGTON, DC

DEMOGRAPHIC PROFILE (2025)

1063 Wisconsin Ave, NW
1 Mile Ring

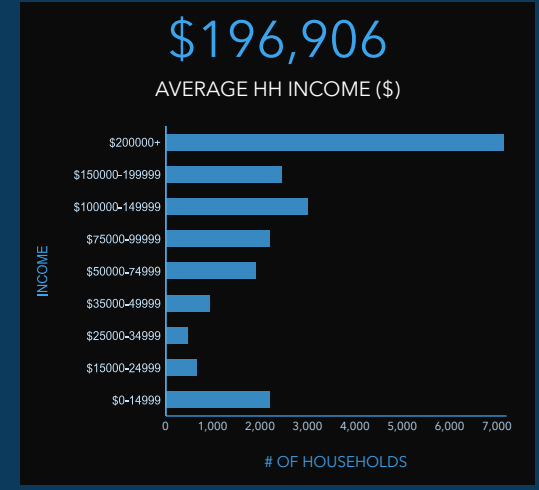


KEY FACTS

43,524 Population	29.8 Median Age	20,895 Households
EDUCATION		
2% High School Diploma	31% Bachelor's Degree	59% Graduate/Professional Degree

INCOME

	\$132,112 Median Household Income
	\$94,821 Per Capita Income



BUSINESS

5,418 Total Businesses	130,540 Daytime Population	323 Food Srv & Drinking Places

TAPESTRY SEGMENTS

<p>D4 Metro Renters 10.7K (51.2%) of households</p> <p>Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.</p> <ul style="list-style-type: none"> Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products. They tend to go to movies, musicals, theater, bars, clubs, and museums. 	<p>D5 Laptops and Lattes 6,214 (29.7%) of households</p> <p>These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples. One in three individuals aged 25 and older holds a graduate degree. They work in management, business, and computer-related fields in the technology, finance, health, and education sectors and earn upper-tier incomes. They may also make money through investments, rental properties, or operating their own businesses. Members of this segment generally rent property in mid- to high-rise buildings, with a mix of new construction and renovated units built before 1950. This is the most expensive market to rent or own housing relative to typical incomes. Commutes are often long; this segment ranks the highest for remote working.</p> <ul style="list-style-type: none"> Consumers tend to shop online for clothing, groceries, household essentials, and other goods. Residents spend money on travel, entertainment, fine dining, and fashion. 	<p>B1 Dorm to Diplomas 1,619 (7.7%) of households</p> <p>These neighborhoods are found in the centers and suburbs of metropolitan areas, with a notable presence in cities of 100,000 to 500,000 people. The residents in this segment represent the youngest demographic among all Tapestry segments. They are pursuing bachelor's and graduate degrees, and they are mostly unmarried and in their late teens to early 20s. Part-time employment in service occupations is common, and employment varies widely, including government, education, food and accommodation, service, and retail sectors. Housing for this segment is a blend of on-campus and off-campus living. Most reside in multiunit buildings with five or more units, such as dormitories or apartments, featuring a mix of old and new housing.</p> <ul style="list-style-type: none"> Residents tend to choose generic brands and environmentally friendly budget products. Socially active, they tend to go out to movies, bars and theme parks, often opting for fast food or take-out.
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