

822

E STREET NW
WASHINGTON, DC

2ND GENERATION RESTAURANT
SPACE AVAILABLE

HR

RETAIL

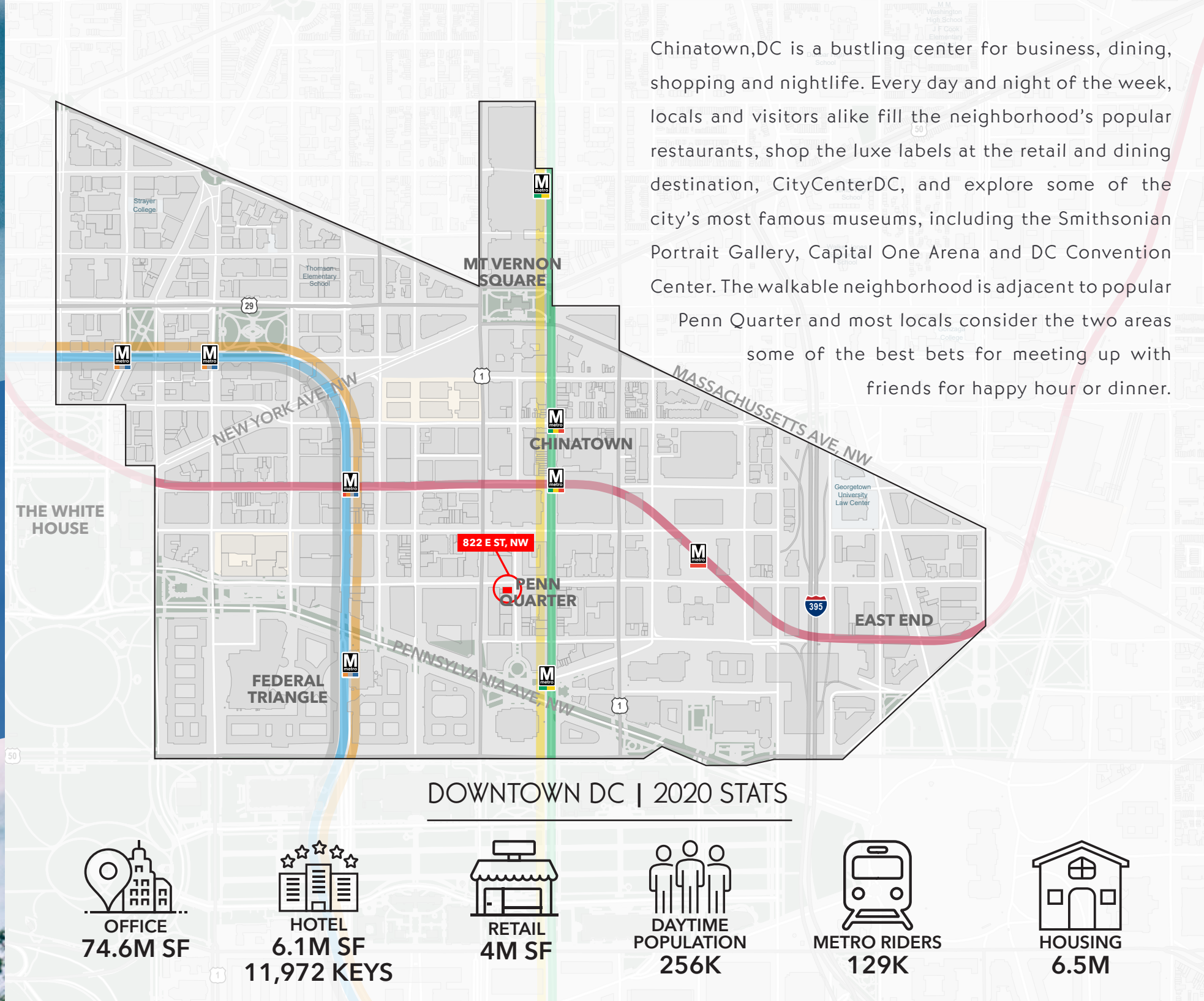
A MEMBER OF CHAIN INKS RETAIL ADVISORS

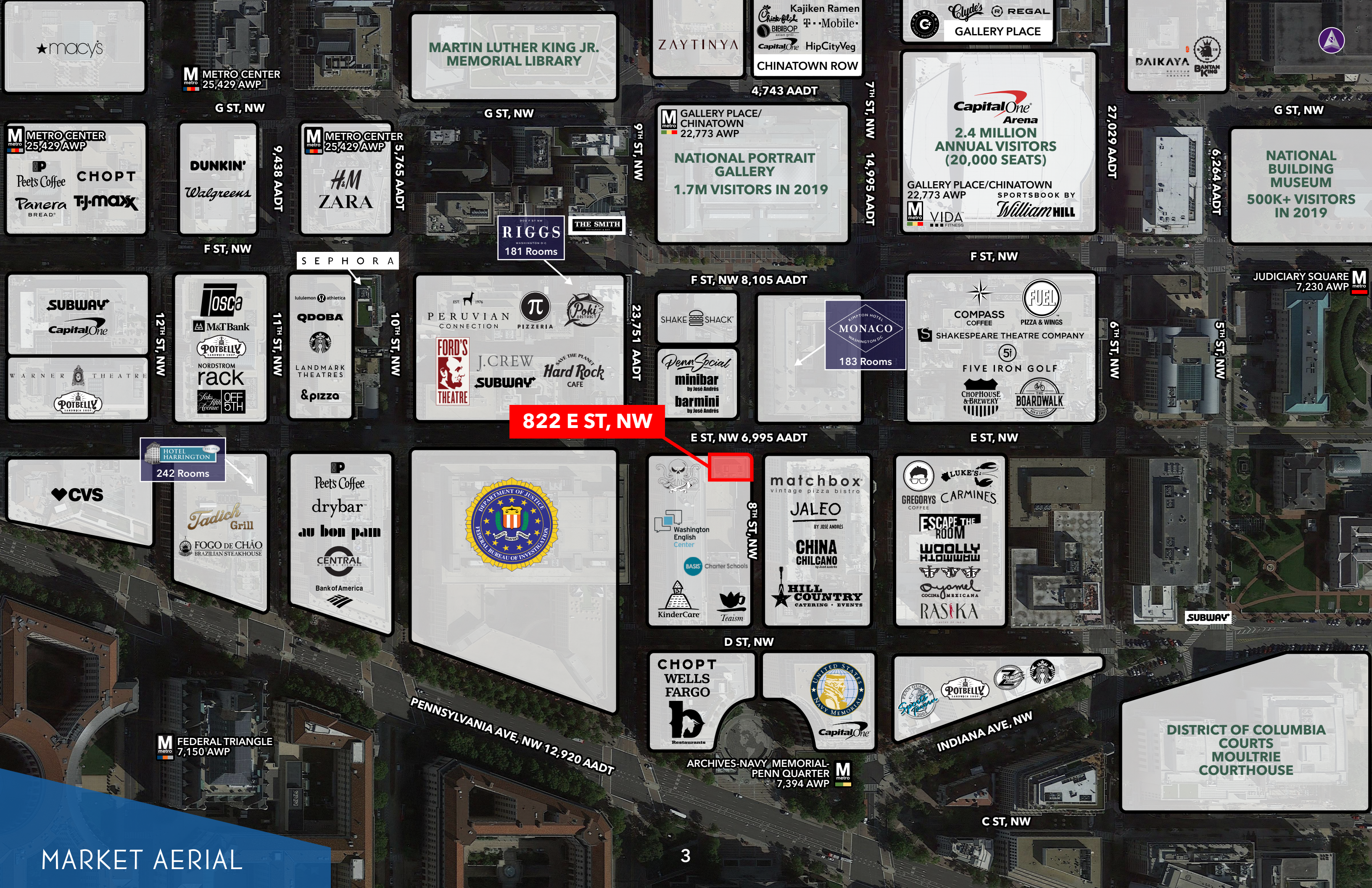
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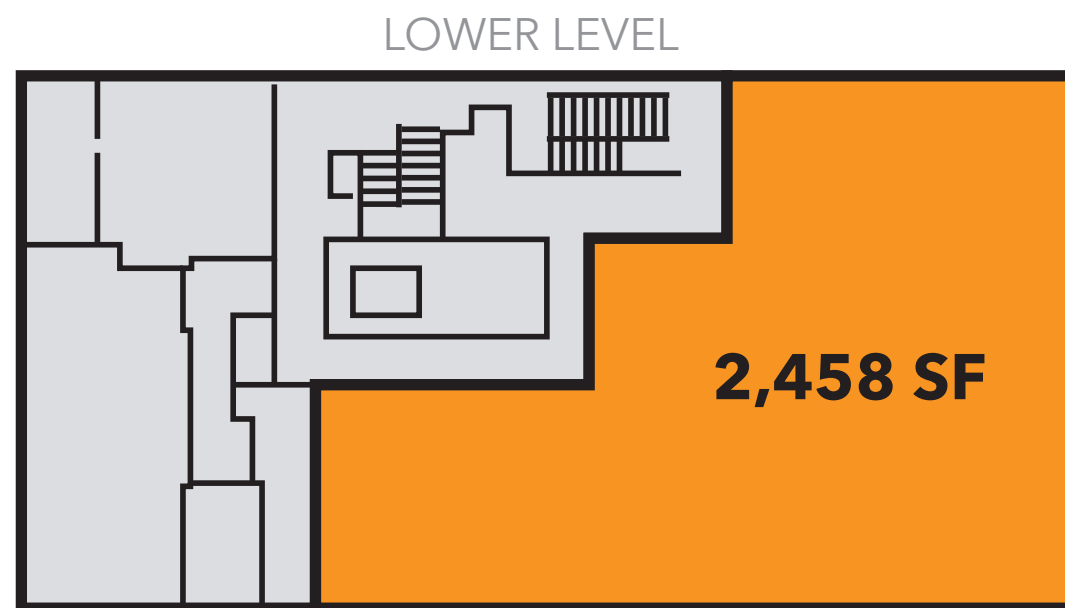
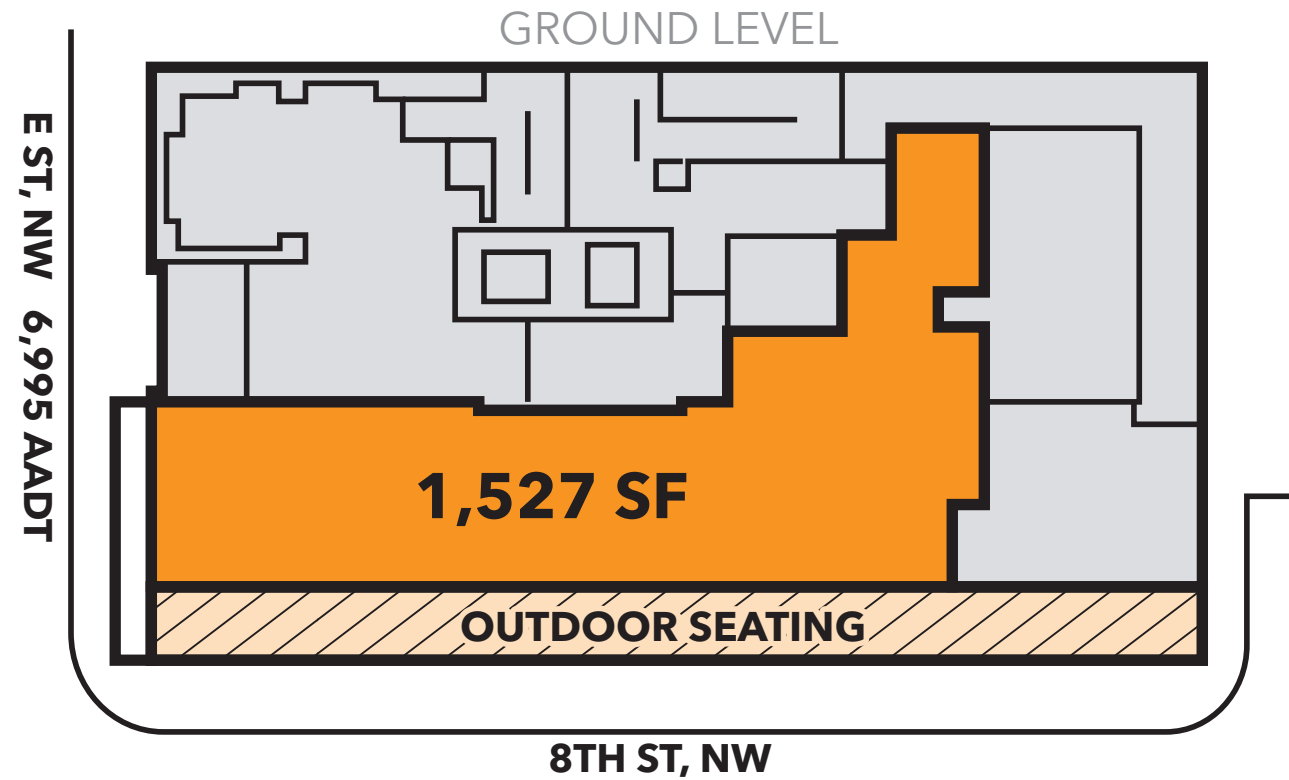
HIGHLIGHTS

- Second generation restaurant in the heart of penn quarter
- 3,985 SF across two levels
 - Outdoor seating
- Class A office building





SITE PLAN



PHOTOS interior



FIRST LEVEL



LOWER LEVEL

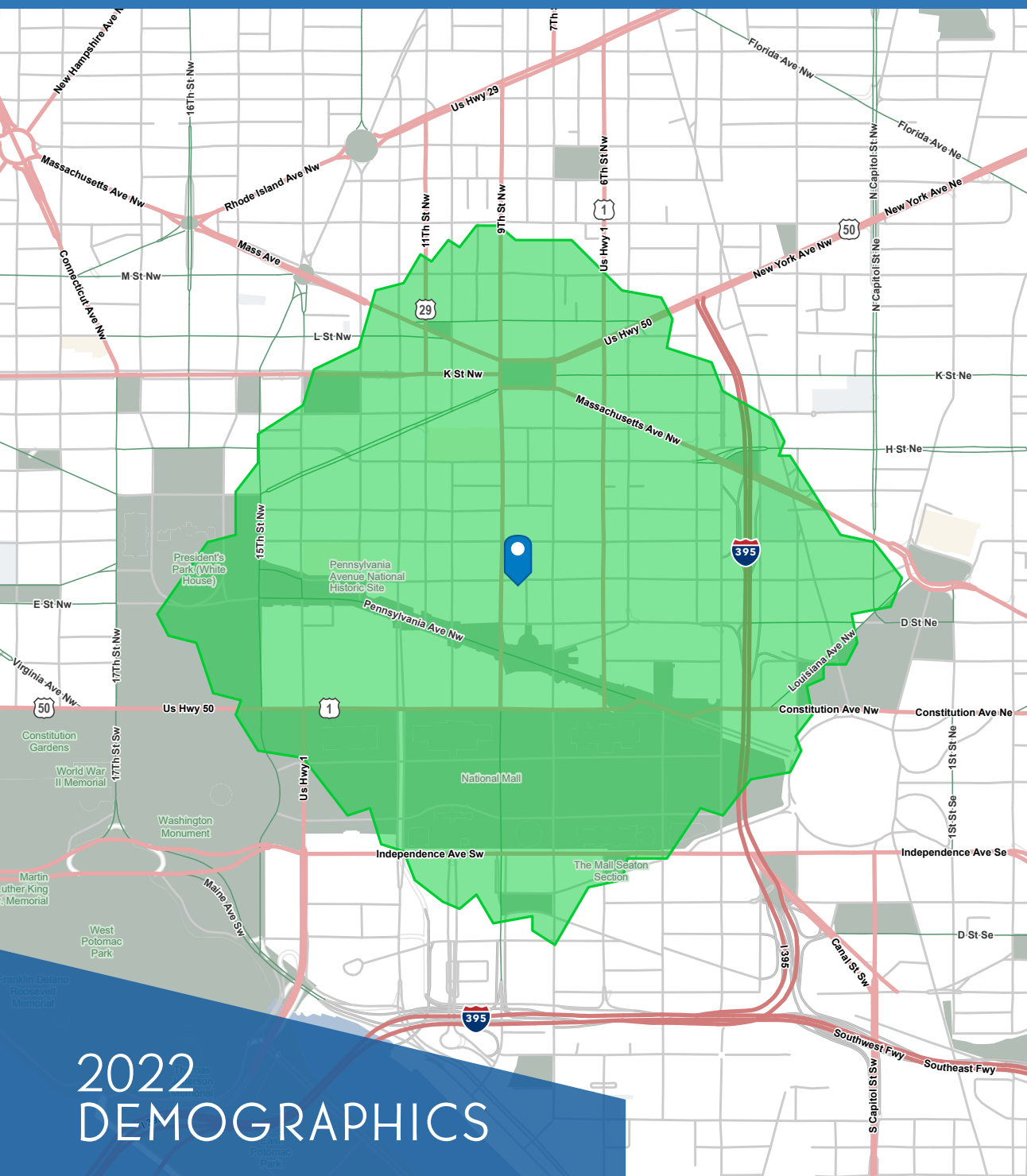




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2022)

822 E Street NW
15 minutes walk time



2022
DEMOGRAPHICS



KEY FACTS

18,069	34.2	11,098
Population	Median Age	Households

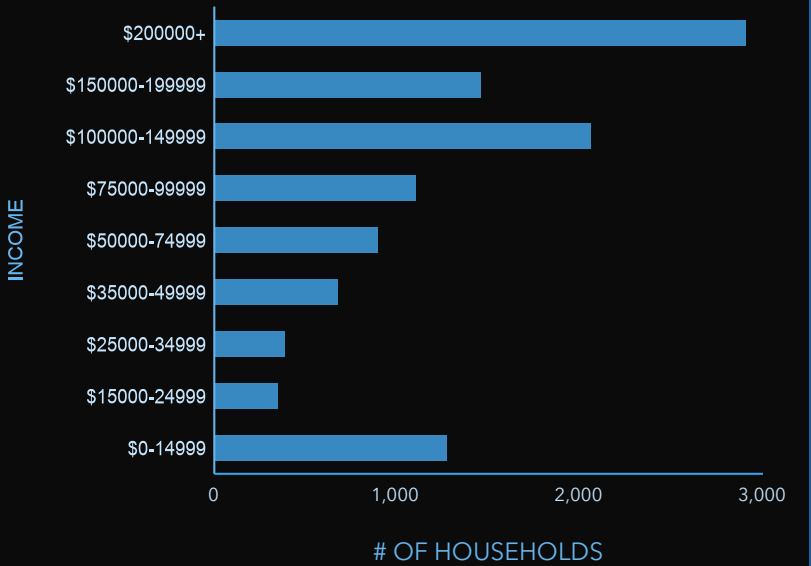
EDUCATION

9%	30%	43%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

INCOME

	\$116,538 Median Household Income
	\$103,993 Per Capita Income

\$168,318
AVERAGE HH INCOME (\$)



BUSINESS

		
5,539 Total Businesses	147,885 Daytime Population	353 Food Srv & Drinking Places

TAPESTRY SEGMENTS



3B Metro Renters
8,135 (73.3%) of households

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.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



3A Laptops and Lattes
2,411 (21.7%) of households

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. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- 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.



11B Young and Restless
551 (5.0%) of households

Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, are employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost 1 in 5 residents move each year. Close to half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US. Smartphones are a way of life, and they use the Internet extensively. Young and Restless consumers are diverse, favoring densely populated neighborhoods in large metropolitan areas; over 50% are located in the South (almost a fifth in Texas), with the rest chiefly in the West and Midwest.

- They like to be the first to try new products, but prefer to do research before buying the latest electronics.
- Most of their information comes from the Internet and TV, rather than traditional media.
- Carry their cell phone everywhere they go.

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