

301 N Street

Northeast, Washington, DC 20002

JUST SIGNED

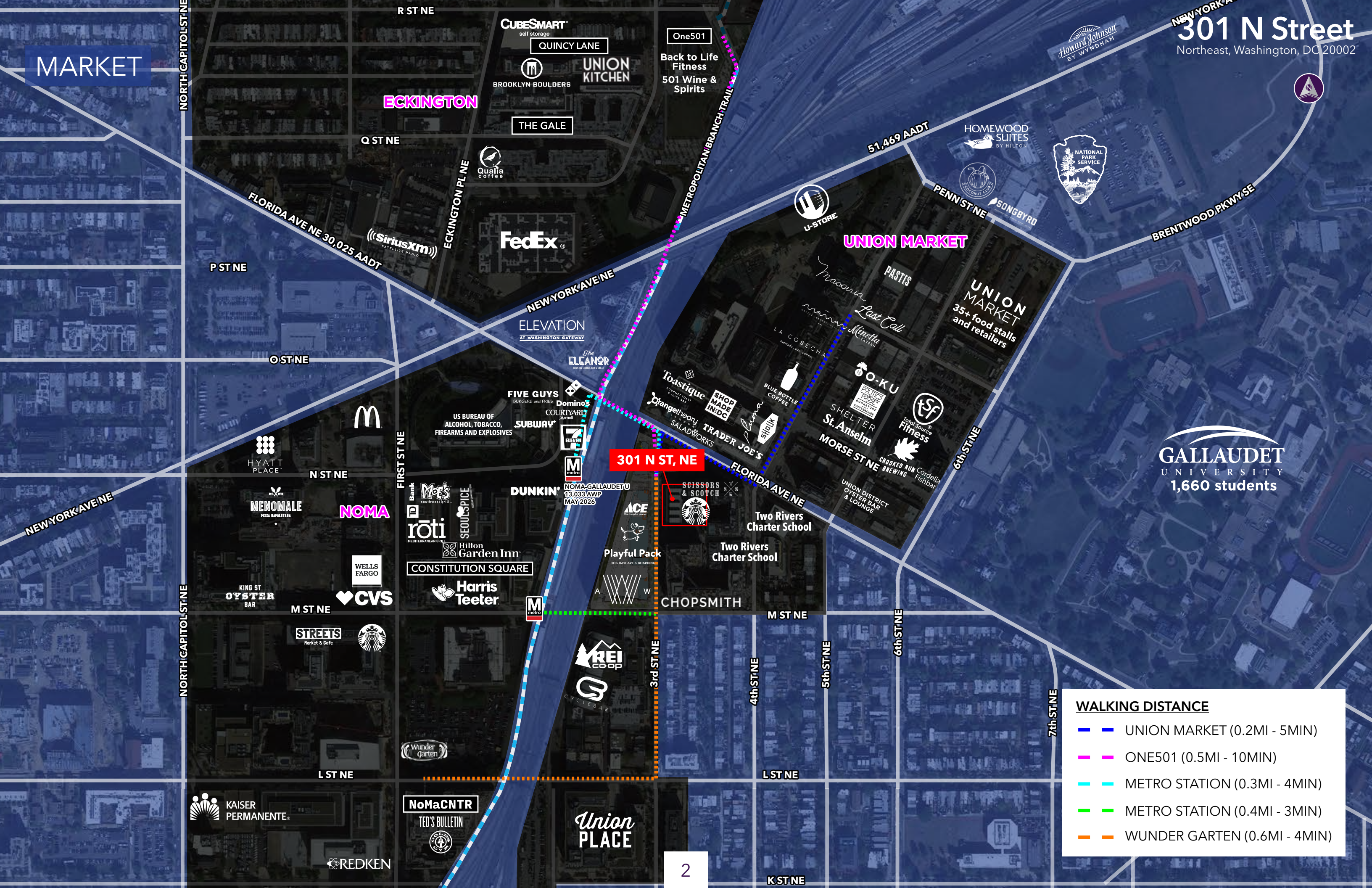


MedStar Health



MARKET

301 N Street
Northeast, Washington, DC 20002



WALKING DISTANCE

- UNION MARKET (0.2MI - 5MIN)
- ONE501 (0.5MI - 10MIN)
- METRO STATION (0.3MI - 4MIN)
- METRO STATION (0.4MI - 3MIN)
- WUNDER GARTEN (0.6MI - 4MIN)



THIRD STREET DISTRICT



- 1,568 residential units
- 340,000 sf activated retail space
- 200 hotel keys

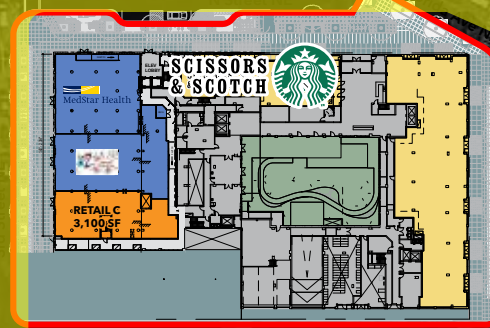
VIEW

M
 metro
 NOMA-GALLAUDETU
 13,033 AWP
 MAY 2026

TRADER JOE'S
 30,025 AADT
 4 MIN. WALK 0.2 MILES

UNION MARKET DISTRICT

- 4 MINUTE WALK
- 4,300 RESIDENTIAL UNITS
- 466K SF OF RETAIL
- 295K SF OF OFFICE
- 500 HOTEL ROOMS



manifest
 livewell animal hospital
 ACE
 Playful Pack
 CHOPSMITH



NEW YORK AVE NE

FLORIDA AVE NE

MORSE STREET NE

4TH STREET NE

N STREET NE

N STREET NE

FLORIDA AVE NE

6TH STREET NE

FIRST STREET NE

Hilton Garden Inn

CONSTITUTION SQUARE

Harris Teeter

3RD STREET NE

4TH STREET NE

5TH STREET NE

WELLS FARGO

CVS

M STREET NE

0.3 MILES/6 MIN. WALK

M
 metro

M STREET NE

STREETS Market & Cafe

NOMA

6 MINUTE WALK
 7,600 RESIDENTIAL UNITS

414K SF OF RETAIL
 12.6M SF OF OFFICE
 1,500 HOTEL ROOMS

REI COOP

CYCLEBAR

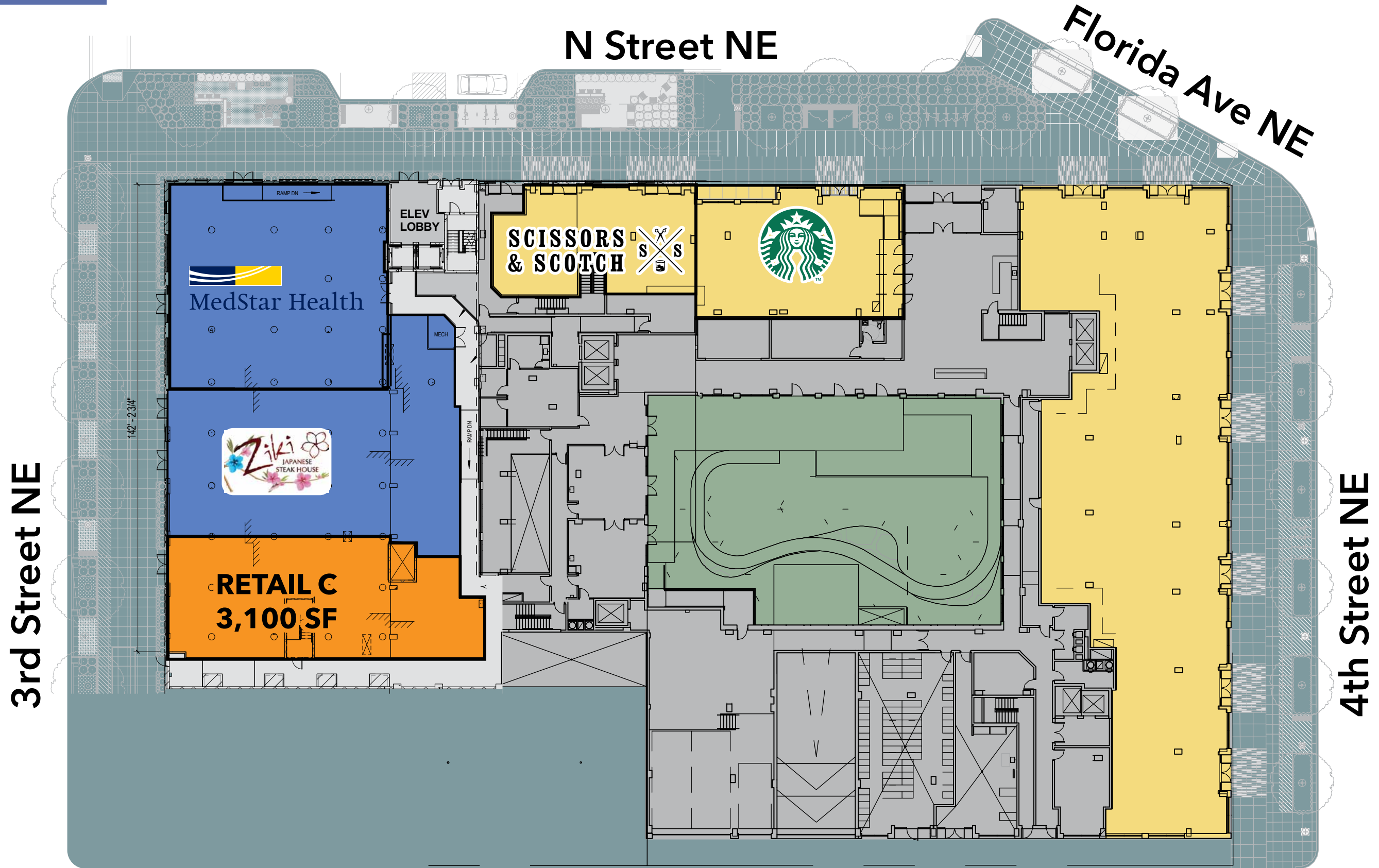
PIERCE STREET NE

6TH STREET NE

THE PROJECT

Up to 13,671 square feet of retail located between Union Market and NoMa in the heart of the revitalized Third Street District, totaling more than 1,500 residential units and 340,000 square feet of retail.

RETAIL PLAN



Site Plan Key

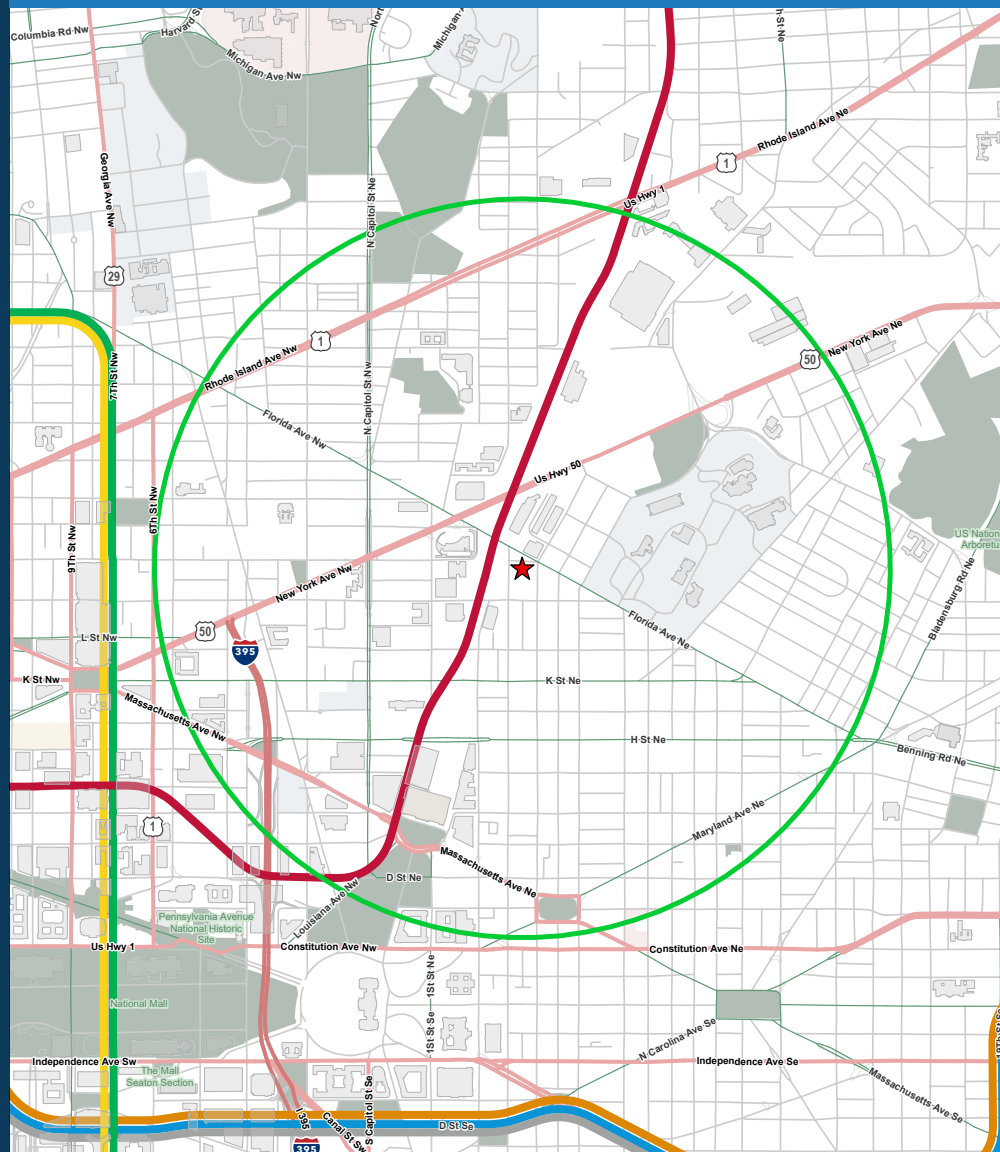
- LEASED
- AVAILABLE
- NOT A PART

DEMOGRAPHIC PROFILE

2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.90703/-77.00173



WASHINGTON, DC
DEMOGRAPHIC PROFILE (2024)
301 N St
1 mile ring



KEY FACTS

68,912

Population

32.8

Median Age

35,280

Households

EDUCATION



8%

High School Diploma



34%

Bachelor's Degree



43%

Graduate/Professional Degree

INCOME



\$119,951

Median Household Income

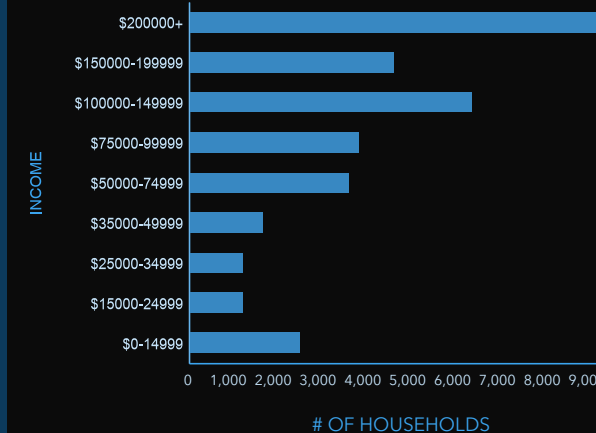


\$88,778

Per Capita Income

\$173,450

AVERAGE HH INCOME (\$)



TRADE AREA

POPULATION

2000 Total Population	39,927
2010 Total Population	44,102
2024 Total Population	68,912
2028 Total Population	76,332
2024-2029 Annual Rate	2.07%
Median Age	32.8

HOUSEHOLDS

2000 Households	15,773
2010 Households	19,635
2024 Households	35,280
2029 Households	40,441
2024 Average Household Size	1.88

INCOME

2024 Average Household Income	\$173,450
2024 Median Household Income	\$119,951
2024 Per Capita Income	\$88,775

2024 POPULATION BY RACE/ETHNICITY

White Alone	48.1%
Black Alone	32.6%
American Indian Alone	0.3%
Asian Alone	6.9%
Pacific Islander Alone	0.1%
Other Race	3.3%
Two or More Races	8.7%
Hispanic Origin (Any Race)	8.8%

2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	55,209
Less than 9th Grade	1.1%
9th - 12th Grade, No Diploma	2.7%
High School Graduate	7.8%
GED/Alternative Credential	2.3%
Some College, No Degree	6.6%
Associate Degree	3.3%
Bachelor's Degree	33.7%
Graduate/Professional Degree	42.5%

BUSINESS

Total Business	3,487
Total Employees	87,657
Employee/Residential Population Ratio	1.270:1

BUSINESS



3,487

Total Businesses



99,438

Daytime Population



292

Food Srv & Drinking Places

TAPESTRY SEGMENTS



3B

Metro Renters

12,795 (36.3%) 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

6,601 (18.7%) 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.



3C

Trendsetters

6,227 (17.7%) of households

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.

- Trendsetters residents travel often, exploring new destinations and experiences.
- Socially and environmentally conscious, they are willing to pay more for products that support their causes.
- Up-to-date on technology, they explore and exploit all the features of their smartphones.
- They are attentive to good health and nutrition.

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