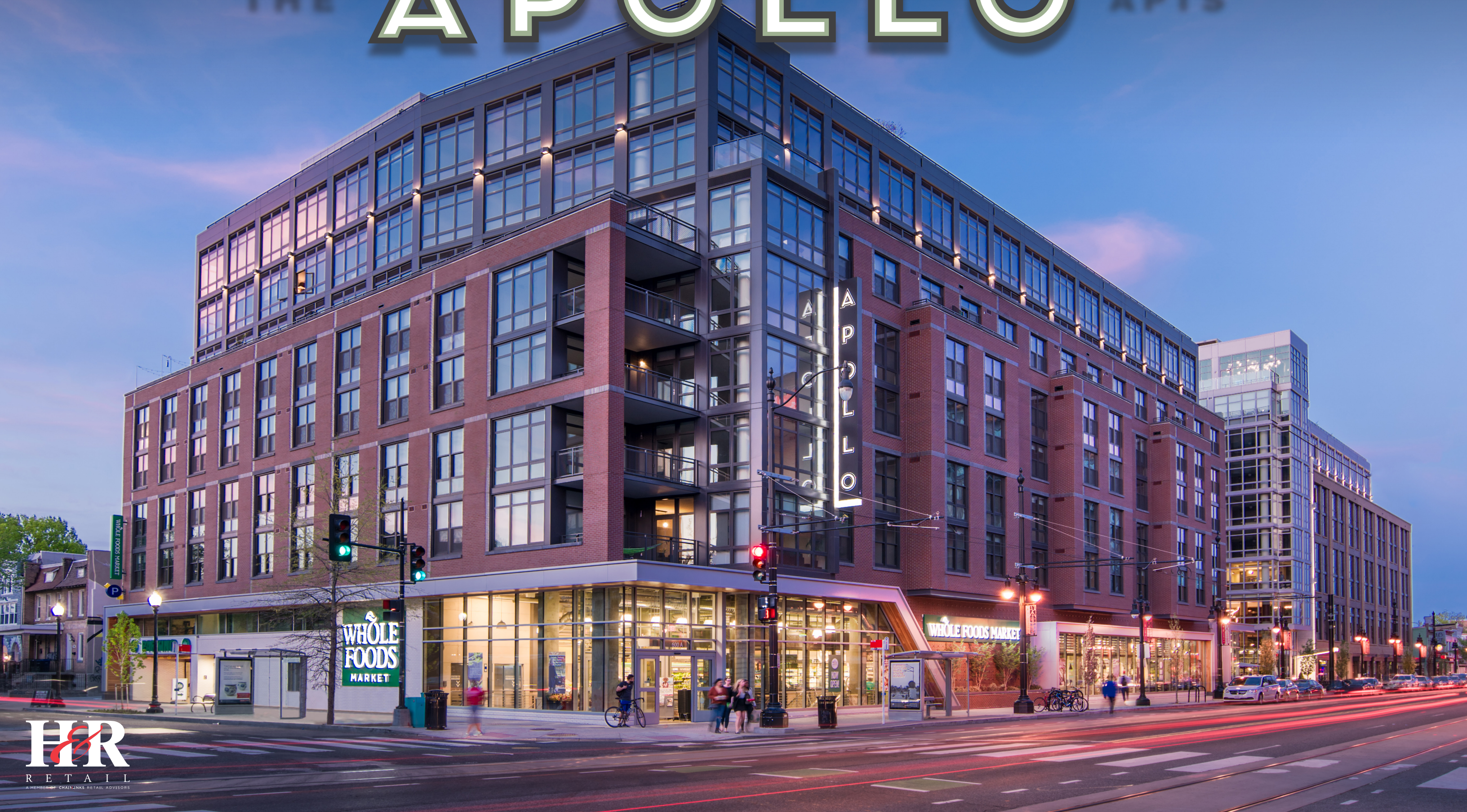
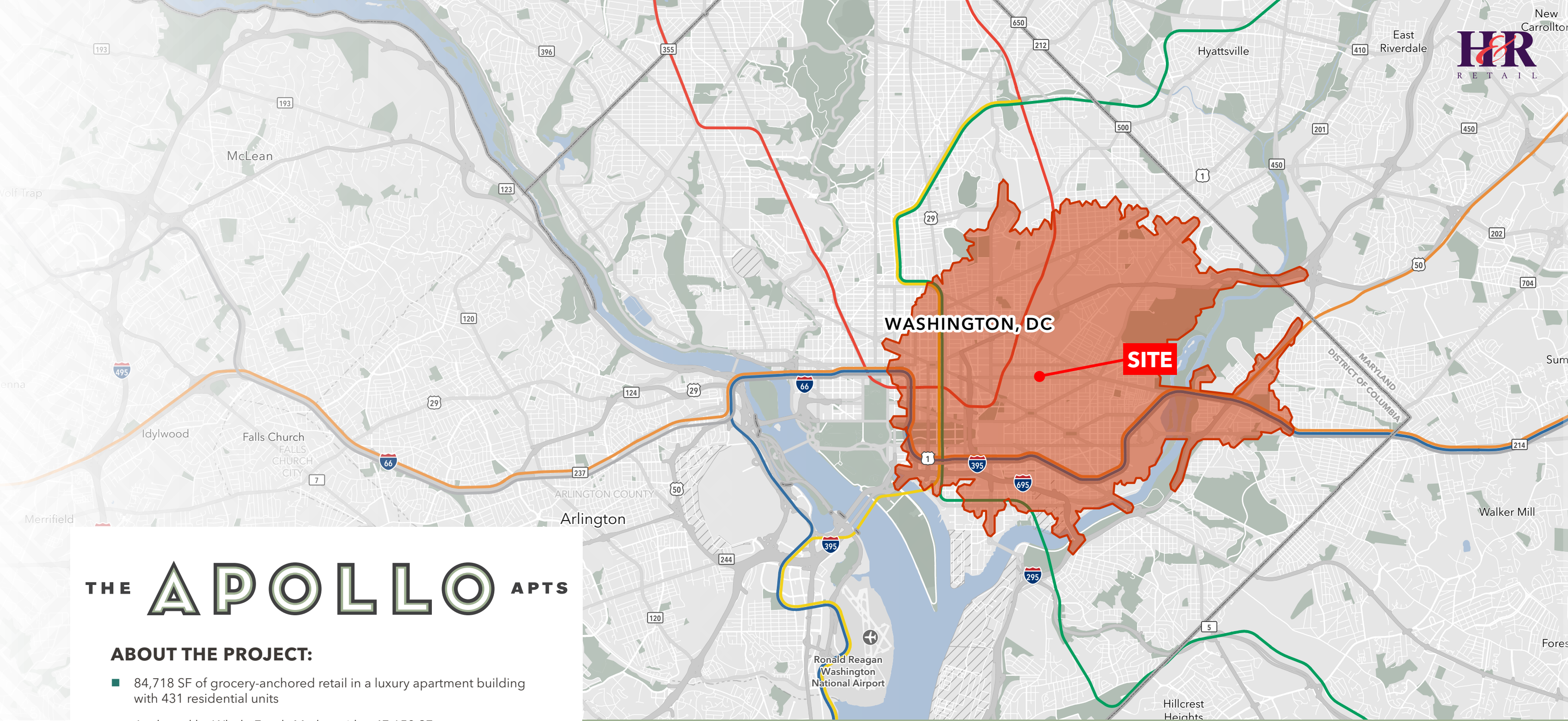


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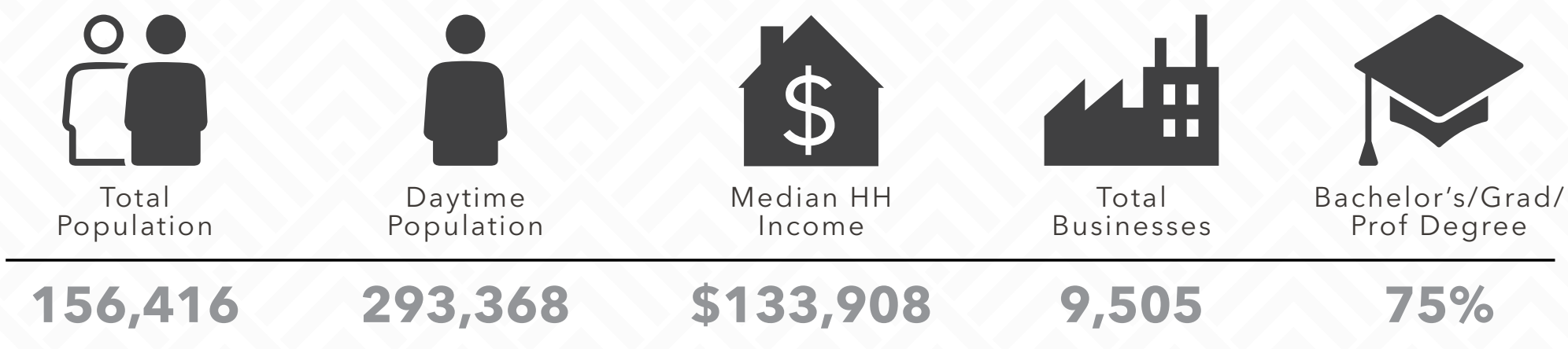
ABOUT THE PROJECT:

- 84,718 SF of grocery-anchored retail in a luxury apartment building with 431 residential units
- Anchored by Whole Foods Market with a 47,158 SF store and exclusive parking
- 11,718 SF of street level retail including Solid State Books, Dolcezza, Daily Rider, The Little Grand and Tapori
- Ideal for retail, medical and service users (restaurant/fitness use restricted)

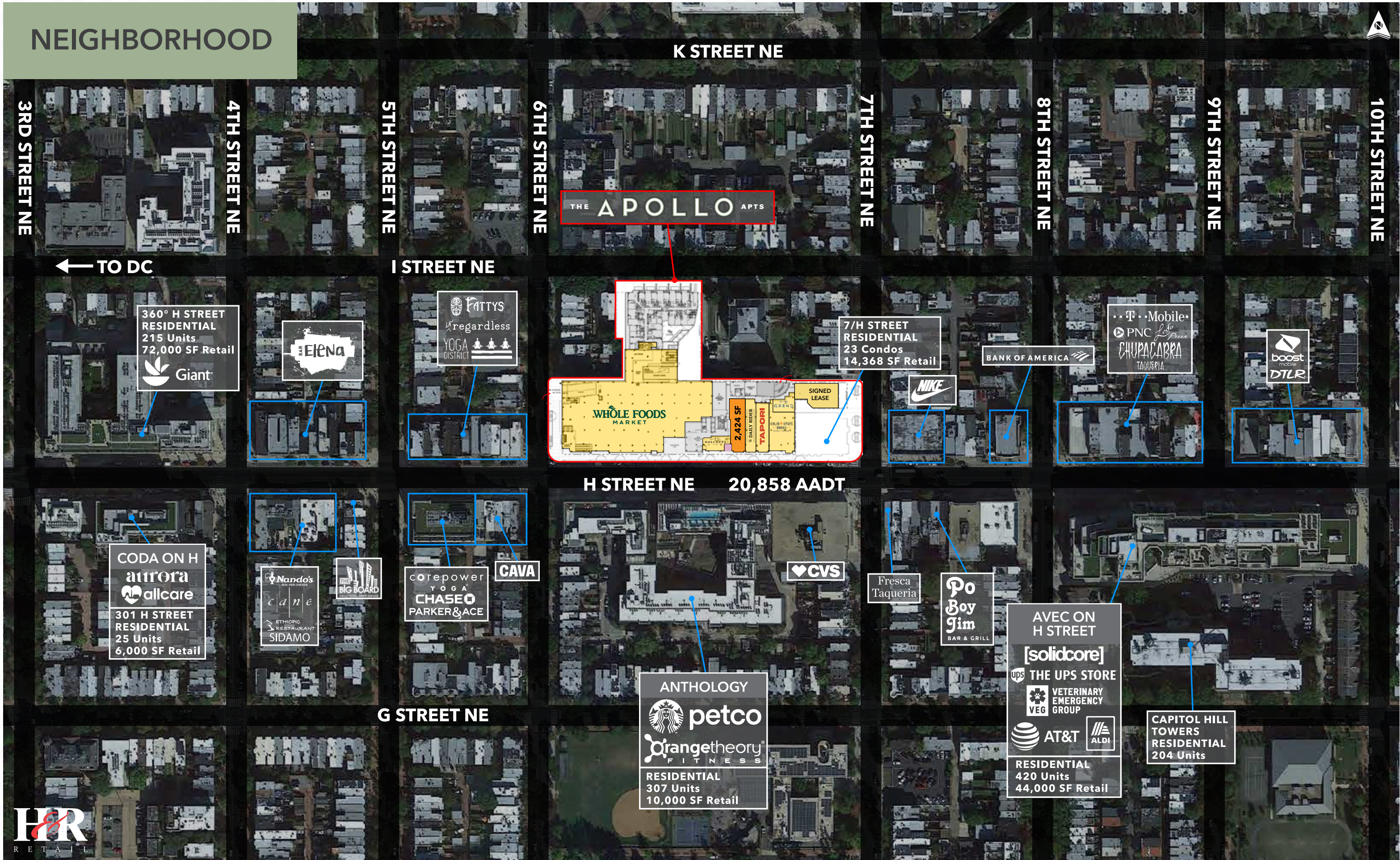
MARKET - H STREET CORRIDOR, DC

The H street corridor is one of the most dynamic and rapidly growing neighborhoods in DC, with a critical mass of grocery, retail, restaurants, and neighborhood services. H Street is located within walking distance to nearby neighborhoods and attractions such as NoMa, Union Market, Union Station, and Gallaudet University.

10 MINUTE DRIVE TIME | 2025 DEMOGRAPHICS



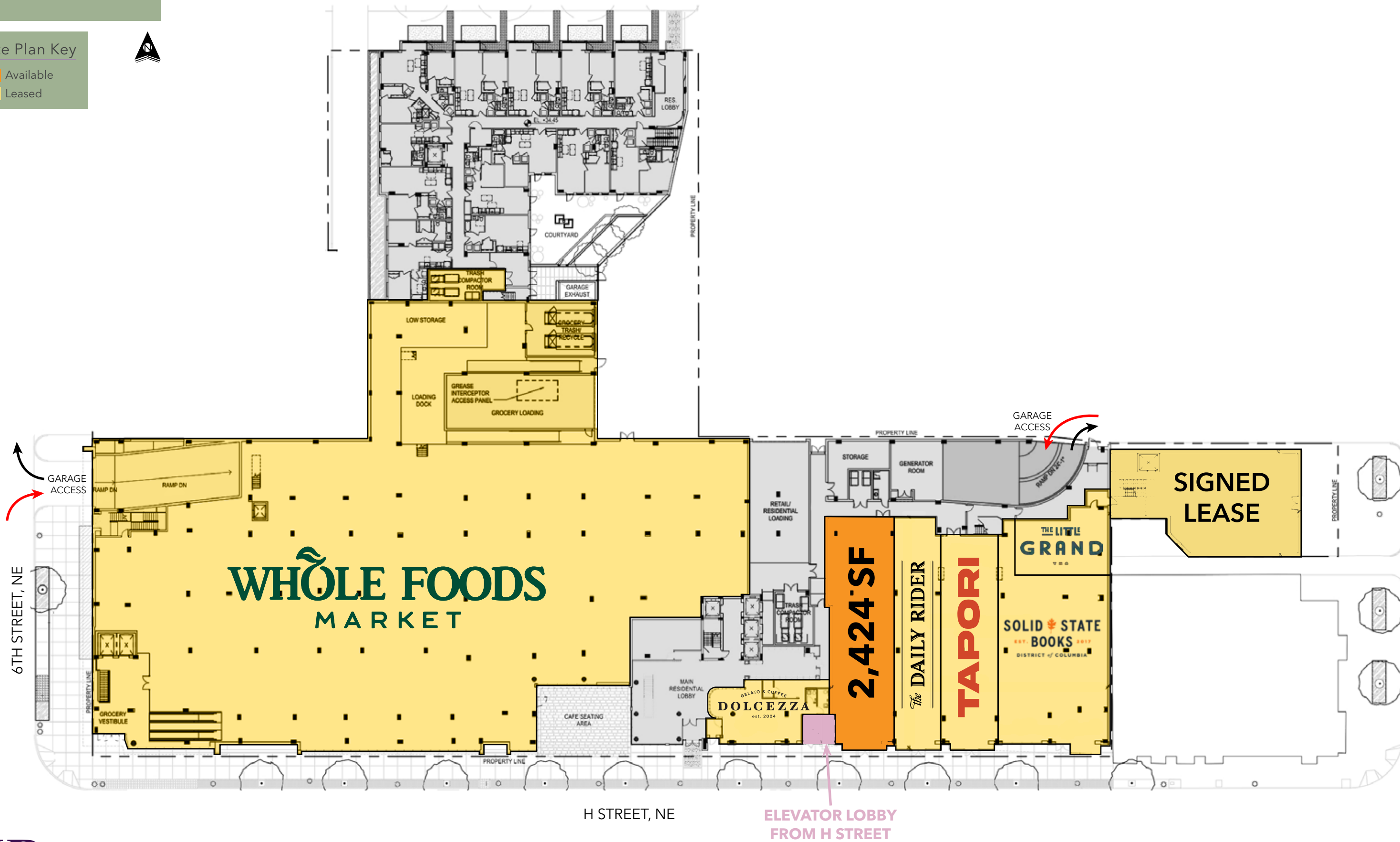
NEIGHBORHOOD



SITE PLAN

Site Plan Key

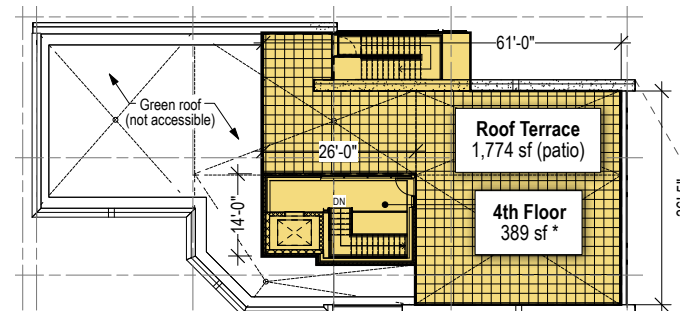
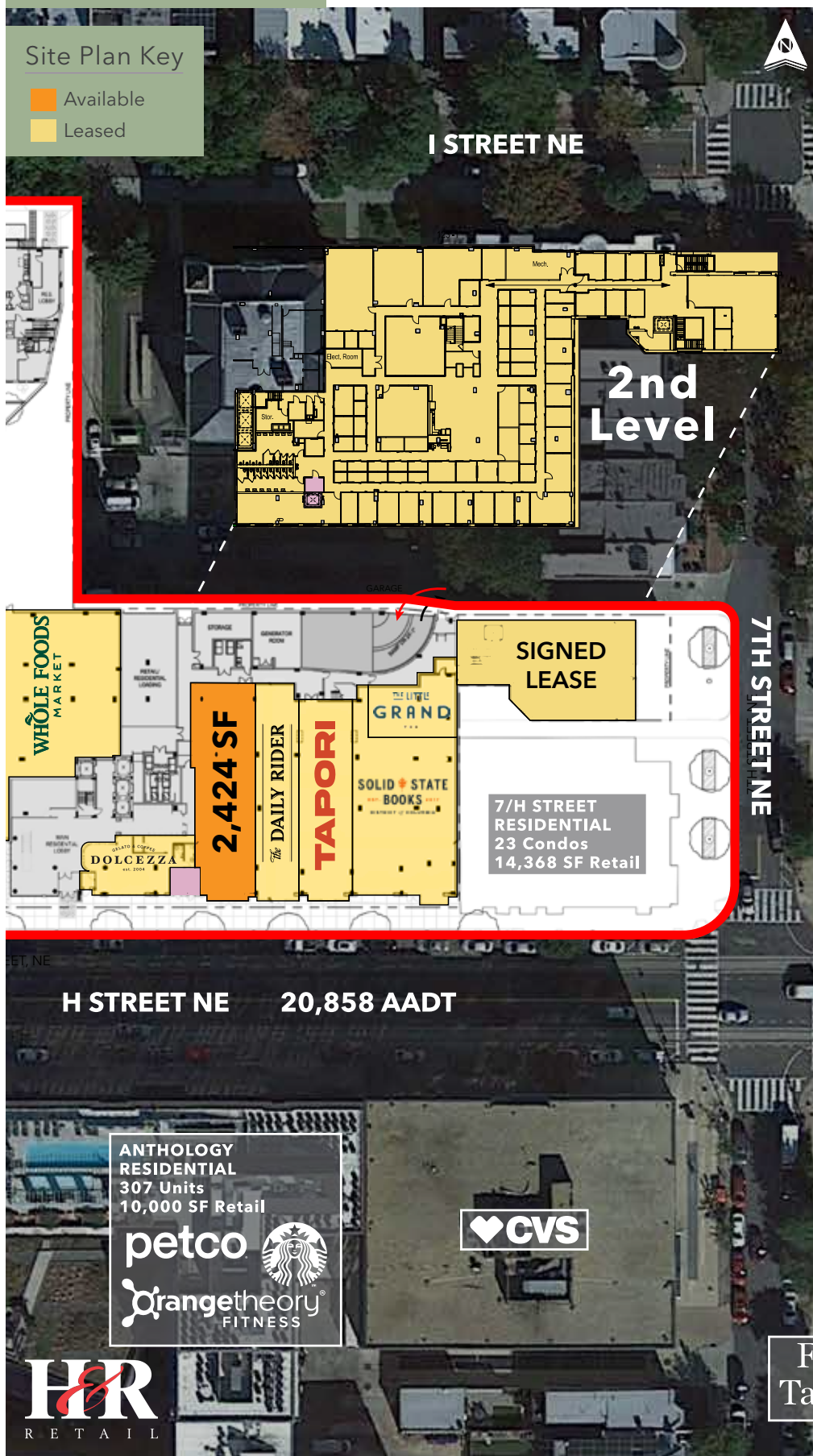
- Available
- Leased



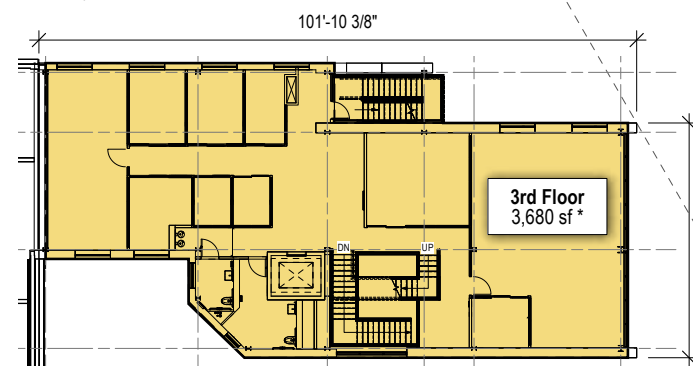
SITE PLAN 2ND LEVEL RETAIL

Site Plan Key

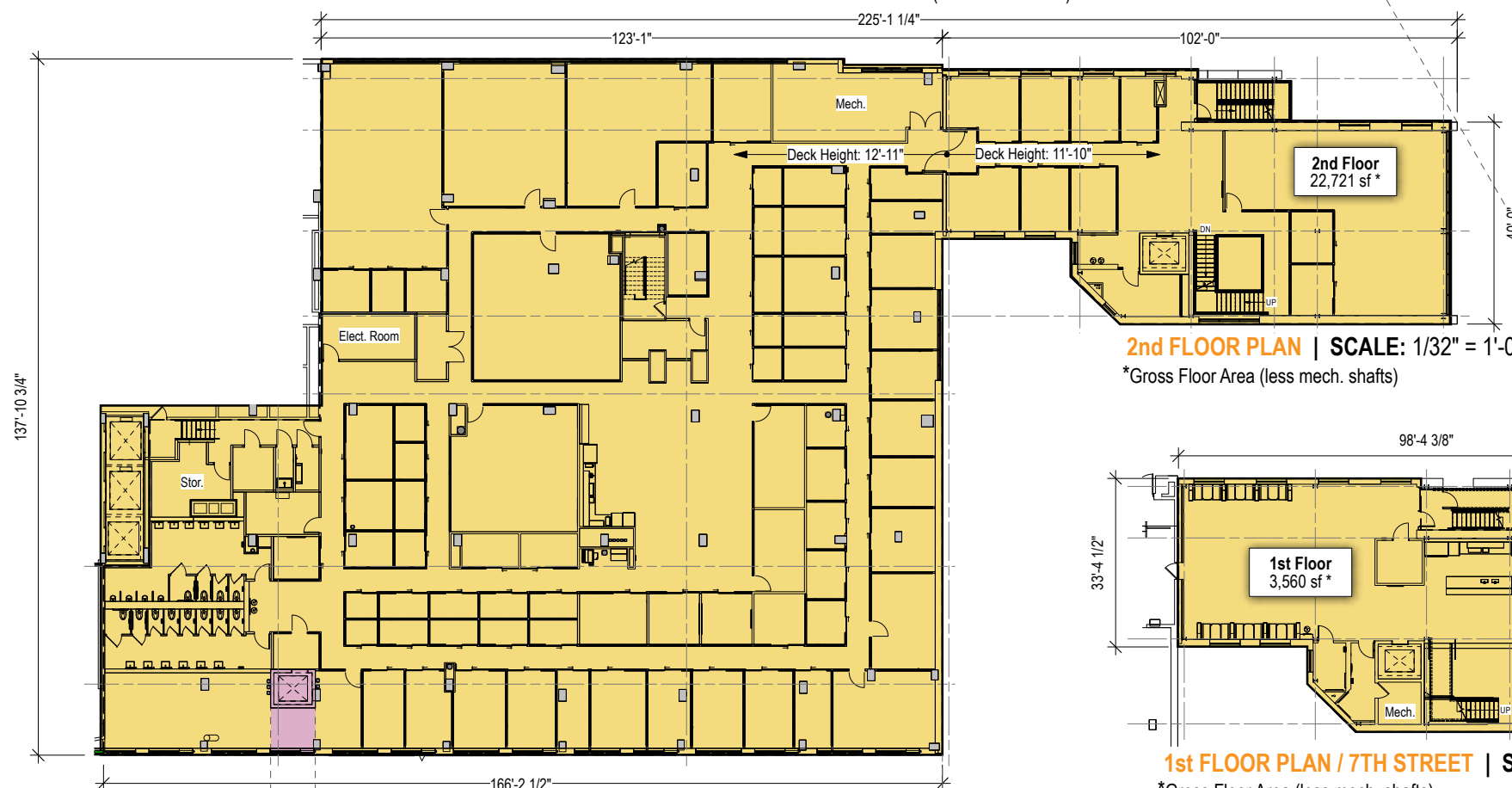
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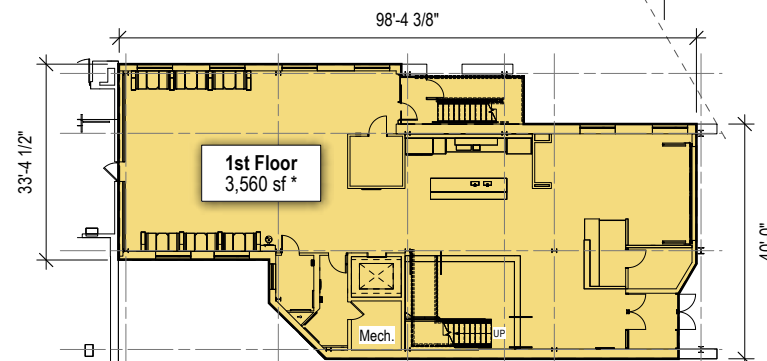
4th FLOOR / ROOF TERRACE PLAN | SCALE: 1/32" = 1'-0"
*Gross Floor Area (less mech. shafts)



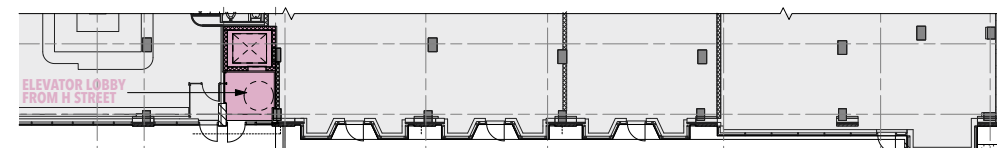
3rd FLOOR PLAN | SCALE: 1/32" = 1'-0"
*Gross Floor Area (less mech. shafts)



2nd FLOOR PLAN | SCALE: 1/32" = 1'-0"
*Gross Floor Area (less mech. shafts)



1st FLOOR PLAN / 7TH STREET | SCALE: 1/32" = 1'-0"
*Gross Floor Area (less mech. shafts)



PARTIAL 1st FLOOR PLAN / H STREET | SCALE: 1/32" = 1'-0"

H STREET NE

7TH STREET NE

GARAGE



LEGEND:

- WHOLE FOODS MARKET
- WFM RESERVED PARKING AREA
- WFM LOADING & TRASH AREA
- RESIDENTIAL COMPONENT
- RESIDENTIAL PARKING AREA
- RET./RES. LOADING & TRASH AREA
- OTHER RETAIL SPACE
- RETAIL PARKING AREA
- SEPARATION BETWEEN WFM RESERVED PARKING AREA AND RETAIL PARKING AREA
- ELEVATOR LOBBY

ELEVATOR LOBBY



DEMOGRAPHIC PROFILE

2025 and 2030 Esri Forecasts. Converted Census 2000 data into 2010 geography
 Lat/Lon: 38.90041/-76.99739

WASHINGTON, DC
 DEMOGRAPHIC PROFILE (2025)
 The Apollo
 1 mile ring

KEY FACTS

68,274 Population	33.7 Median Age	35,352 Households
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EDUCATION

6% High School Diploma	33% Bachelor's Degree	45% Graduate/Professional Degree
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BUSINESS

3,543 Total Businesses	94,993 Daytime Population	259 Food Srv & Drinking Places
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INCOME

\$131,926
Median Household Income

\$91,894
Per Capita Income

\$177,272
AVERAGE HH INCOME (\$)

TAPESTRY SEGMENTS

D5 Laptops and Lattes
16.7K (47.2%) of households

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. 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.

- Consumers tend to shop online for clothing, groceries, household essentials, and other goods.
- Residents spend money on travel, entertainment, fine dining, and fashion.
- They frequently listen to podcasts, buy physical books, and follow news websites, and they tend to own the latest electronics and accessories.

D4 Metro Renters
12.8K (36.3%) of households

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. 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. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

- 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.
- These residents tend to use the internet for banking, digital payments, social media, shopping, and reading digital newspapers.

D2 Trendsetters
2.2K (6.4%) of households

Nearly all residents in this segment reside in or near metropolitan areas with dense urban populations exceeding 2.5 million. Half of the segment is aged 25 to 44 and many are unmarried. More than a quarter of the population was born outside the U.S., with many having immigrated in the last decade. Many are employed in professional jobs in industries like technology, health care, and education. Most homes are rented, many in multiunit structures. Of the homes that are owned, nearly three-quarters are valued over \$500,000. Over half of workers have lengthy commutes of at least 30 minutes, and use of public transportation is common.

- Digital payment services and online transactions, including ride share and food delivery apps, are widely used.
- They tend to purchase imported beer, organic and natural products, and nondairy milk. Many adhere to specific diets, such as vegetarianism.
- Nearly all households own a computer, often essential for work.
- Residents tend to incorporate exercise into their daily routine. They often engage with their communities through fundraising, local politics, and other activities.

	0.5-Mile Radius	1-Mile Radius	2-Mile Radius
Population	20,791	68,274	206,257
Average Household Income	\$217,380	\$177,272	\$177,280
Median Household Income	\$173,747	\$131,926	\$135,742
Income Above \$150,000	58.6%	45.2%	46.3%
Median Home Value	\$992,711	\$919,775	\$835,047
Bachelor's Degree or Greater	86.8%	78.4%	76.1%
Total Daytime Population	22,120	94,993	443,356

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7

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APOLLO

WHOLE FOODS MARKET



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