UP TO 11,170 SF OF VENTED RETAIL SPACE AVAILABLE AT THE ENTRANCE OF THE H STREET CORRIDORE

STATION HOUSE
701 2ND STREET, NE | WASHINGTON, DC

Up to 11,170 SF
available retail space at the corner of H Street and 3rd Street, NW

2,165 SF
available retail space at the corner of G Steet and 2nd Street, NW

H Street Corridor

Located just two blocks east of Union Station, the busiest metro stop in DC, the H Street Corridor is a hip art and food scene that is undergoing a resurgence in retail and residential development. In 2017, a Whole Foods opened in the neighborhood, offering a full-service sit-down bar, coffee and juice bar in addition to its organic supermarket.

Station House By the Numbers

1.5 Million
square feet of office space directly across the street from site

29,000+
daily metro riders at nearby Union Station

1,000+
new residential units within a half-mile

NEIGHBORHOOD

- Giant Food
- Whole Foods
- Starbucks
- CVS
- Petco
- Driftwood Kitchen
- BB&T
- Farmbird

92
walk score

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Corner of G Street and 2nd Street

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Station House

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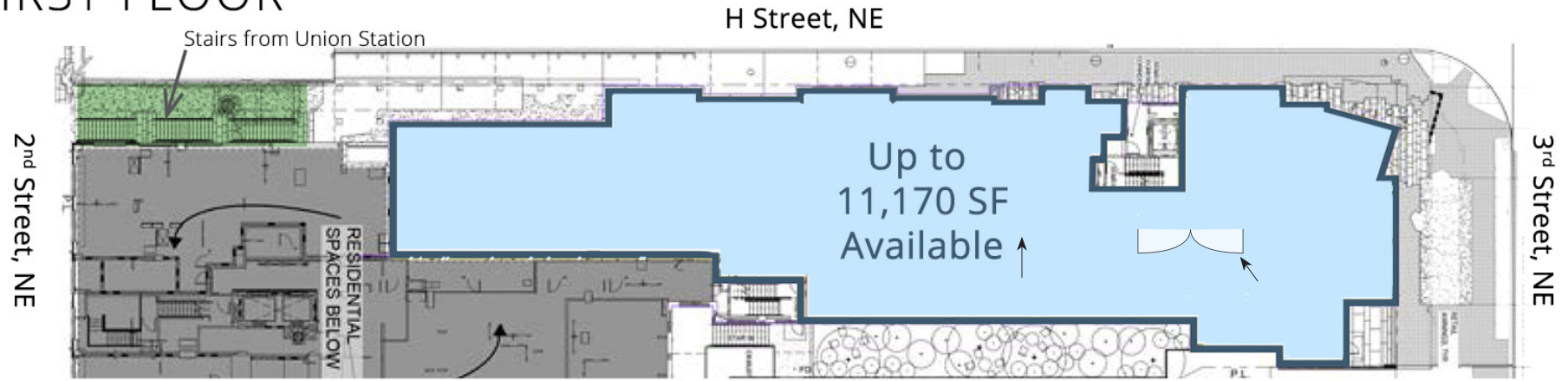
FLOOR PLANS

FIRST FLOOR



Station House

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RETAIL MAP

PULLMAN PLACE — 42 Units

Union PLACE — 500 Units — 10,000 SF

360°H — 217 Units

THE APOLLO APTS — 435 Units

stationhouse — 378 Units — 20,000 SF

ANTHOLOGY — 306 Units

AVEC — 420 Units — 44,300 SF

CAPITOL HILL TOWERS — 204 Units

*Delivering 2019

- Residential Units
- Retail Square Footage
- Office Square Footage

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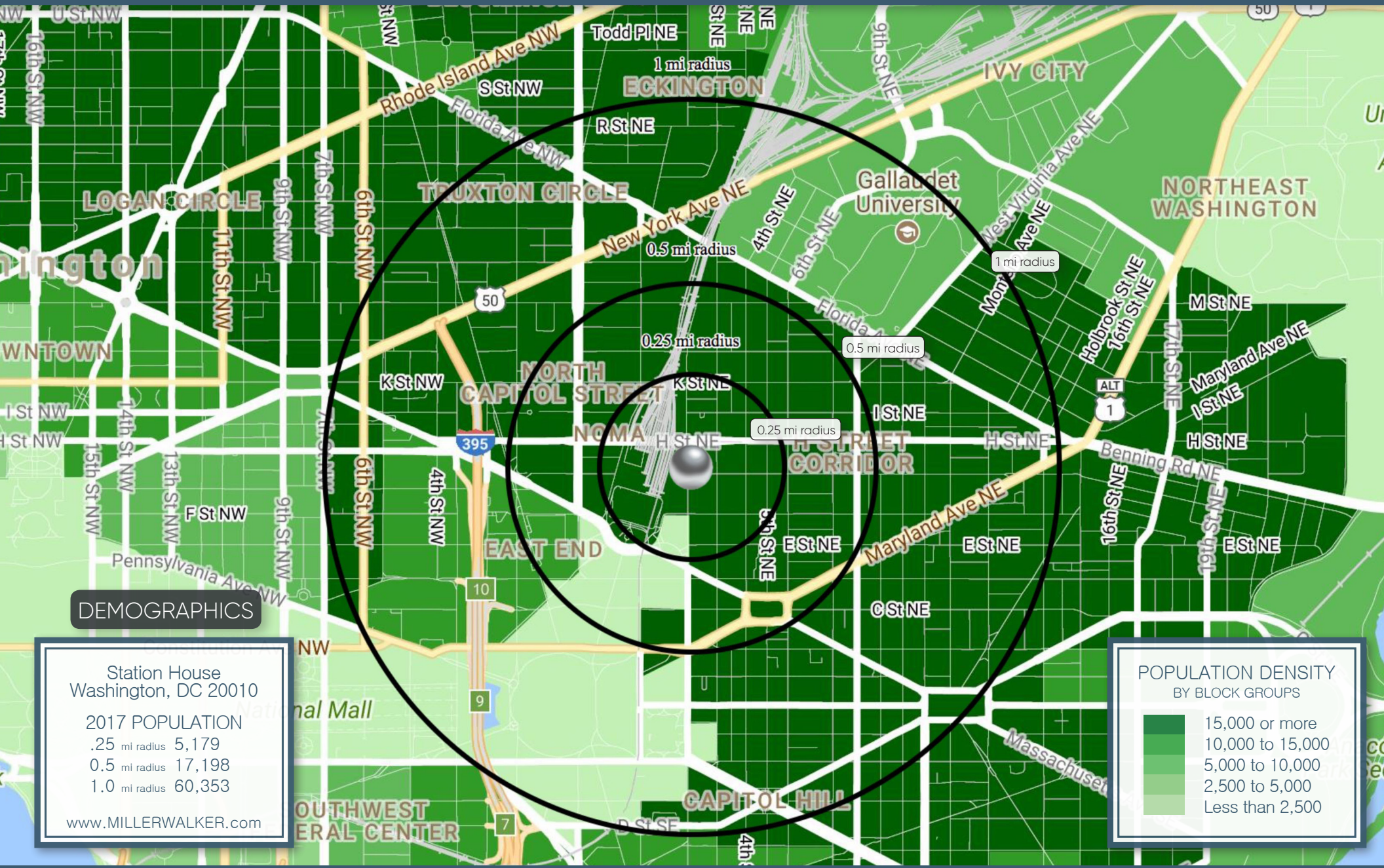

DEMOGRAPHICS

Station House
Washington, DC 20010

2017 POPULATION

.25	mi radius	5,179
0.5	mi radius	17,198
1.0	mi radius	60,353

www.MILLERWALKER.com

POPULATION DENSITY
BY BLOCK GROUPS

- 15,000 or more
- 10,000 to 15,000
- 5,000 to 10,000
- 2,500 to 5,000
- Less than 2,500

MILLER WALKER
RETAIL REAL ESTATE

Station House

701 2ND STREET, NE - Washington, DC

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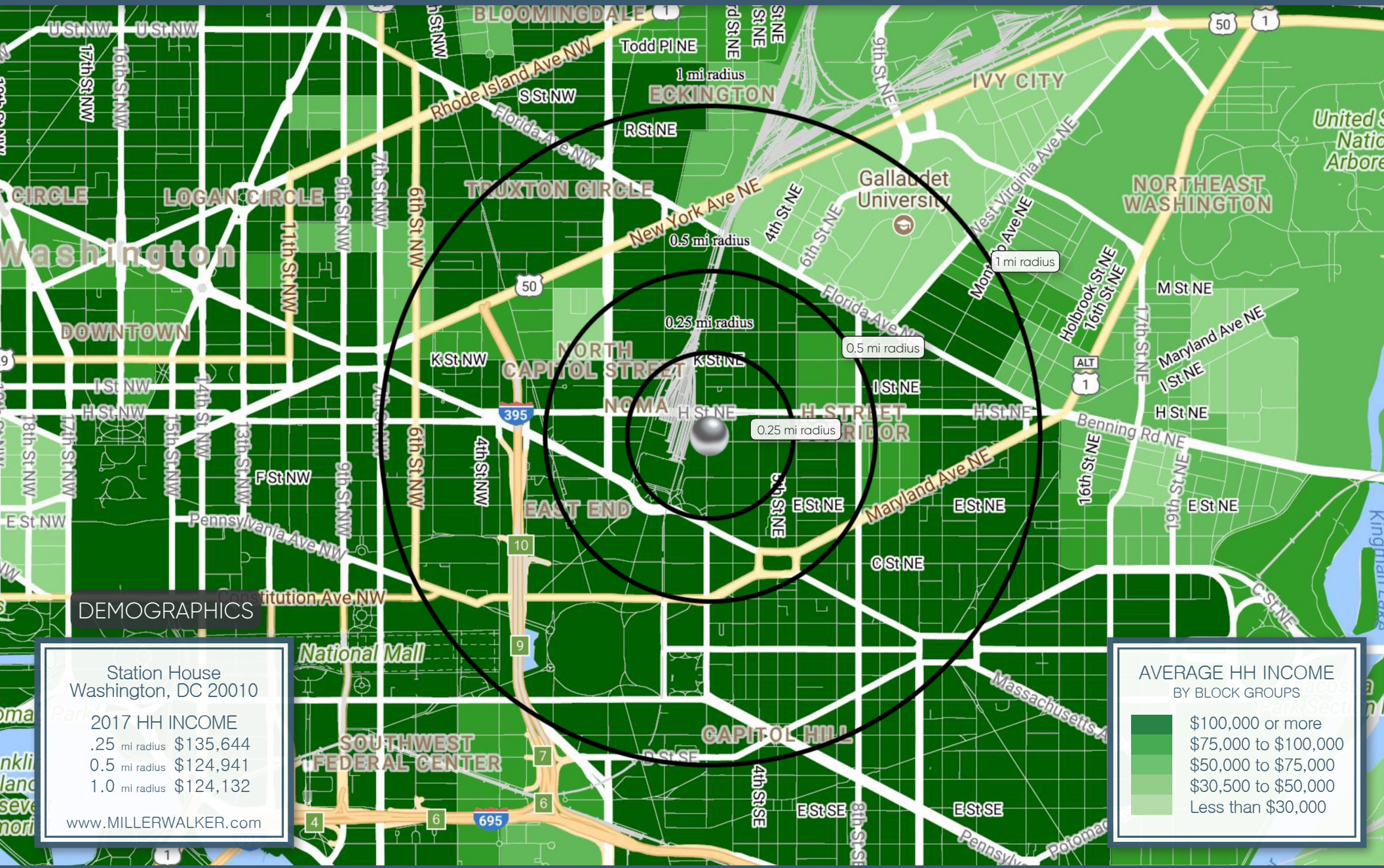

DEMOGRAPHICS

Station House
Washington, DC 20010

2017 HH INCOME

.25	mi radius	$135,644
0.5	mi radius	$124,941
1.0	mi radius	$124,132

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AVERAGE HH INCOME
BY BLOCK GROUPS

- $100,000 or more
- $75,000 to $100,000
- $50,000 to $75,000
- $30,500 to $50,000
- Less than $30,000

MILLER WALKER
RETAIL REAL ESTATE

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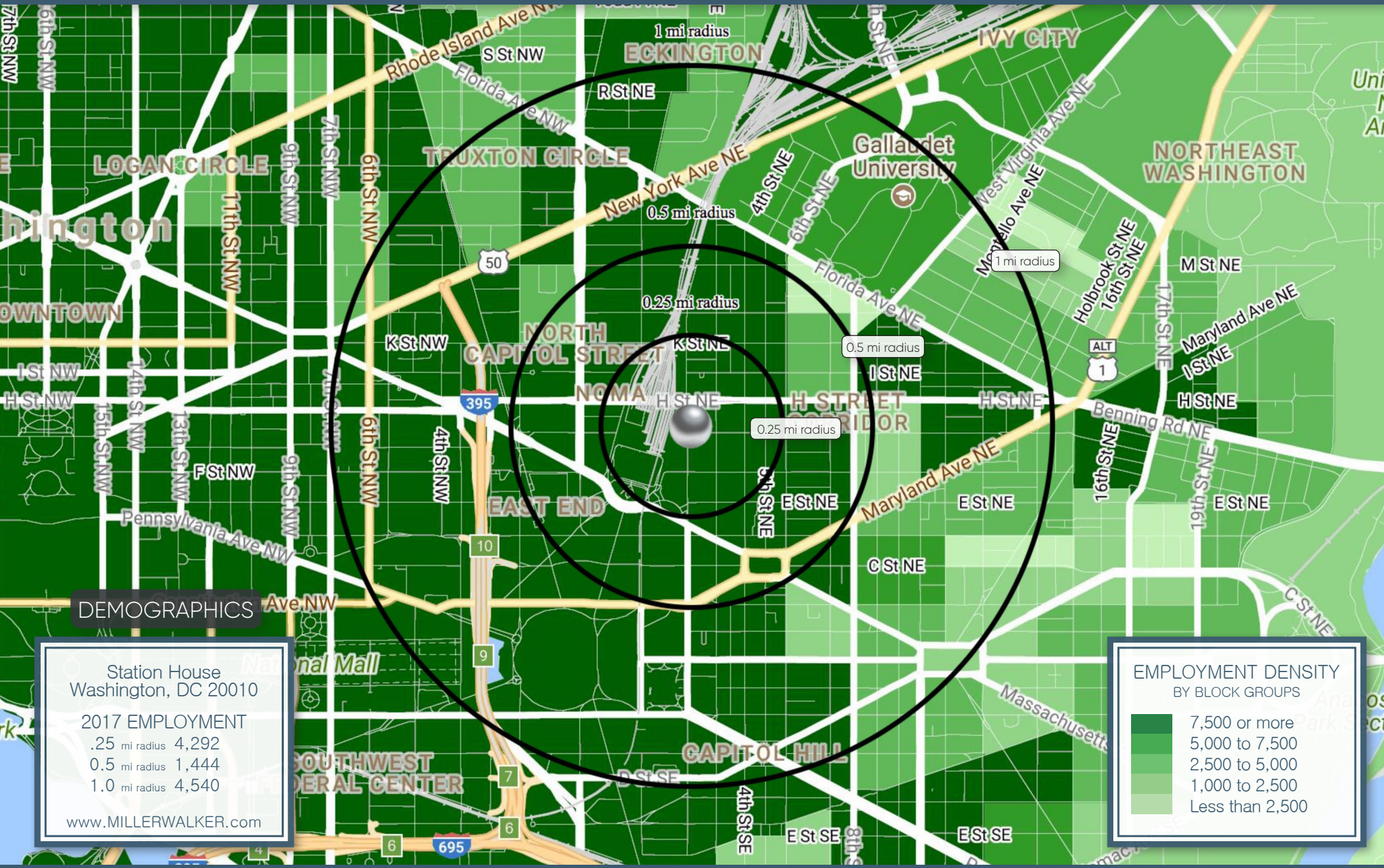
RETAIL REAL ESTATE



DEMOGRAPHICS

Station House
Washington, DC 20010

2017 EMPLOYMENT

.25	mi radius	4,292
0.5	mi radius	1,444
1.0	mi radius	4,540

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EMPLOYMENT DENSITY
BY BLOCK GROUPS

- 7,500 or more
- 5,000 to 7,500
- 2,500 to 5,000
- 1,000 to 2,500
- Less than 2,500

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RETAIL REAL ESTATE

NE

H STREET, NE

H STREET, NE HAS STEADILY RETURNED to rank as one of the DC's most productive and innovative neighborhood commercial districts. A hip arts scene inclusive of quirky bars, eclectic restaurants, art galleries, and regional music destinations–most locally owned–continue to lead the way in the corridor's renaissance. Anchored by Union Station–the region's transportation center–the corridor offers easy access to the metropolitan area and the East Coast.

NATIONAL RECOGNITION

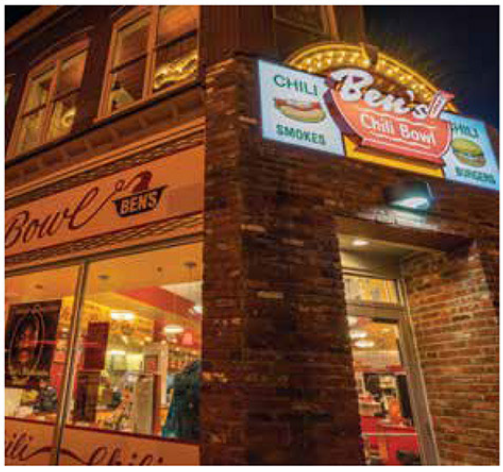
Named a Great American Main Street (National Trust for Historic Preservation, 2013), a Top 10 Great Urban Neighborhood (USA Today, 2011) and America's sixth Hippest Hipster Neighborhood (Forbes, 2012).

GROWING RETAIL & RESIDENTIAL BASE

- 1,000+ new residential units to deliver in 2016 within a half-mile of H Street, NE.
- A new 38,000 SF Whole Foods is expected to open in 2016/2017

BEST DENIM & CASUAL SHOPS IN AMERICA

H Street retailer Maketto made GQ Magazine's 100 Best Denim & Casual Shops in America list in 2015.



	0-½ mi	0-1 mi	0-3 mi
POPULATION			
Population	16,213	51,344	305,069
Male	49%	48%	49%
Female	51%	52%	51%
High School Graduate +	95%	91%	91%
Bachelor's Degree +	72%	63%	57%
Graduate/Professional Degree	39%	36%	33%
HOUSEHOLDS			
Households (HH)	7,574	23,307	143,496
Average HH Size	2.1	2.1	2.0
Owner-occupied	53%	46%	38%
Renter-occupied	47%	54%	62%
Median HH Value	$674,836	$657,131	$541,527
INCOME			
Average HH	$114,551	$107,054	$92,734
Median HH	$89,663	$77,268	$63,707
HH Income <$50k	26%	35%	41%
HH Income $50–$75k	15%	14%	14%
HH Income $75k+	59%	51%	45%
Average HH Disposable	$81,164	$75,139	$66,134
AGE			
Age < 20	16%	18%	18%
Age 20–34	34%	31%	34%
Age 35–64	40%	39%	37%
Age 65+	11%	11%	11%
Median Age (years)	35.6	35.6	34.2
CONSUMER EXPENDITURES ($ thousands)			
Apparel	$28,330	$81,508	$437,648
Computers & Accessories	$3,155	$8,877	$48,030
Entertainment & Recreation	$36,888	$105,859	$564,284
–Pets	$5,622	$16,033	$86,566
Food at Home	$59,899	$174,926	$945,061
Food away from Home	$40,122	$114,175	$611,981
Health Care	$46,779	$137,567	$740,656
–Medical Care	$20,824	$60,762	$327,071
Home Improvement	$19,367	$55,506	$284,606
Household Furnishings	$11,941	$34,623	$185,914
Personal Care Products	$5,265	$15,000	$82,164
Vehicle Maint. & Repair	$12,153	$34,867	$189,039
AVAILABLE VEHICLES PER HH[1]			
0	26%	32%	41%
1	48%	47%	44%
2-3	25%	21%	15%
4+	1%	1%	1%

METRORAIL BOARDINGS (Avg. weekday)

Union Station **31,186** NoMa - Gallaudet U **9,226**

WALKSCORE

93 Walker's Paradise

CAPITAL BIKESHARE ARRIVALS

Average Monthly (10/2014-9/2015) **8,797**

Source: ESRI, 2015 Estimates & Projections
1. American Community Survey (2009-2013), values are rounded to nearest whole percent

CONTACT

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