# 1255 22nd Street, NW
# Washington, DC

Up to
**4,950 SF**
Available
Retail Space

**$55 NNN**
Per Square Foot

**4.6 Million**
Square Feet of
Private Office Space

**3,000+**
Hotel Rooms

**7,244**
Total Households

**97 Walk Score**

## NEIGHBORHOOD

Embassy Suites Hotels
Marriott
Walgreens
Hilton Garden Inn
RASIKA West End
Meiwah Restaurant
Cafe Deluxe

## West End

Located between Downtown and Georgetown, West End is filled with luxury hotels, upscale condominiums, and numerous office buildings. The neighborhood is also home to some of DC's best fine dining restaurants, including Blue Duck Tavern and Rasika West End.

Bill Miller
202.333.0339
bill@millerwalker.com

MILLER WALKER
RETAIL REAL ESTATE

Alex Walker
202.333.0079
alex@millerwalker.com

2715 M STREET, NW • SUITE 200 • WASHINGTON, DC 20007 • 202.333.0303 • www.MILLERWALKER.com

Bill Miller
202.333.0339
bill@millerwalker.com

MILLER WALKER
RETAIL REAL ESTATE

Alex Walker
202.333.0079
alex@millerwalker.com

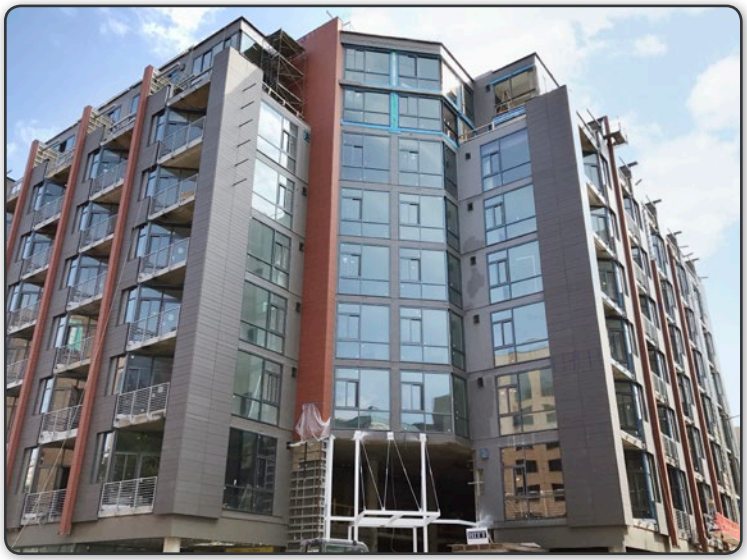
2715 M STREET, NW • SUITE 200 • WASHINGTON, DC 20007 • 202.333.0303 • www.MILLERWALKER.com

Bill Miller
202.333.0339
bill@millerwalker.com

MILLER WALKER
RETAIL REAL ESTATE

Alex Walker
202.333.0079
alex@millerwalker.com

2715 M STREET, NW • SUITE 200 • WASHINGTON, DC 20007 • 202.333.0303 • www.MILLERWALKER.com



Bill Miller
202.333.0339
bill@millerwalker.com

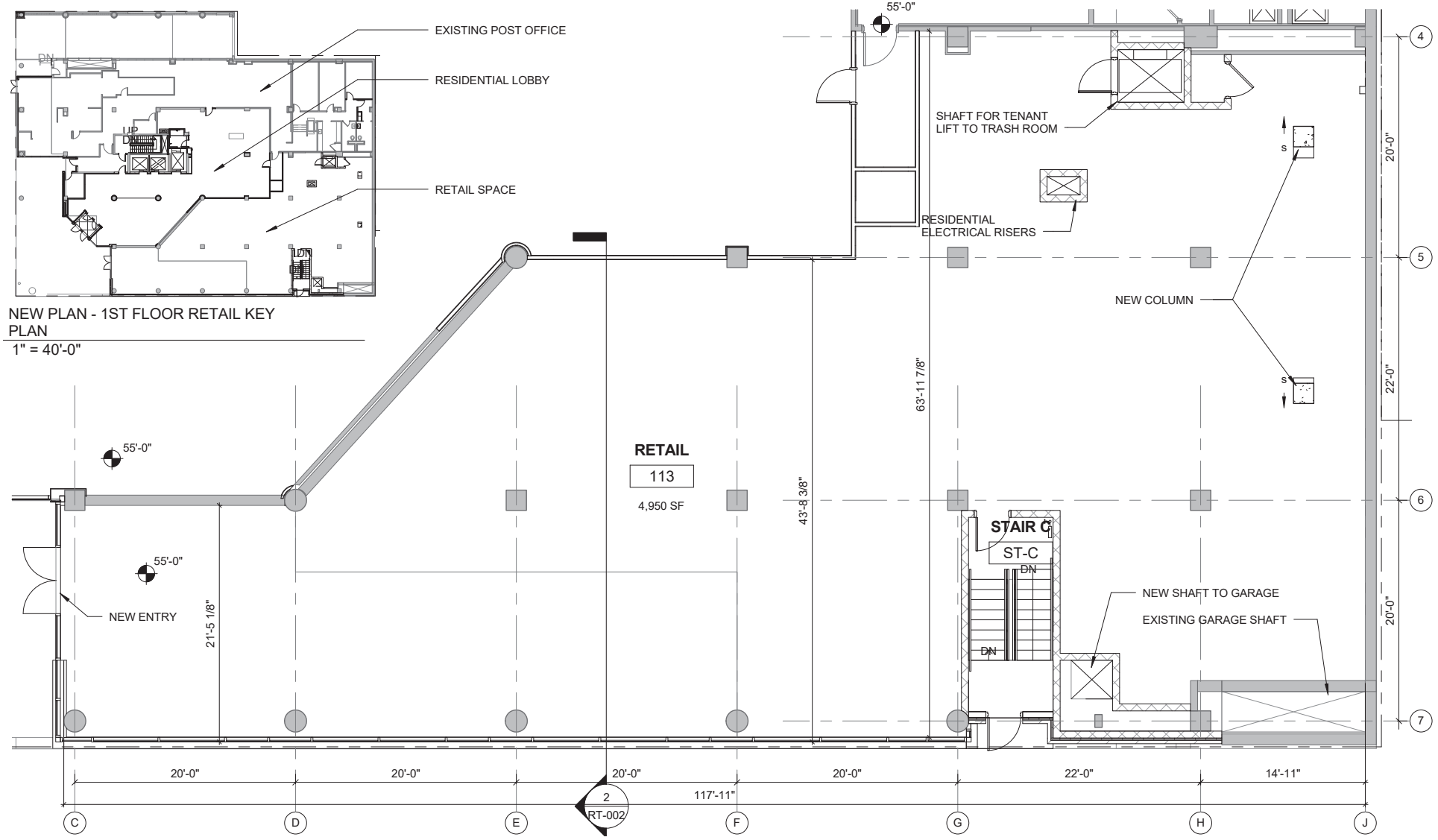
MILLER WALKER
RETAIL REAL ESTATE

Alex Walker
202.333.0079
alex@millerwalker.com

2715 M STREET, NW • SUITE 200 • WASHINGTON, DC 20007 • 202.333.0303 • www.MILLERWALKER.com

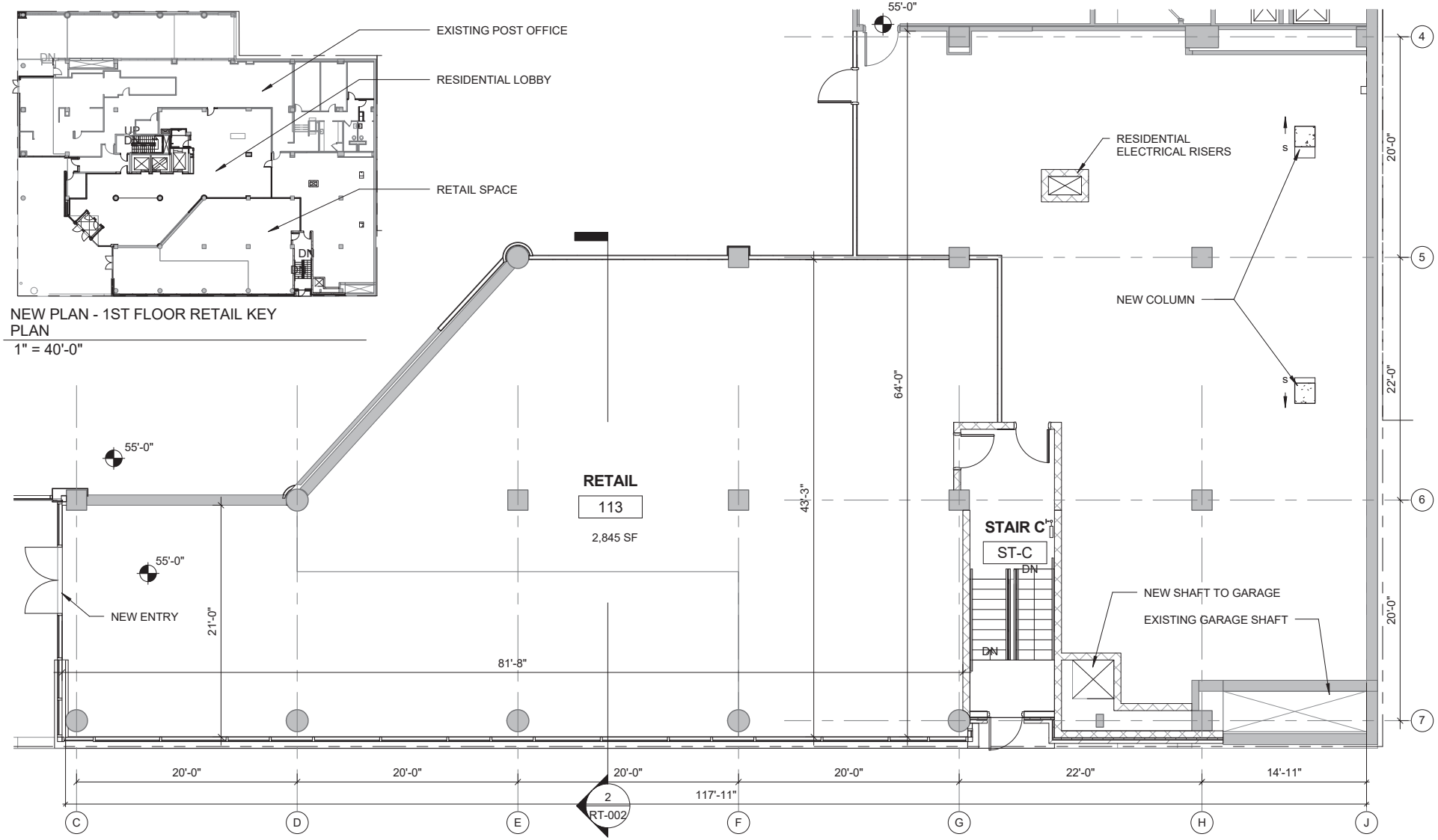
# 1255 22nd Street, NW
# Washington, DC

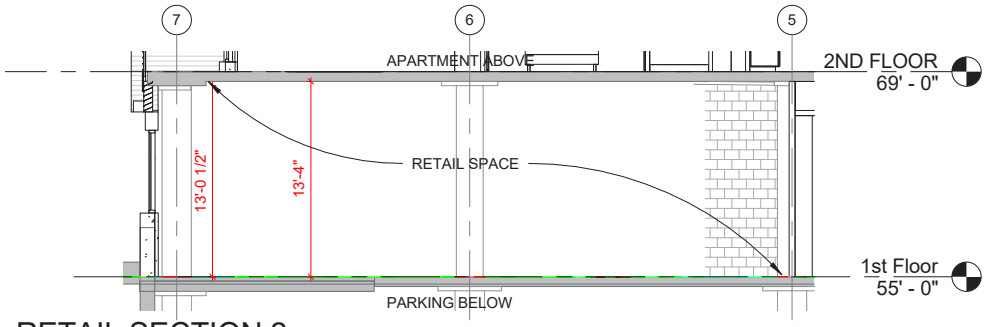
MILLER WALKER
RETAIL REAL ESTATE



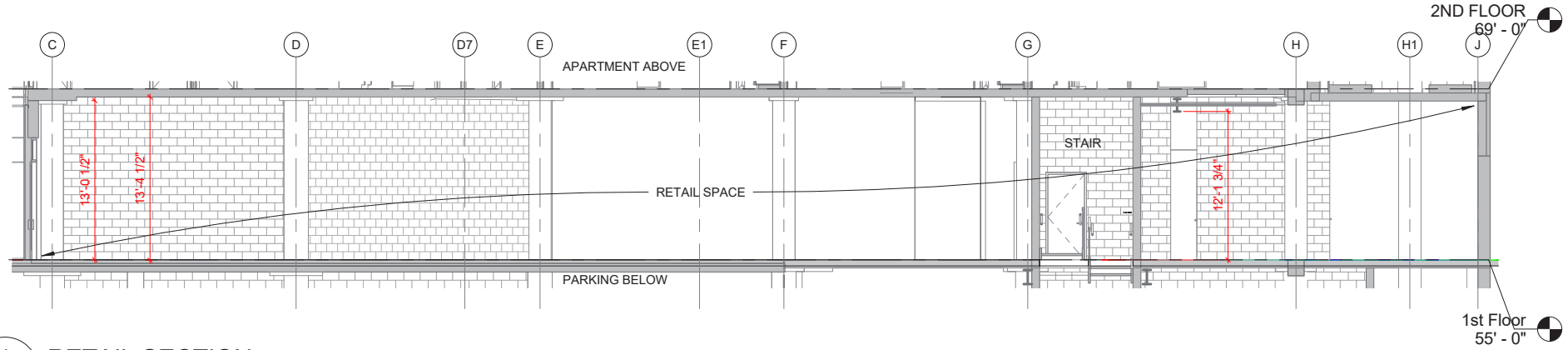
# 1255 22nd Street, NW
# Washington, DC

MILLER WALKER
RETAIL REAL ESTATE





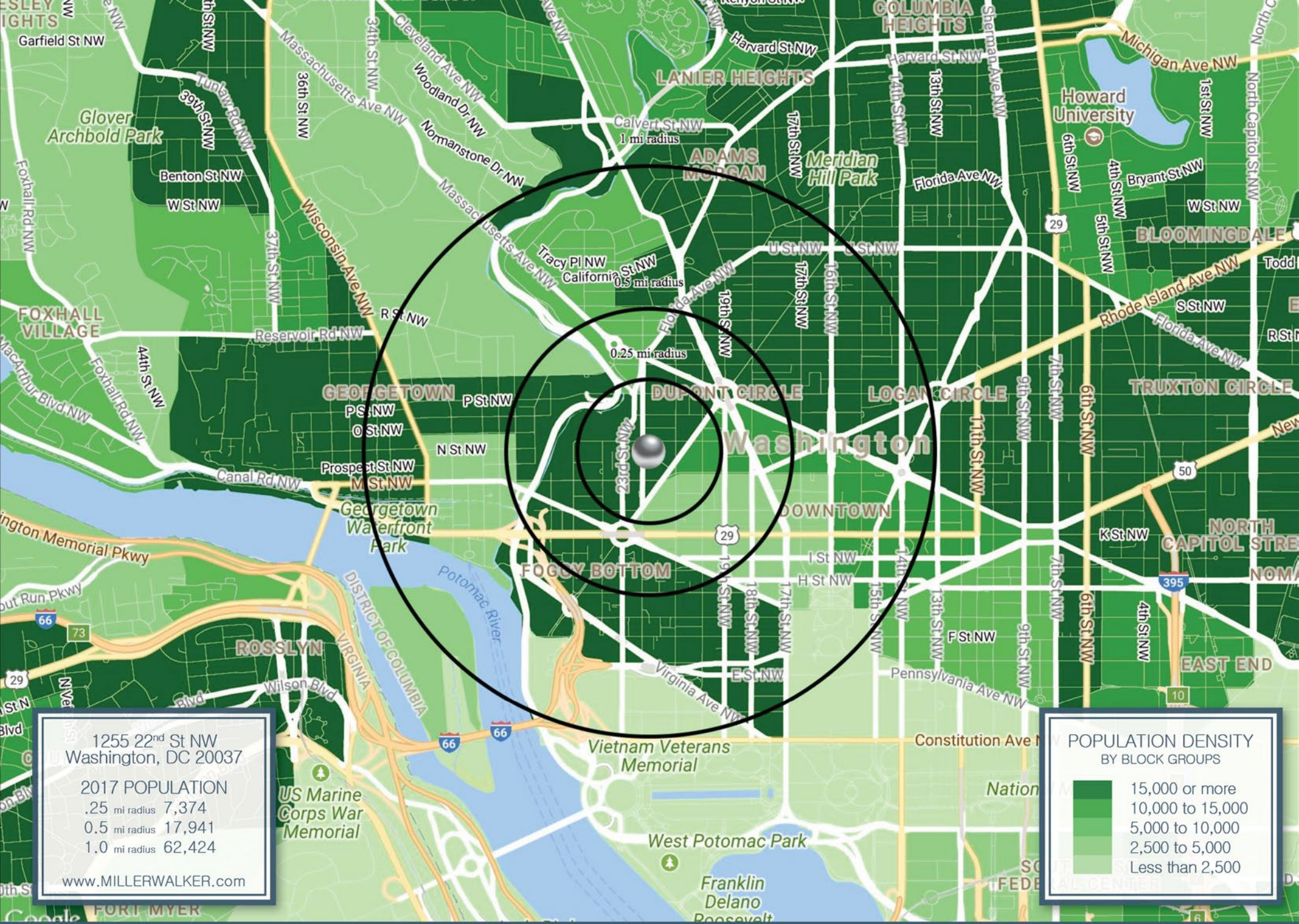

2 RT-002 RETAIL SECTION 2
SCALE: 1/8" = 1'-0"



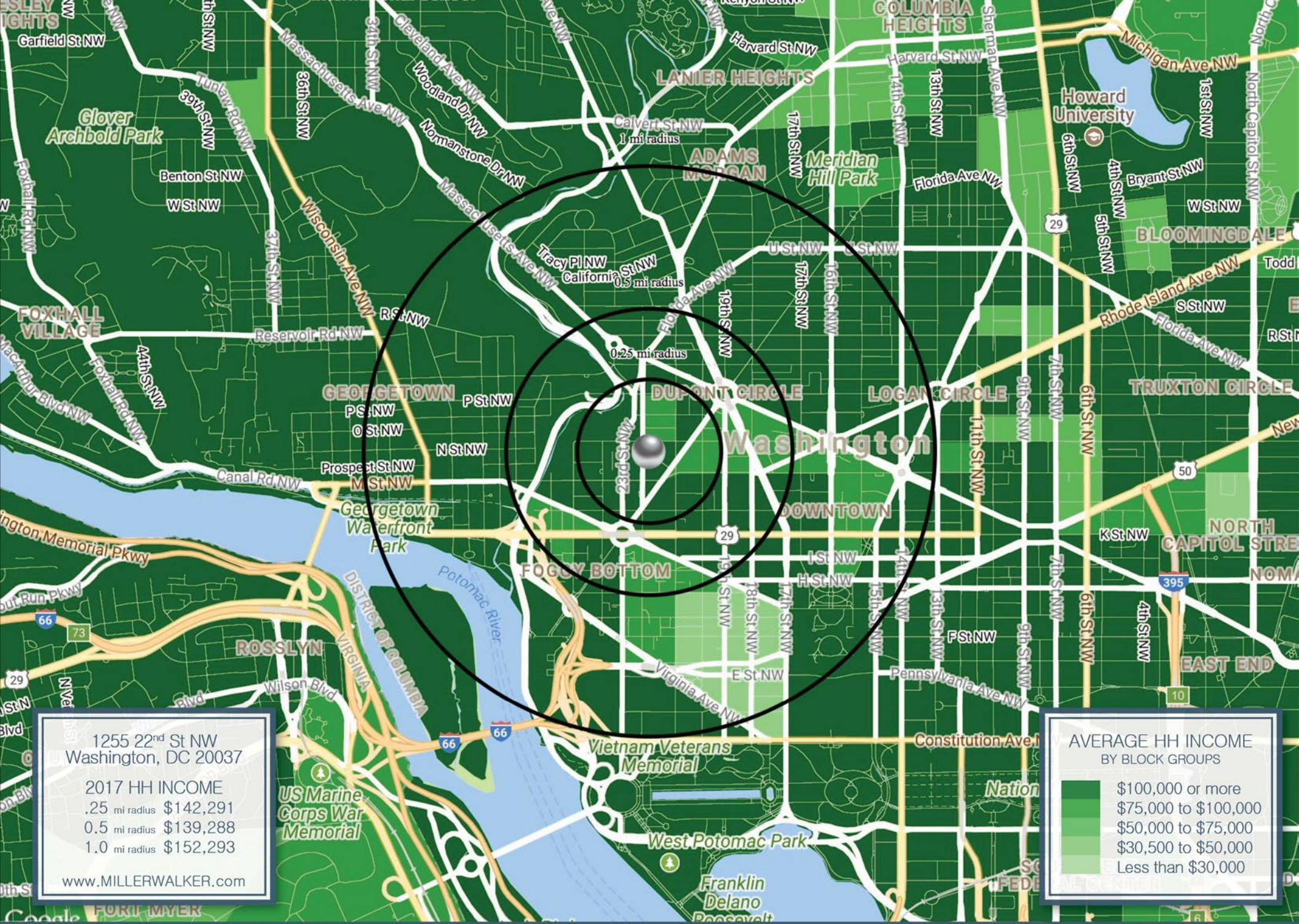

1 RT-002 RETAIL SECTION
SCALE: 1/8" = 1'-0"

# 1255 22nd Street, NW
# Washington, DC

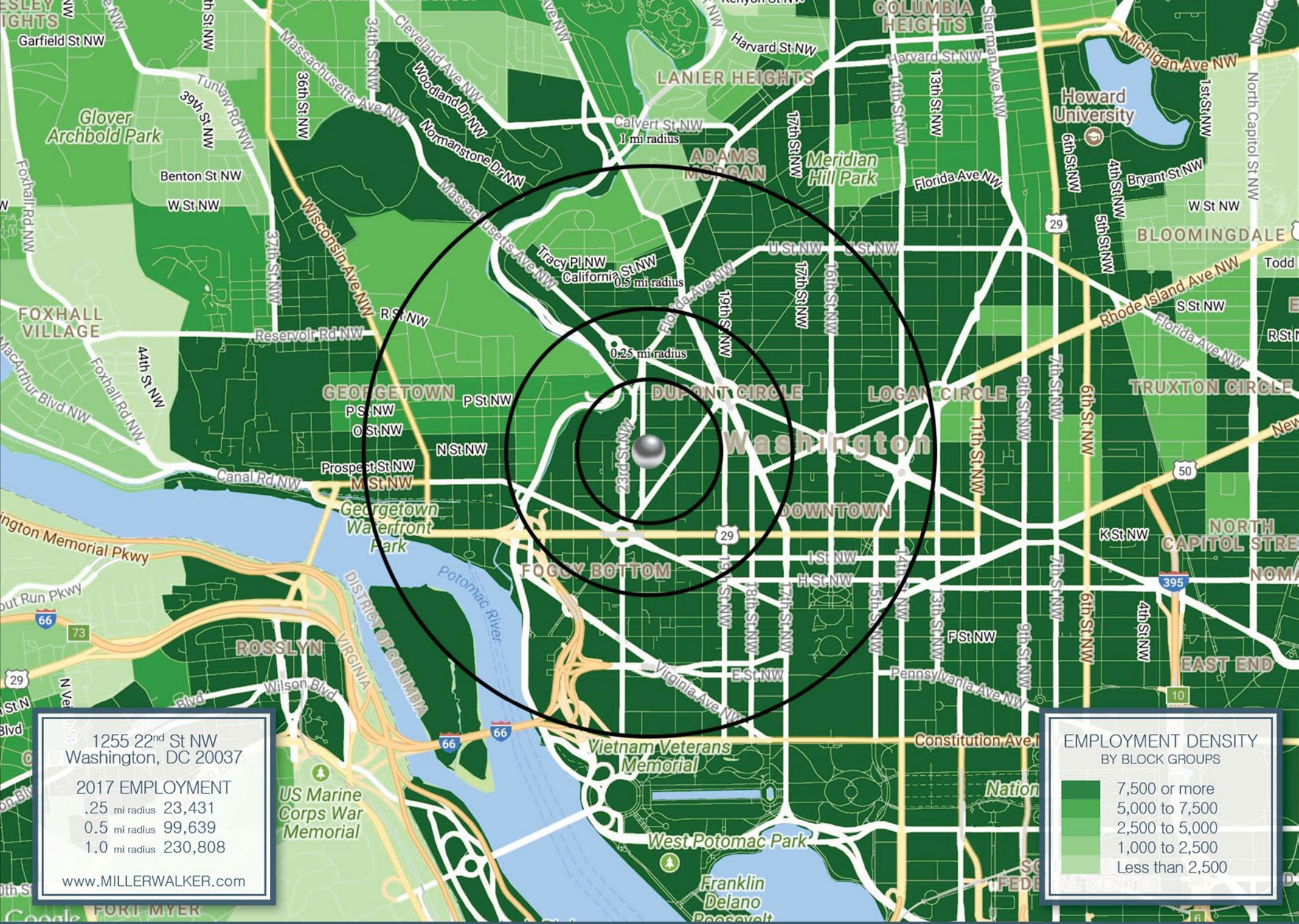
MILLER WALKER
RETAIL REAL ESTATE




MILLER WALKER
RETAIL REAL ESTATE




MILLER WALKER
RETAIL REAL ESTATE


1255 22nd St NW
Washington, DC 20037
2017 EMPLOYMENT
.25 mi radius 23,431
0.5 mi radius 99,639
1.0 mi radius 230,808
www.MILLERWALKER.com
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
1 mi radius
0.5 mi radius
0.25 mi radius
Washington
DUPONT CIRCLE
LOGAN CIRCLE
DOWNTOWN
FOGGY BOTTOM
GEORGETOWN
FOXHALL VILLAGE
ADAMS MORGAN
LANIER HEIGHTS
COLUMBIA HEIGHTS
Howard University
Meridian Hill Park
Glover Archbold Park
BLOOMINGDALE
TRUXTON CIRCLE
NORTH CAPITOL STREET
EAST END
ROSSLYN
Georgetown Waterfront Park
Vietnam Veterans Memorial
US Marine Corps War Memorial
West Potomac Park
Franklin Delano Roosevelt
Potomac River
Rhode Island Ave NW
Michigan Ave NW
Florida Ave NW
Pennsylvania Ave NW
Constitution Ave
Virginia Ave NW
Wisconsin Ave NW
Massachusetts Ave NW
Harvard St NW
Calvert St NW
California St NW
Tracy Pl NW
Reservoir Rd NW
Canal Rd NW
Prospect St NW
Benton St NW
Garfield St NW
Wilson Blvd
Key Bridge
Francis Scott Key Bridge
MILLER WALKER
RETAIL REAL ESTATE

# GRAPHIC PROFILE

*2000-2010 Census, 2017 Estimates with 2022 Projections*

*Calculated using Weighted Block Centroid from Block Groups*

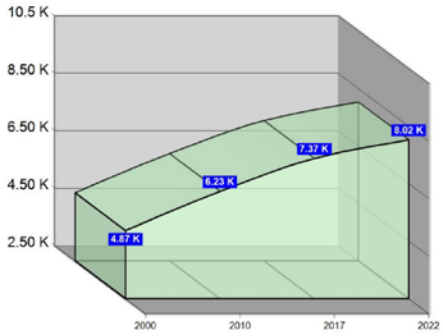
MILLER WALKER

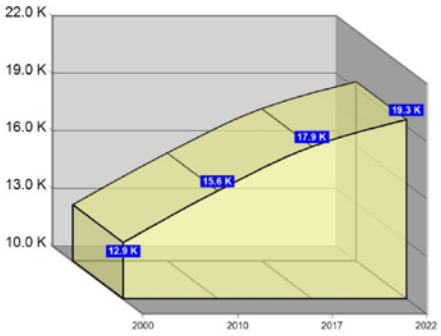
Lat/Lon: 38.9067/-77.0484

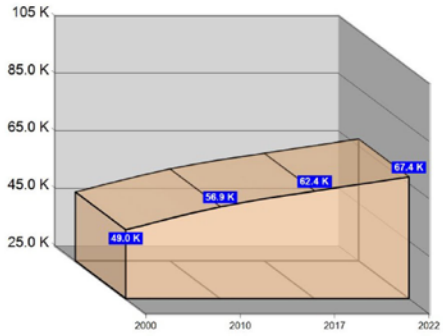
MILLER WALKER
RETAIL REAL ESTATE

RGRAP3

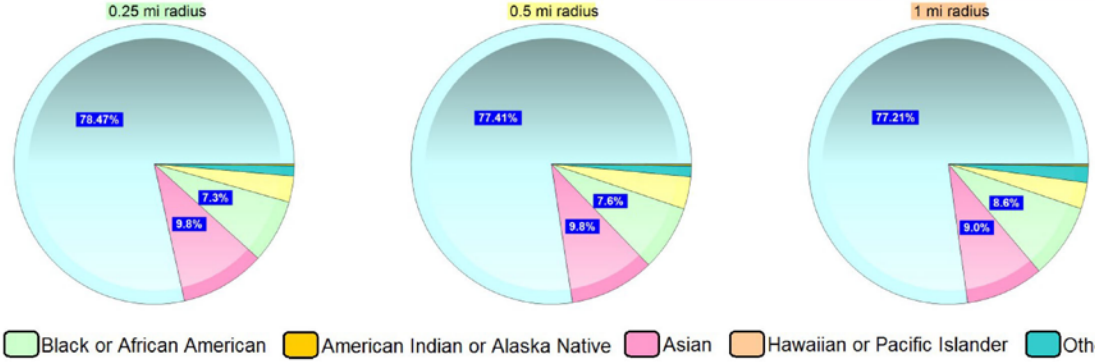
| 1255 22nd St NW<br>Washington, DC 20037 | 0.25 mi radius | | 0.5 mi radius | | 1 mi radius | |
|---|---|---|---|---|---|---|
| **Population** | | | | | | |
| Estimated Population (2017) | 7,374 | | 17,941 | | 62,424 | |
| Projected Population (2022) | 8,025 | | 19,347 | | 67,363 | |
| Census Population (2010) | 6,231 | | 15,623 | | 56,940 | |
| Census Population (2000) | 4,868 | | 12,930 | | 48,951 | |
| Projected Annual Growth (2017-2022) | 651 | *1.8%* | 1,406 | *1.6%* | 4,939 | *1.6%* |
| Historical Annual Growth (2010-2017) | 1,143 | *3.1%* | 2,318 | *2.5%* | 5,484 | *2.0%* |
| Historical Annual Growth (2000-2010) | 1,363 | *2.8%* | 2,693 | *2.1%* | 7,989 | *1.6%* |
| Estimated Population Density (2017) | 37,608 | *psm* | 22,880 | *psm* | 19,878 | *psm* |
| Trade Area Size | 0.2 | *sq mi* | 0.8 | *sq mi* | 3.1 | *sq mi* |




| **Race and Ethnicity (2017)** | | | | | | |
|---|---|---|---|---|---|---|
| Not Hispanic or Latino Population | 6,837 | *92.7%* | 16,637 | *92.7%* | 57,628 | *92.3%* |
| White | 5,366 | *78.5%* | 12,938 | *77.8%* | 44,951 | *78.0%* |
| Black or African American | 525 | *7.7%* | 1,300 | *7.8%* | 5,204 | *9.0%* |
| American Indian or Alaska Native | 11 | *0.2%* | 28 | *0.2%* | 79 | *0.1%* |
| Asian | 718 | *10.5%* | 1,733 | *10.4%* | 5,542 | *9.6%* |
| Hawaiian or Pacific Islander | 1 | - | 4 | - | 25 | - |
| Other Race | 22 | *0.3%* | 61 | *0.4%* | 228 | *0.4%* |
| Two or More Races | 194 | *2.8%* | 573 | *3.4%* | 1,598 | *2.8%* |
| Hispanic or Latino Population | 537 | *7.3%* | 1,304 | *7.3%* | 4,796 | *7.7%* |
| White | 420 | *78.2%* | 951 | *72.9%* | 3,246 | *67.7%* |
| Black or African American | 16 | *3.0%* | 61 | *4.6%* | 187 | *3.9%* |
| American Indian or Alaska Native | 3 | *0.5%* | 7 | *0.5%* | 40 | *0.8%* |
| Asian | 5 | *1.0%* | 26 | *2.0%* | 67 | *1.4%* |
| Hispanic Hawaiian or Pacific Islander | - | - | 1 | *0.1%* | 19 | *0.4%* |
| Other Race | 65 | *12.2%* | 161 | *12.4%* | 937 | *19.5%* |
| Two or More Races | 28 | *5.2%* | 97 | *7.5%* | 300 | *6.3%* |




This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# GRAPHIC PROFILE

*2000-2010 Census, 2017 Estimates with 2022 Projections*

*Calculated using Weighted Block Centroid from Block Groups*

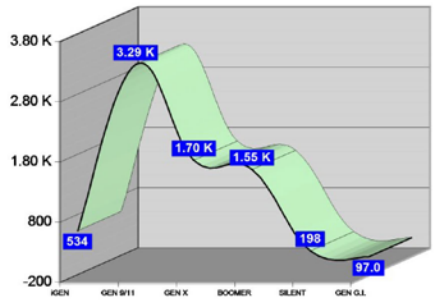
MILLER WALKER

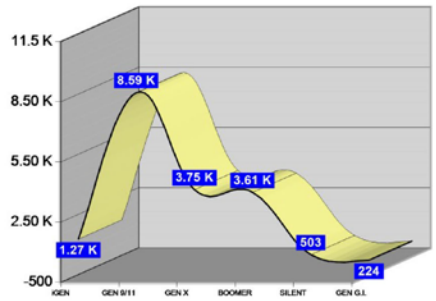
Lat/Lon: 38.9067/-77.0484

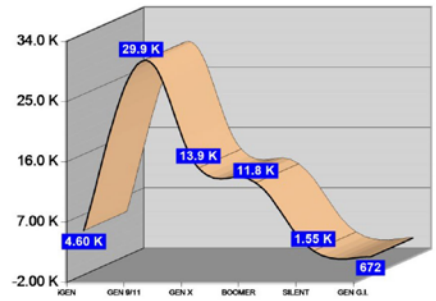
MILLER WALKER
RETAIL REAL ESTATE

RGRAP3

| 1255 22nd St NW<br>Washington, DC 20037 | 0.25 mi radius | | 0.5 mi radius | | 1 mi radius | |
|---|---|---|---|---|---|---|
| **Age Distribution (2017)** | | | | | | |
| Age Under 5 Years | 311 | *4.2%* | 704 | *3.9%* | 2,501 | *4.0%* |
| Age 5 to 9 Years | 145 | *2.0%* | 347 | *1.9%* | 1,277 | *2.0%* |
| Age 10 to 14 Years | 78 | *1.1%* | 223 | *1.2%* | 818 | *1.3%* |
| Age 15 to 19 Years | 84 | *1.1%* | 1,024 | *5.7%* | 4,018 | *6.4%* |
| Age 20 to 24 Years | 708 | *9.6%* | 2,201 | *12.3%* | 7,326 | *11.7%* |
| Age 25 to 29 Years | 1,240 | *16.8%* | 2,667 | *14.9%* | 8,912 | *14.3%* |
| Age 30 to 34 Years | 1,261 | *17.1%* | 2,695 | *15.0%* | 9,652 | *15.5%* |
| Age 35 to 39 Years | 788 | *10.7%* | 1,740 | *9.7%* | 6,600 | *10.6%* |
| Age 40 to 44 Years | 504 | *6.8%* | 1,090 | *6.1%* | 4,093 | *6.6%* |
| Age 45 to 49 Years | 411 | *5.6%* | 916 | *5.1%* | 3,252 | *5.2%* |
| Age 50 to 54 Years | 378 | *5.1%* | 858 | *4.8%* | 2,913 | *4.7%* |
| Age 55 to 59 Years | 332 | *4.5%* | 779 | *4.3%* | 2,544 | *4.1%* |
| Age 60 to 64 Years | 356 | *4.8%* | 777 | *4.3%* | 2,442 | *3.9%* |
| Age 65 to 69 Years | 302 | *4.1%* | 689 | *3.8%* | 2,244 | *3.6%* |
| Age 70 to 74 Years | 179 | *2.4%* | 504 | *2.8%* | 1,608 | *2.6%* |
| Age 75 to 79 Years | 113 | *1.5%* | 311 | *1.7%* | 963 | *1.5%* |
| Age 80 to 84 Years | 84 | *1.1%* | 191 | *1.1%* | 589 | *0.9%* |
| Age 85 Years or Over | 97 | *1.3%* | 224 | *1.2%* | 672 | *1.1%* |
| Median Age | 33.5 | | 32.3 | | 32.3 | |
| **Generation (2017)** | | | | | | |
| iGeneration (Age Under 15 Years) | 534 | *7.2%* | 1,274 | *7.1%* | 4,595 | *7.4%* |
| Generation 9/11 Millennials (Age 15 to 34 Years) | 3,294 | *44.7%* | 8,586 | *47.9%* | 29,908 | *47.9%* |
| Gen Xers (Age 35 to 49 Years) | 1,702 | *23.1%* | 3,746 | *20.9%* | 13,945 | *22.3%* |
| Baby Boomers (Age 50 to 74 Years) | 1,549 | *21.0%* | 3,608 | *20.1%* | 11,752 | *18.8%* |
| Silent Generation (Age 75 to 84 Years) | 198 | *2.7%* | 503 | *2.8%* | 1,552 | *2.5%* |
| G.I. Generation (Age 85 Years or Over) | 97 | *1.3%* | 224 | *1.2%* | 672 | *1.1%* |




This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# GRAPHIC PROFILE

*2000-2010 Census, 2017 Estimates with 2022 Projections*

*Calculated using Weighted Block Centroid from Block Groups*

MILLER WALKER

Lat/Lon: 38.9067/-77.0484

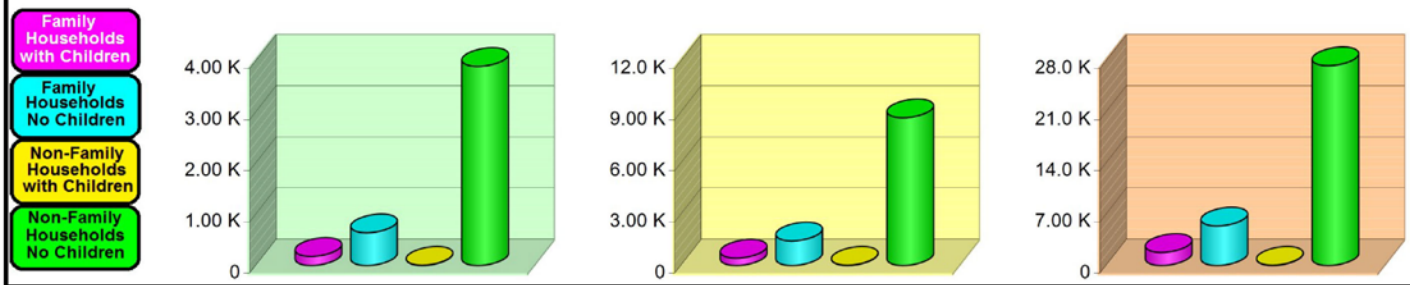
MILLER WALKER RETAIL REAL ESTATE

RGRAP3

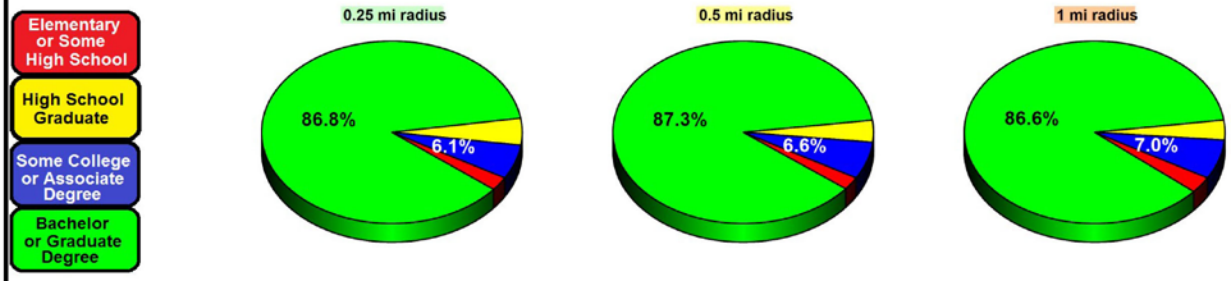
**1255 22nd St NW**

**Washington, DC 20037**

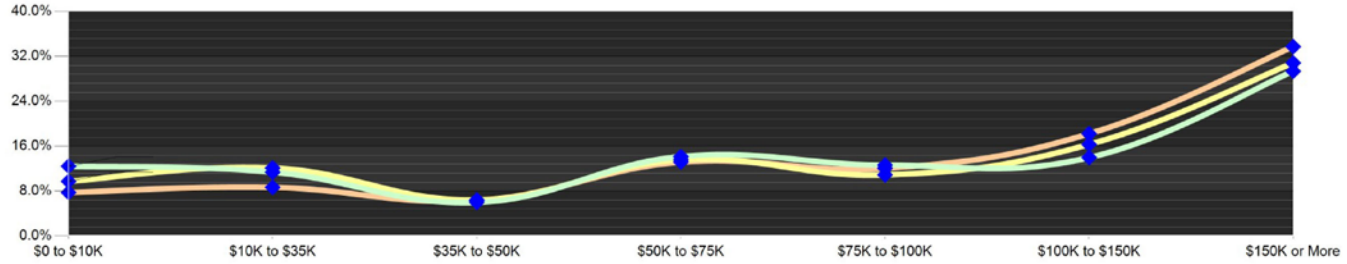
| | 0.25 mi radius | | 0.5 mi radius | | 1 mi radius | |
|---|---|---|---|---|---|---|
| **Household Type (2017)** | | | | | | |
| Total Households | 4,718 | | 10,556 | | 34,583 | |
| Family Households | 820 | *13.6%* | 1,879 | *13.7%* | 7,208 | *15.6%* |
| Family Households with Children | 179 | *21.8%* | 434 | *23.1%* | 1,796 | *24.9%* |
| Family Households No Children | 642 | *78.2%* | 1,445 | *76.9%* | 5,412 | *75.1%* |
| Non-Family Households | 3,898 | *13.6%* | 8,678 | *13.7%* | 27,376 | *15.6%* |
| Non-Family Households with Children | 4 | *0.1%* | 7 | *0.1%* | 18 | *0.1%* |
| Non-Family Households No Children | 3,894 | *99.9%* | 8,671 | *99.9%* | 27,358 | *99.9%* |




| | 0.25 mi radius | | 0.5 mi radius | | 1 mi radius | |
|---|---|---|---|---|---|---|
| **Education Attainment (2017)** | | | | | | |
| Elementary or Some High School | 146 | *2.4%* | 306 | *2.3%* | 1,352 | *2.9%* |
| High School Graduate | 286 | *4.7%* | 517 | *3.8%* | 1,624 | *3.5%* |
| Some College or Associate Degree | 368 | *6.1%* | 888 | *6.6%* | 3,248 | *7.0%* |
| Bachelor or Graduate Degree | 5,248 | *86.8%* | 11,732 | *87.3%* | 40,260 | *86.6%* |




| | 0.25 mi radius | | 0.5 mi radius | | 1 mi radius | |
|---|---|---|---|---|---|---|
| **Household Income (2017)** | | | | | | |
| Estimated Average Household Income | $142,291 | | $139,288 | | $152,293 | |
| Estimated Median Household Income | $97,426 | | $102,573 | | $113,151 | |
| HH Income Under $10,000 | 587 | *12.4%* | 1,029 | *9.7%* | 2,684 | *7.8%* |
| HH Income $10,000 to $34,999 | 537 | *11.4%* | 1,281 | *12.1%* | 3,001 | *8.7%* |
| HH Income $35,000 to $49,999 | 283 | *6.0%* | 680 | *6.4%* | 2,187 | *6.3%* |
| HH Income $50,000 to $74,999 | 668 | *14.2%* | 1,434 | *13.6%* | 4,560 | *13.2%* |
| HH Income $75,000 to $99,999 | 660 | *14.0%* | 1,723 | *16.3%* | 6,304 | *18.2%* |
| HH Income $100,000 to $149,999 | 660 | *14.0%* | 1,723 | *16.3%* | 6,304 | *18.2%* |
| HH Income $150,000 or More | 1,386 | *29.4%* | 3,257 | *30.9%* | 11,672 | *33.7%* |




This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.