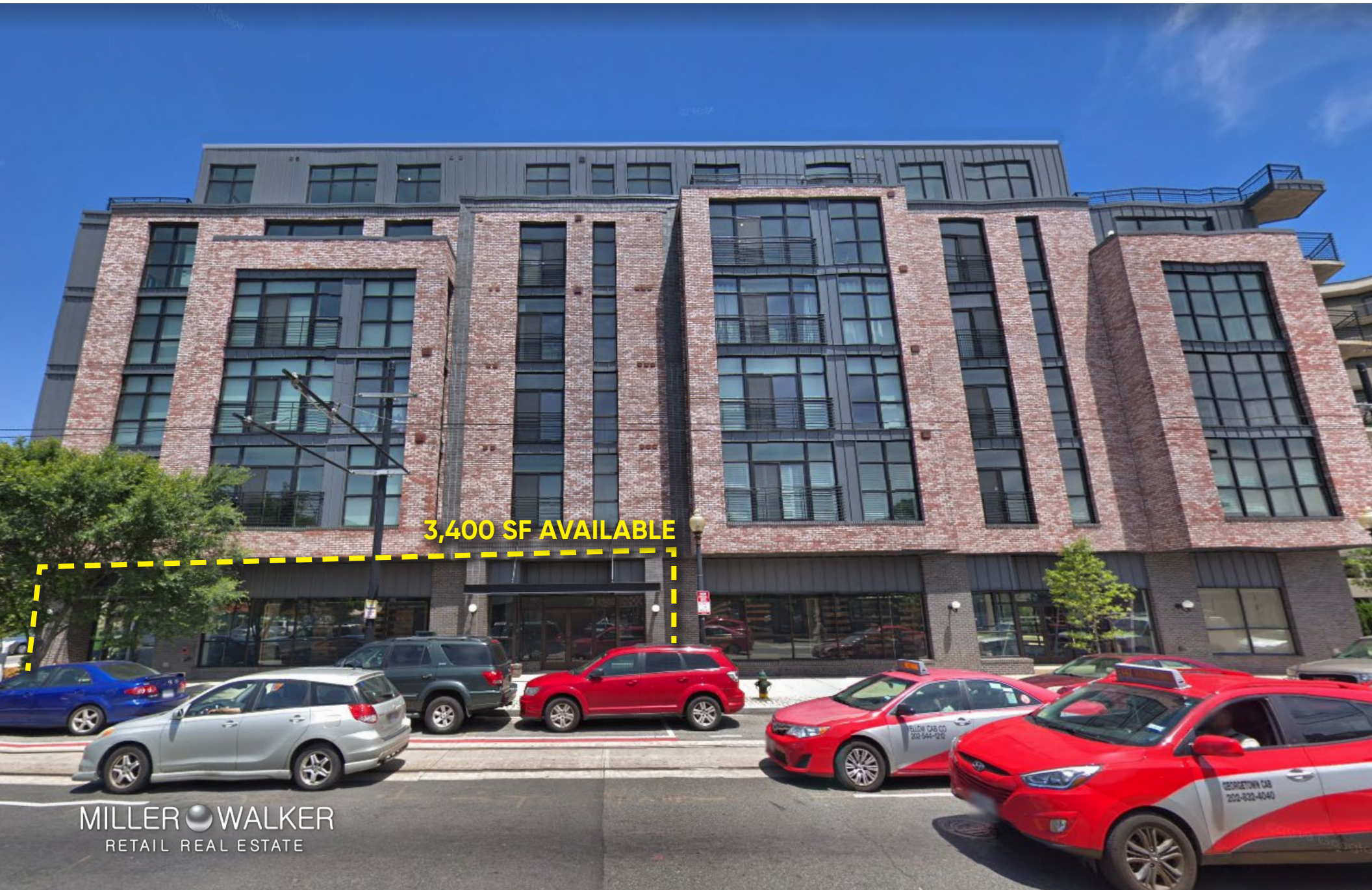


1402 H STREET, NE | Washington, DC

3,400 SF BUILT-OUT RESTAURANT SPACE WITH PERMITS



NEIGHBORHOOD

Located inside the new luxury condo development, Constellation on H (6-story building with 28 units).

H STREET CORRIDOR - H Street, NE has steadily returned to rank as one of the DC Area's most productive and innovative commercial & residential districts.

The corridor has a hip arts scene inclusive of unique bars, eclectic restaurants, art galleries, and regional music destinations and a recent boom of high-end residences. With direct access to Union Station - the region's transportation center - H Street offers easy access to the metropolitan area and the East Coast.

DETAILS

- 3,400 SF
- Asking \$55 NNN PSF + \$9 PSF in pass-throughs
- **Built-out restaurant space with permits**
- High visibility gateway location on H Street with frontage on H Street, Florida Avenue and 14th Street
- Generous patio seating available
- 360 signage options
- 14' ceilings

BY THE NUMBERS



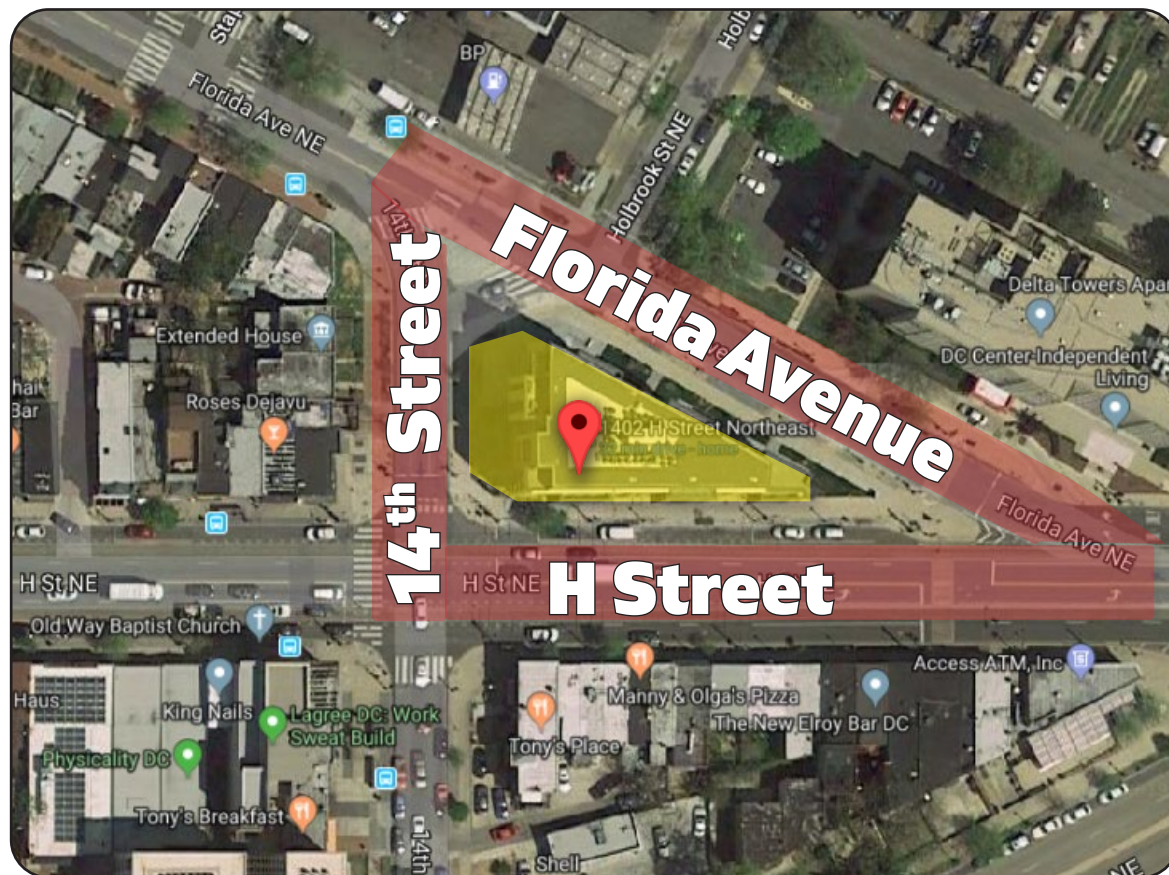
3,854
Total Employees
0.5 Mi Radius



\$103,794
Average Household
Income
0.5 Mi Radius

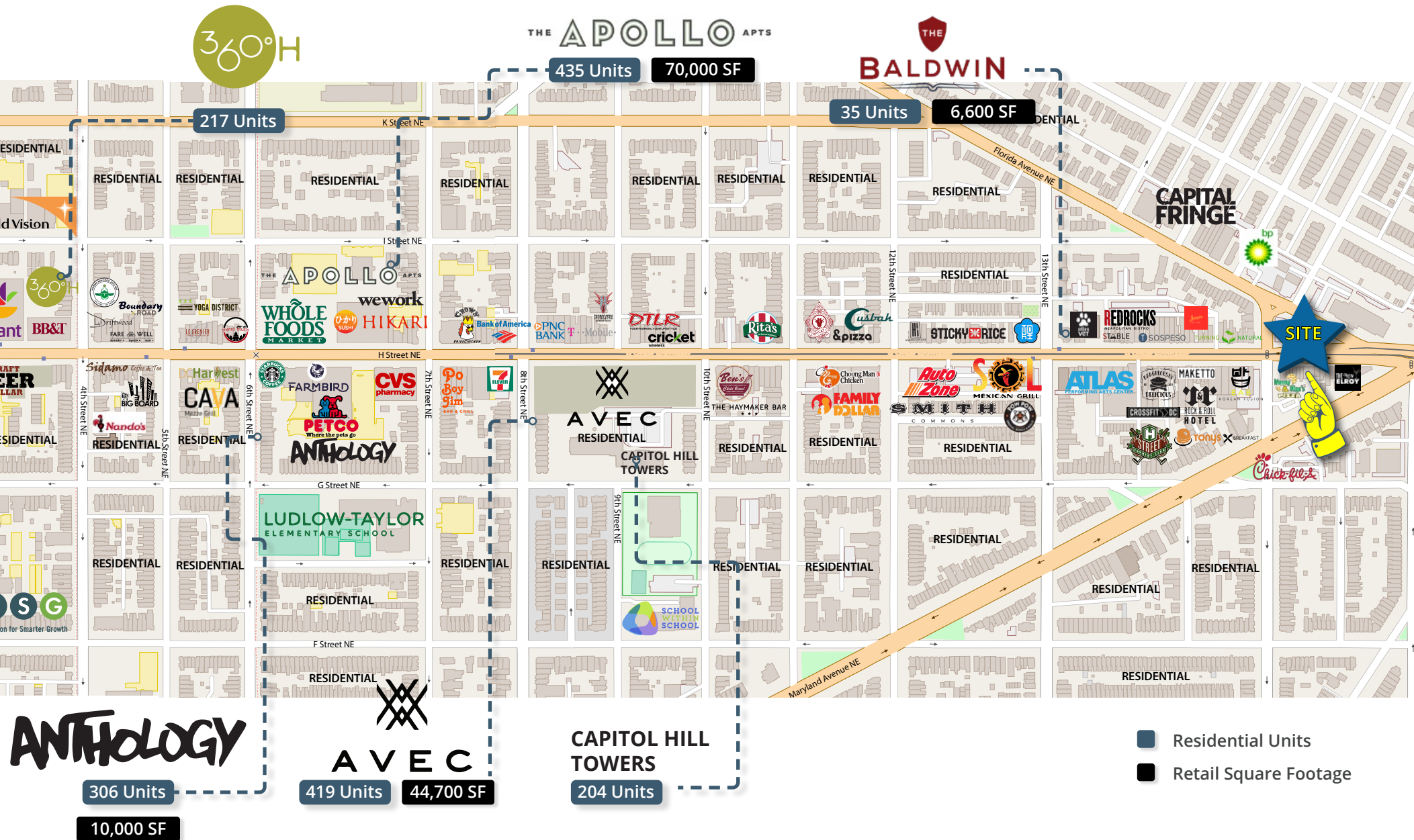


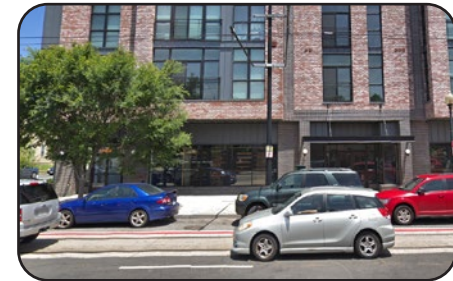
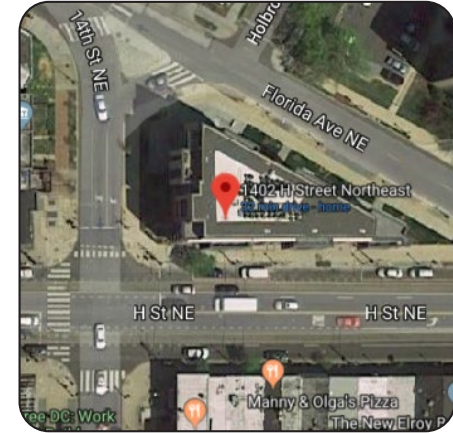
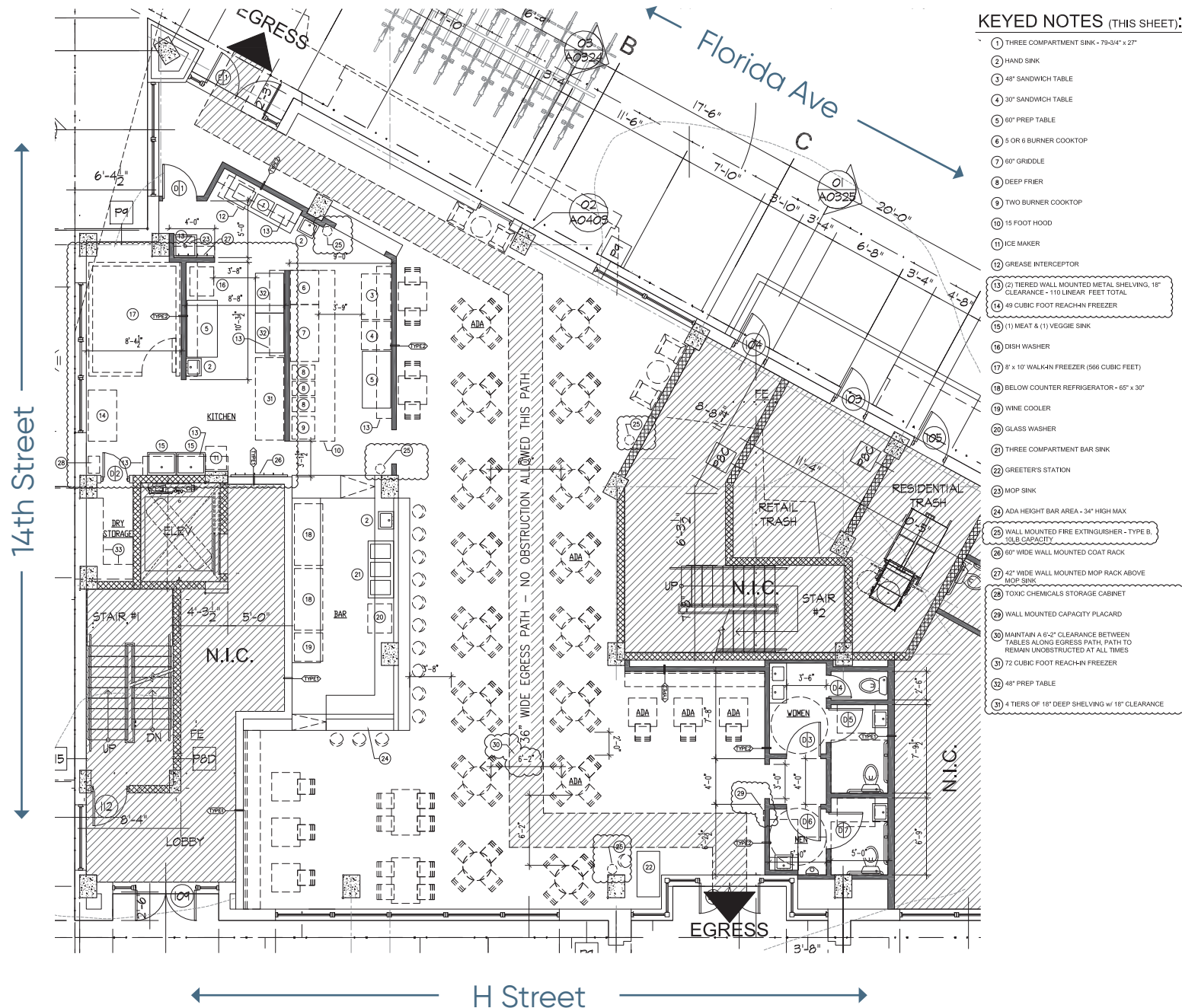
18,098
Total Population
0.5 Mi Radius



NEARBY RETAIL







1402 H STREET, NE
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



1402 H STREET, NE

Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



1402 H STREET, NE
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE

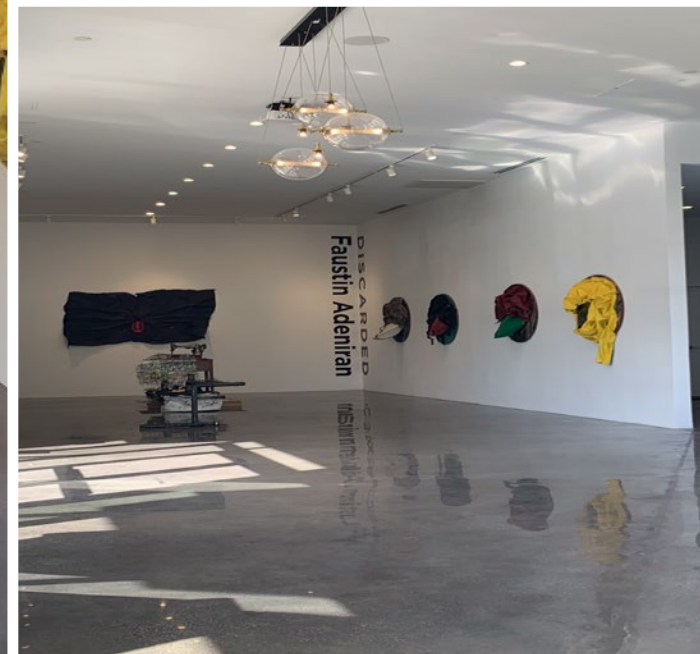
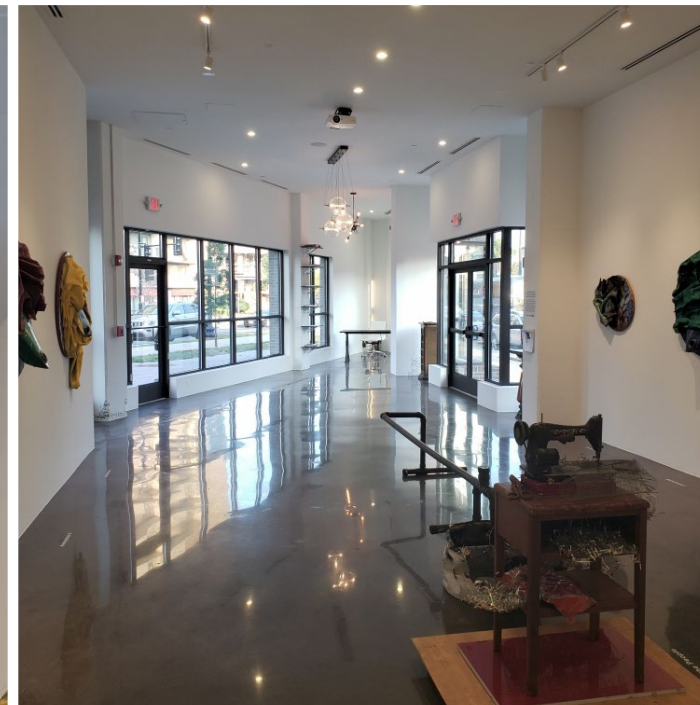


1402 H STREET, NE

Washington, DC

MILLER WALKER
RETAIL REAL ESTATE

Co-tenancy: Mehari Sequar Gallery



1402 H STREET, NE
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



DEMOGRAPHIC SUMMARY

0.25 mile radius

KEY FACTS

39.6

Median Age



1,787

Total Households



\$53,895

Median Disposable Income



2.22

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$105,062

2019 Average Household Income (Esri)



4,016

2019 Total Population (Esri)



1,439

2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$2,723

Apparel & Services



\$219

Computers & Hardware



\$4,563

Eating Out



\$6,406

Groceries



\$6,534

Health Care

Tapestry Segments



9F

Social Security Set

602 households

33.7%

of Households



3A

Laptops and Lattes

582 households

32.6%

of Households



11E

City Commons

284 households

15.9%

of Households

EDUCATION



59%

Bachelor's Degree or Higher



17%

More Than High School Education

EMPLOYMENT



White Collar

83%



Blue Collar

8%



Services

9%

6.8%

Unemployment Rate

BUSINESS



192

2019 Total (SIC01-99) Businesses



\$79,061,728

2017 Total Retail Sales Potential (including Food/Drink-Sales)



\$48,430,970

2017 Total Retail Sales (including Food/Drink-Sales)

DEMOGRAPHIC SUMMARY

0.5 mile radius

KEY FACTS

38.4

Median Age



8,037

Total Households



\$52,573

Median Disposable Income



2.24

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$103,794

2019 Average Household Income (Esri)



18,098

2019 Total Population (Esri)



3,854

2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$2,703

Apparel & Services



\$213

Computers & Hardware



\$4,386

Eating Out



\$6,205

Groceries



\$6,337

Health Care

Tapestry Segments



11A

City Strivers

2,714 households

33.8%

of Households



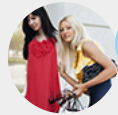
3A

Laptops and Lattes

2,305 households

28.7%

of Households



3C

Trendsetters

891 households

11.1%

of Households

EDUCATION



53%

Bachelor's Degree or Higher



19%

More Than High School Education

EMPLOYMENT



White Collar

81%



Blue Collar

9%



Services

11%

6.4%

Unemployment Rate

BUSINESS



478

2019 Total (SIC01-99) Businesses



\$344,725,073

2017 Total Retail Sales Potential (including Food/Drink-Sales)



\$151,235,903

2017 Total Retail Sales (including Food/Drink-Sales)

DEMOGRAPHIC SUMMARY

1 mile radius

KEY FACTS

36.9

Median Age



25,485

Total Households



\$64,944

Median Disposable Income



2.20

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$132,445

2019 Average Household Income (Esri)



57,643

2019 Total Population (Esri)



16,669

2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$3,418

Apparel & Services



\$271

Computers & Hardware



\$5,661

Eating Out



\$7,746

Groceries



\$7,964

Health Care

Tapestry Segments



3A

Laptops and Lattes

11,262 households

44.2%

of Households



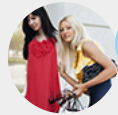
11A

City Strivers

4,457 households

17.5%

of Households



3C

Trendsetters

2,572 households

10.1%

of Households

EDUCATION



62%

Bachelor's Degree or Higher



15%

More Than High School Education

EMPLOYMENT



White Collar

83%



Blue Collar Services

6%

10%

5.0%

Unemployment Rate

BUSINESS



1,437

2019 Total (SIC01-99) Businesses



\$1,330,336,927

2017 Total Retail Sales Potential (including Food/Drink-Sales)



\$323,852,629

2017 Total Retail Sales (including Food/Drink-Sales)