

**3,663 SF OF SPACE AVAILABLE IN THE
HEART OF THE H STREET CORRIDOR**


ASHTON PARK



**920 H STREET NE
WASHINGTON, DC**

3,663 SF
+480 SF Outdoor Terrace
Retail Space Available

**Negotiable
NNN**

By the Numbers


18,023
Population Density
0.5MI RADIUS




\$133,369
Household Income
0.5MI RADIUS

5,703
Employment
0.5MI RADIUS

96
Walk Score


Neighborhood


FARE  **WELL**
BAKERY • DINER • BAR •

**WHOLE FOODS
MARKET**

&pizza

 **YOGA DISTRICT**

MAKETTO 

H STREET CORRIDOR

H Street NE, a vibrant one-and-a-half mile stretch in Northeast DC, is known for its eclectic mix of nightlife, restaurants, pop-ups, festivals and neighborhood atmosphere. Some neighborhood features and amenities include the **H Street Festival** (which spans 10 blocks and attracts thousands of visitors), the **H Street Farmer's Market**, the **DC Streetcar** and **The Atlas Performing Arts Center**.

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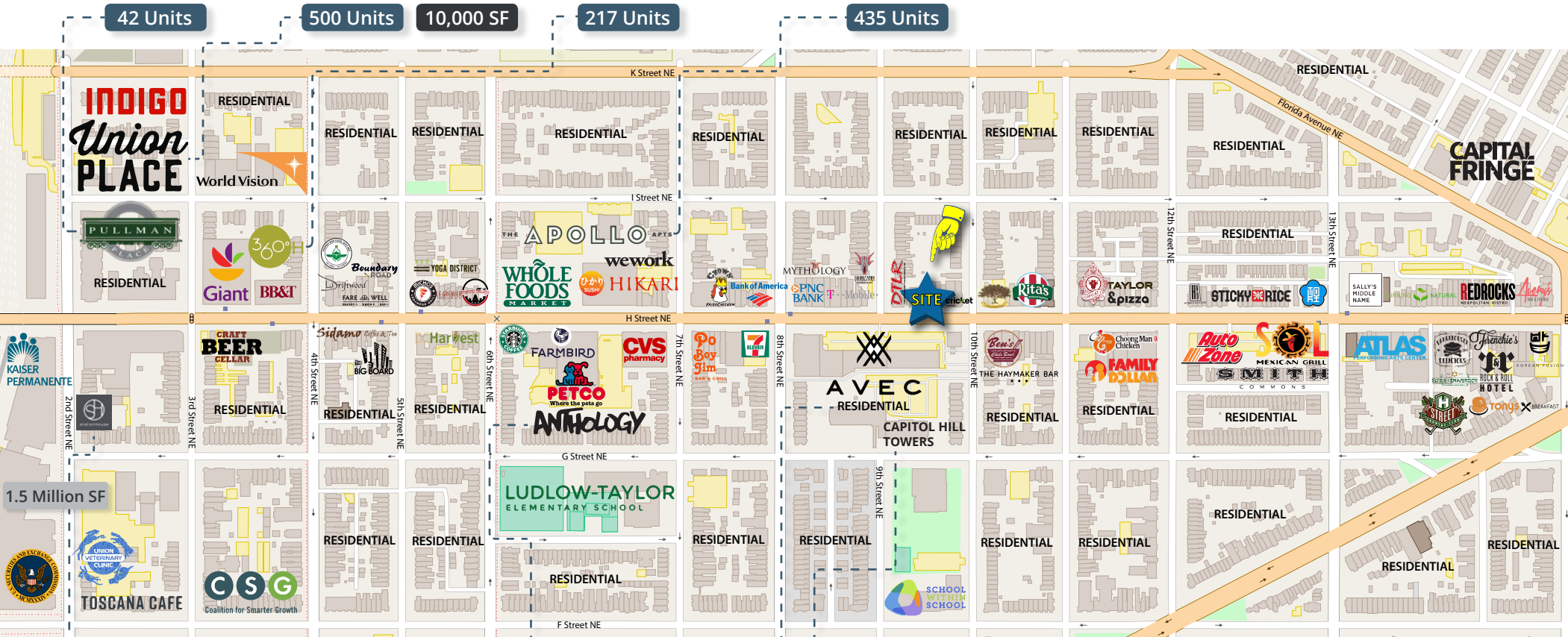


Union
PLACE



THE APOLLO APTS

RETAIL MAP



ANTHOLOGY

AVEC

CAPITOL HILL
TOWERS

- Residential Units
- Retail Square Footage
- Office Square Footage

*Delivering 2019

Ashton Park

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FLOOR PLANS



1 LOWER LEVEL FLOOR PLAN



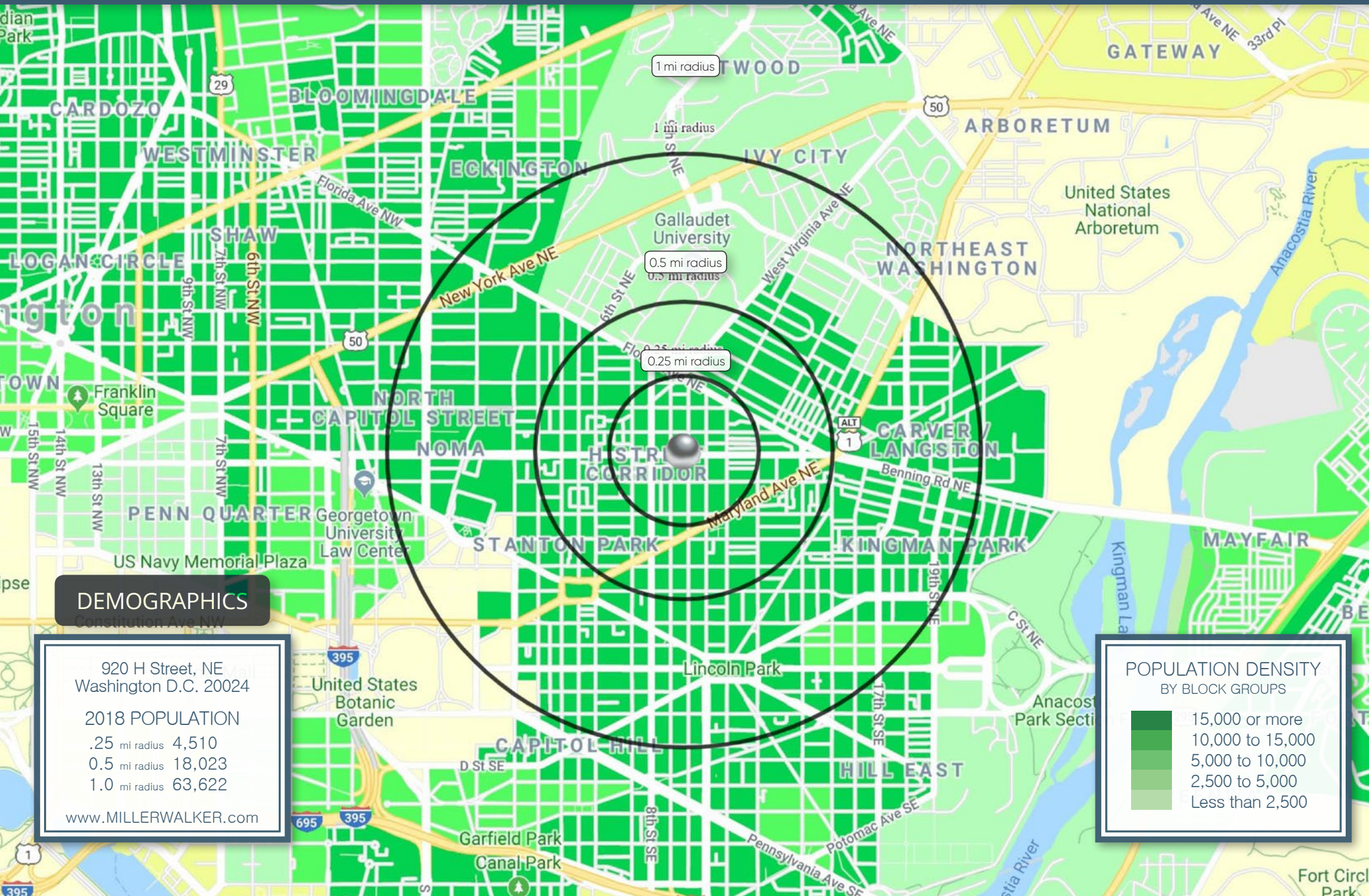
MAIN/STREET LEVEL: 1296 SF
LOWER LEVEL: 2367 SF
TOTAL SPACE: 3663 SF



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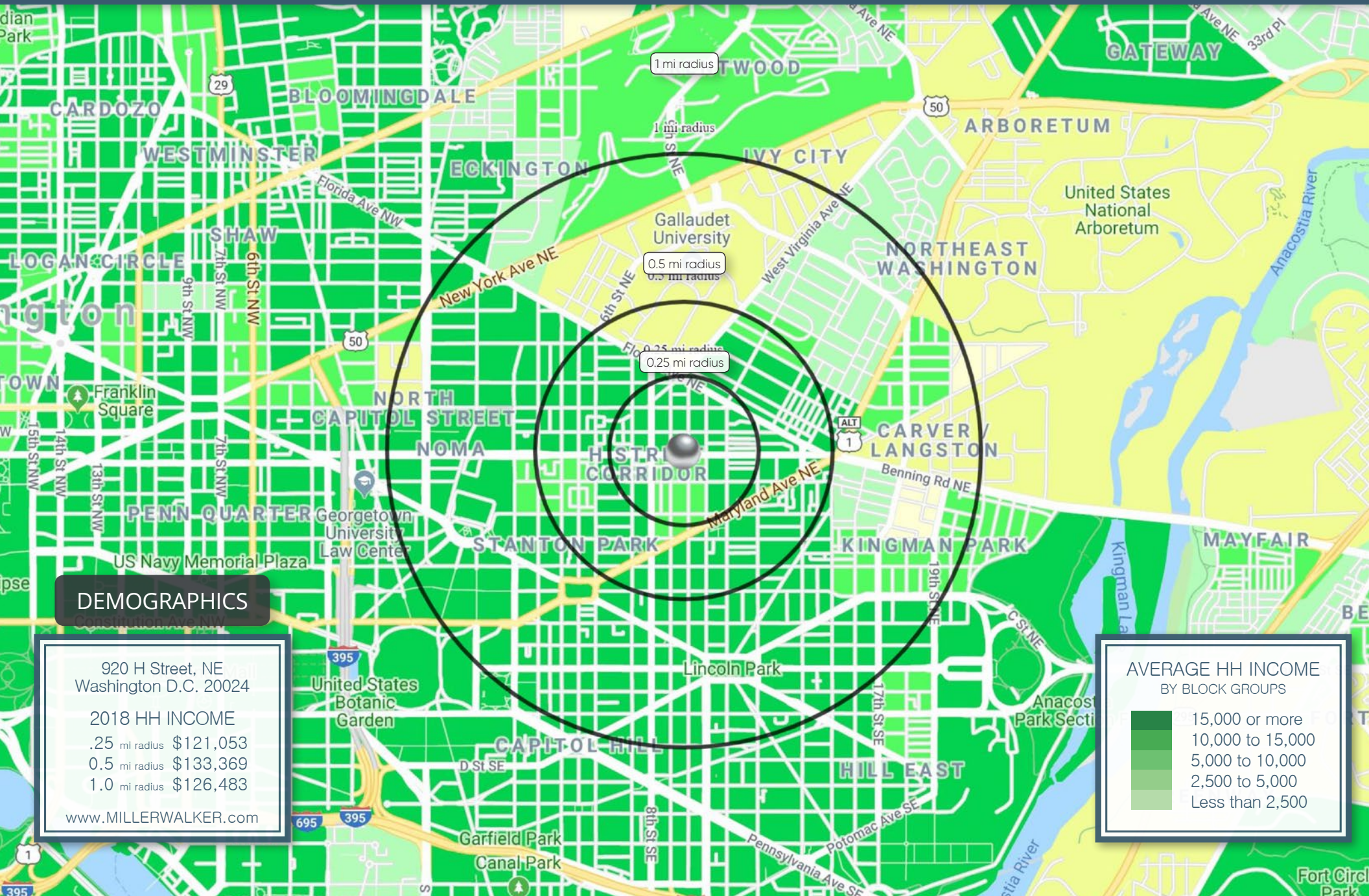
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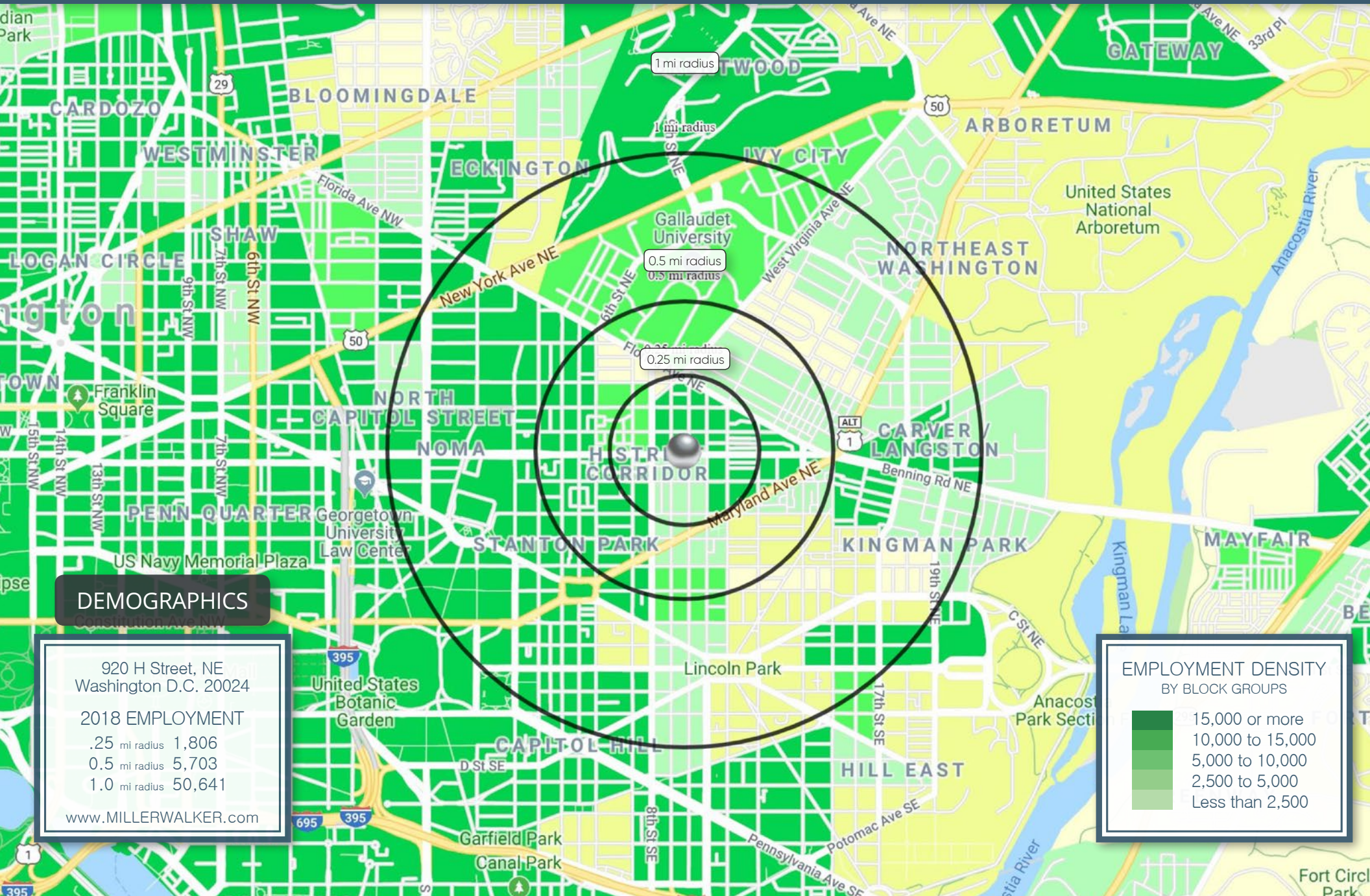
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H STREET, NE HAS STEADILY RETURNED to rank as one of the DC's most productive and innovative neighborhood commercial districts. A hip arts scene inclusive of quirky bars, eclectic restaurants, art galleries, and regional music destinations—most locally 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).

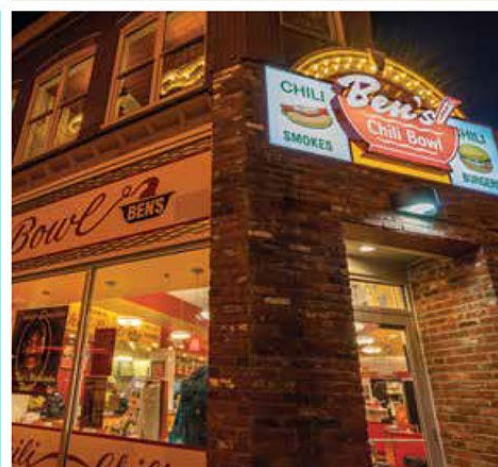


GROWING RETAIL & RESIDENTIAL BASE

- 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.



0-1/2 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'

0	26%	32%	41%
1	48%	47%	44%
2-3	25%	21%	15%
4+	1%	1%	1%

METRO RAIL 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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