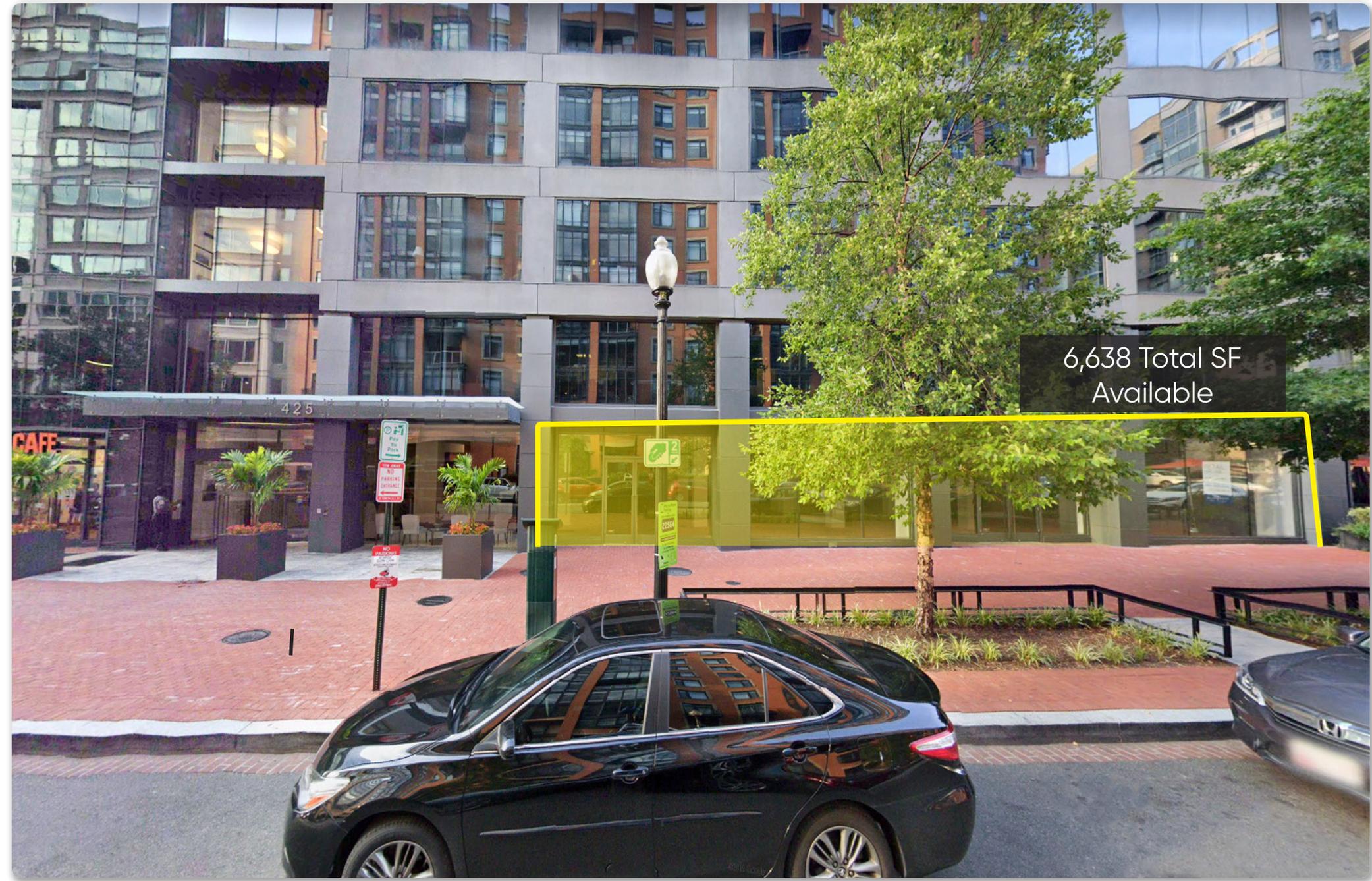


MILLER WALKER
RETAIL REAL ESTATE

425 EYE STREET NW
MOUNT VERNON TRIANGLE - WASHINGTON DC
3,000 SF To 6,683 SF Available

6,638 Total SF
Available



NEIGHBORHOOD

Mount Vernon Triangle is centrally located in East End between the Convention Center and the Capital One Arena, Mount Vernon Triangle is a mixed-use neighborhood with a growing retail and restaurant scene. New construction projects in the area will lead to an additional 200,000 SF of retail space being developed within two blocks of the site.

BY THE NUMBERS



46,878

Total Employees
0.5 Mi Radius



\$136,849

Average Household
Income
0.5 Mi Radius



7,780

Total Population
0.5 Mi Radius

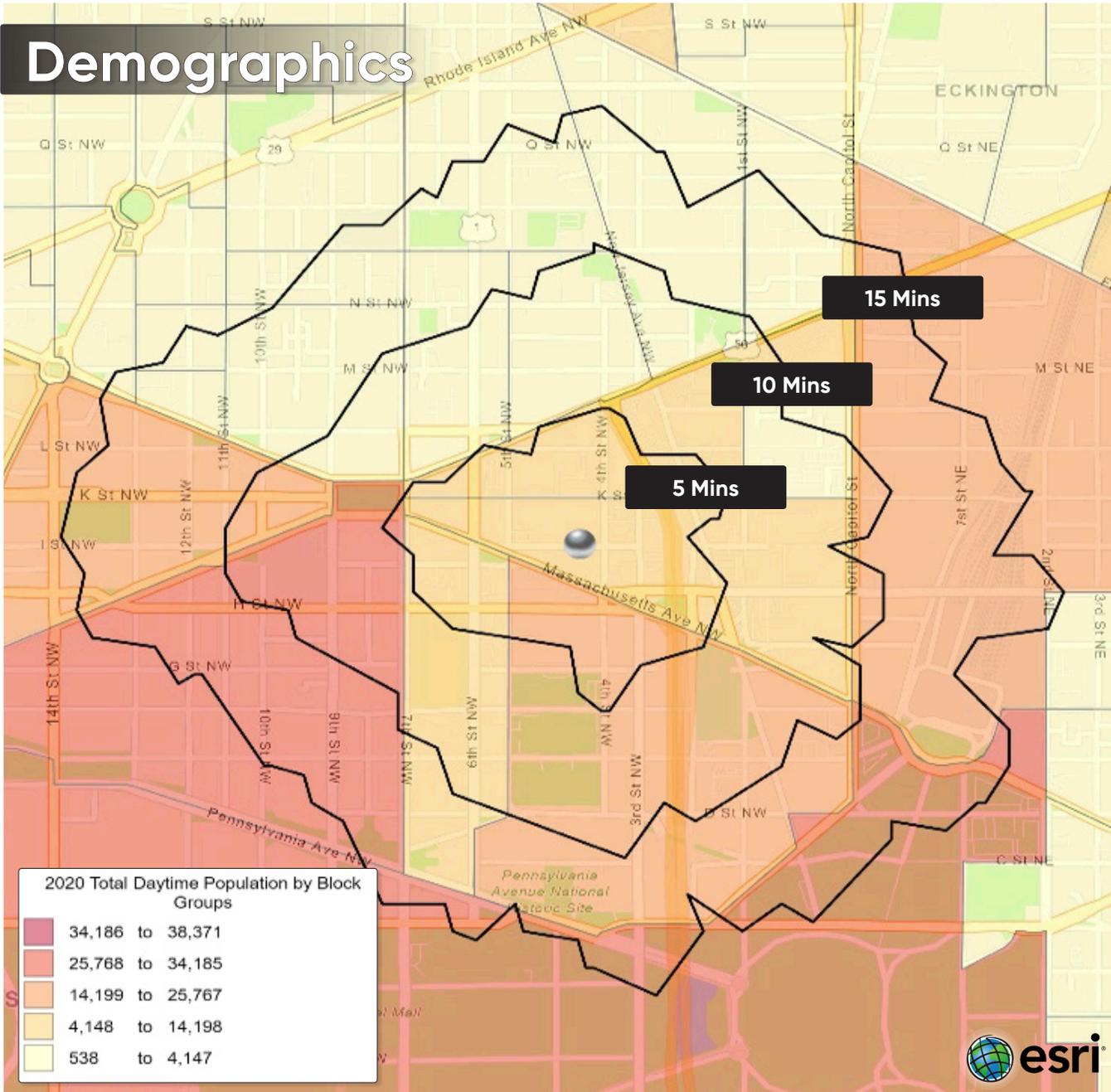
NEARBY RETAIL







Demographics



2020 Total Daytime Population by Block Groups

Dark Red	34,186 to 38,371
Red	25,768 to 34,185
Orange	14,199 to 25,767
Light Orange	4,148 to 14,198
Yellow	538 to 4,147

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2021 Daytime Population	13,490	34,289	88,267
2021 Resident Population	3,536	6,306	12,955
2021 Average Household Income	\$130,088	\$137,000	\$142,027

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2021 Daytime Population	14,756	46,878	153,725
2021 Resident Population	3,879	7,780	23,126
2021 Average Household Income	\$132,100	\$136,849	\$147,854

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2021 Daytime Population	135,664	447,429	951,537
2021 Resident Population	22,644	98,527	294,048
2021 Average Household Income	\$144,644	\$138,735	\$129,049

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