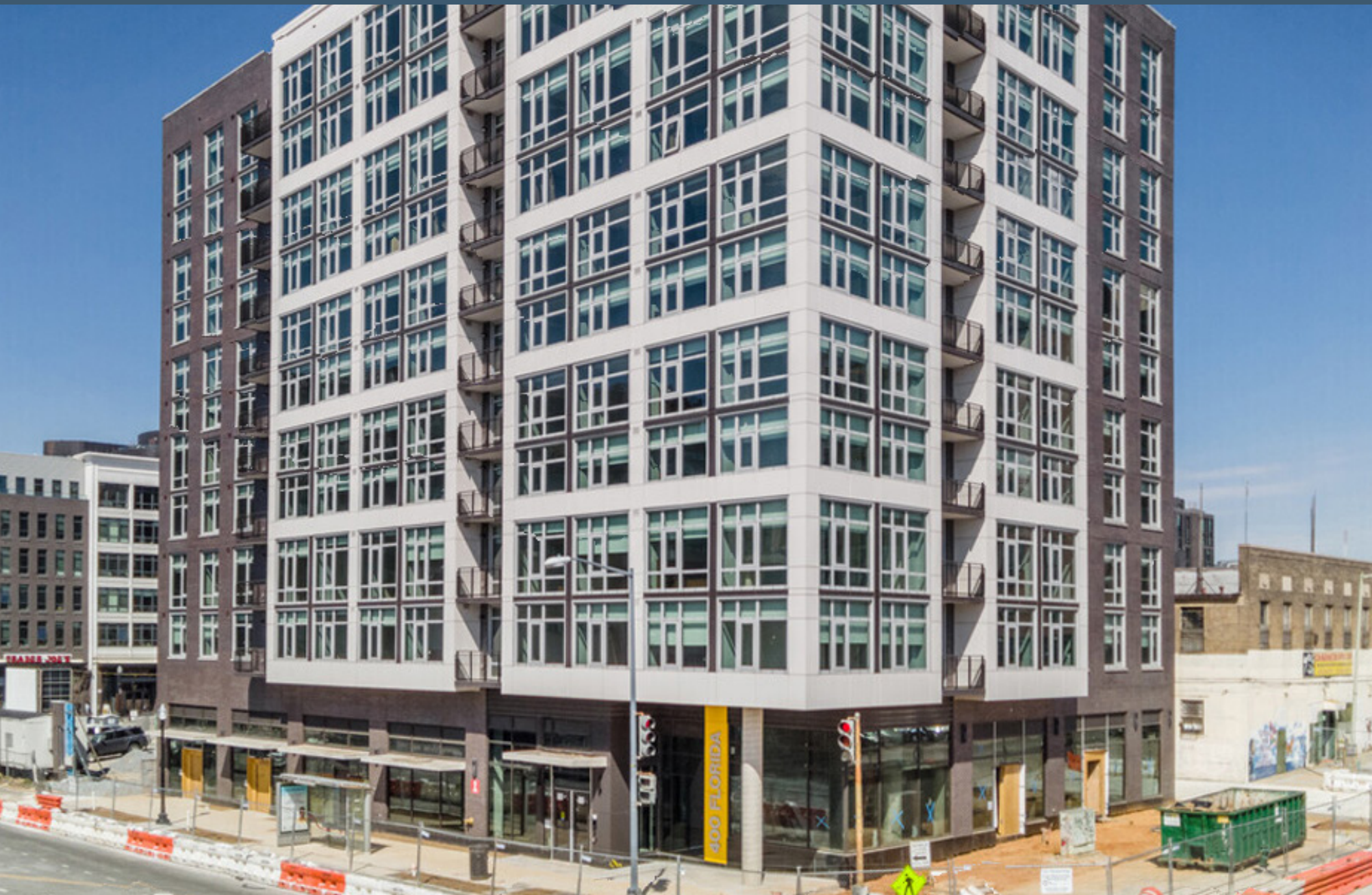


**MILLER WALKER**  
RETAIL REAL ESTATE

**400 FLORIDA AVENUE, NE**  
**UNION MARKET - WASHINGTON, DC**  
2,327 SF Available





## NEIGHBORHOOD

- **Existing** - Over 930 residential units and 66,500 square feet of retail
- **Under Construction** – Over 60 residential units, 214,000 SF of office, and 68,800 SF of retail were under construction as of December 2019.
- **Planned** – Over 3,000 residential units, 500,000 SF of office, and 200,000 SF of retail is currently in the pipeline for development.
- **Gallaudet University Expansion** - As part of its 2022 Campus Plan, Gallaudet is planning for 1.5 million SF of mixed-use development on four parcels along 6th Street, including 135,000 SF of retail, 1,800 residential units, and education/office uses.

## BY THE NUMBERS



64,567

Total Employees  
0.5 mile radius



\$139,147

Average Household  
Income  
0.5 mile radius



62,849

Total Population  
0.5 mile radius

## UNION MARKET



STELLINA PIZZERIA  
ITALY PIZZA STYLE FOOD LOVE



St. Anselm



TRADER  
JOE'S

SOULCYCLE



# 400 FLORIDA AVENUE NE

Washington, DC

MILLER WALKER  
RETAIL REAL ESTATE

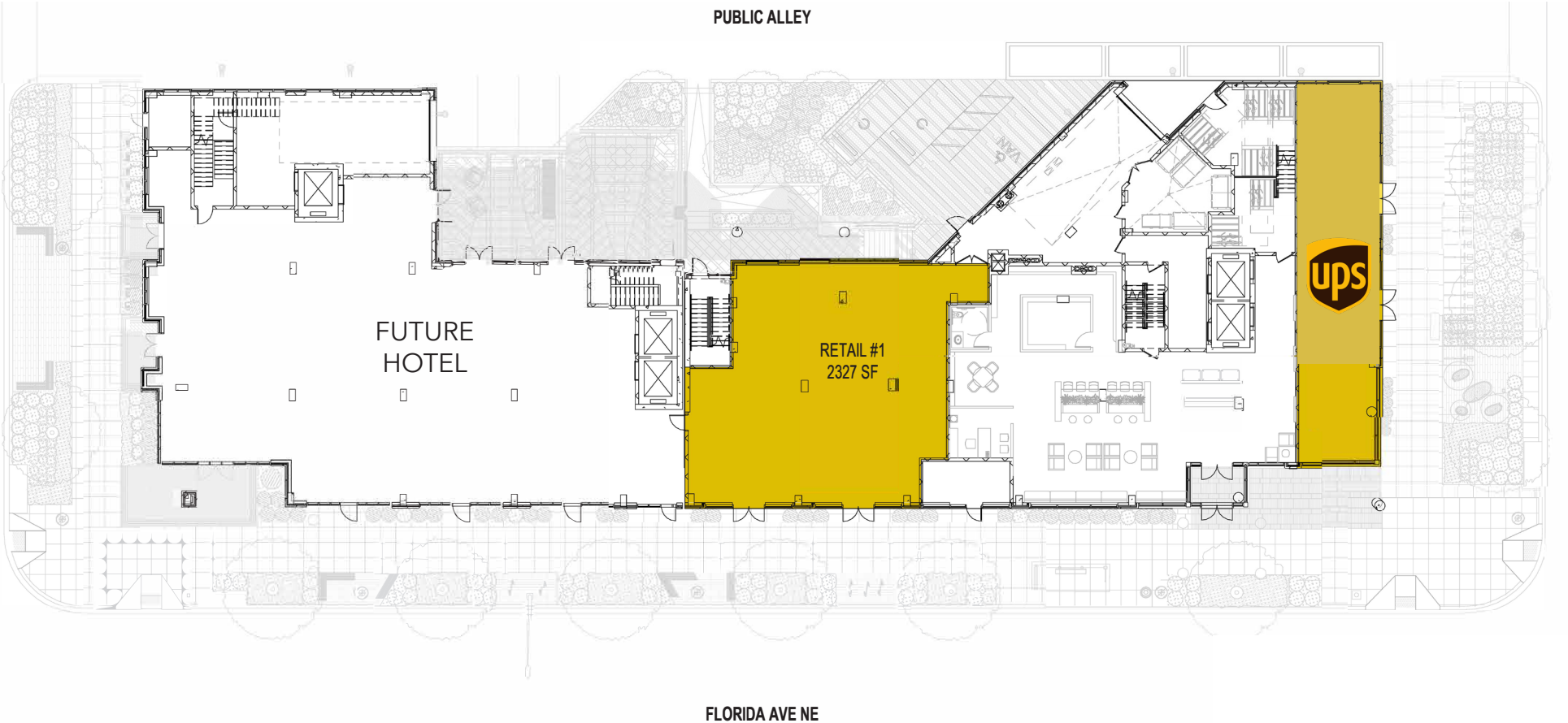


## UNION MARKET

1,485 Total Enrollment



SITE PLAN



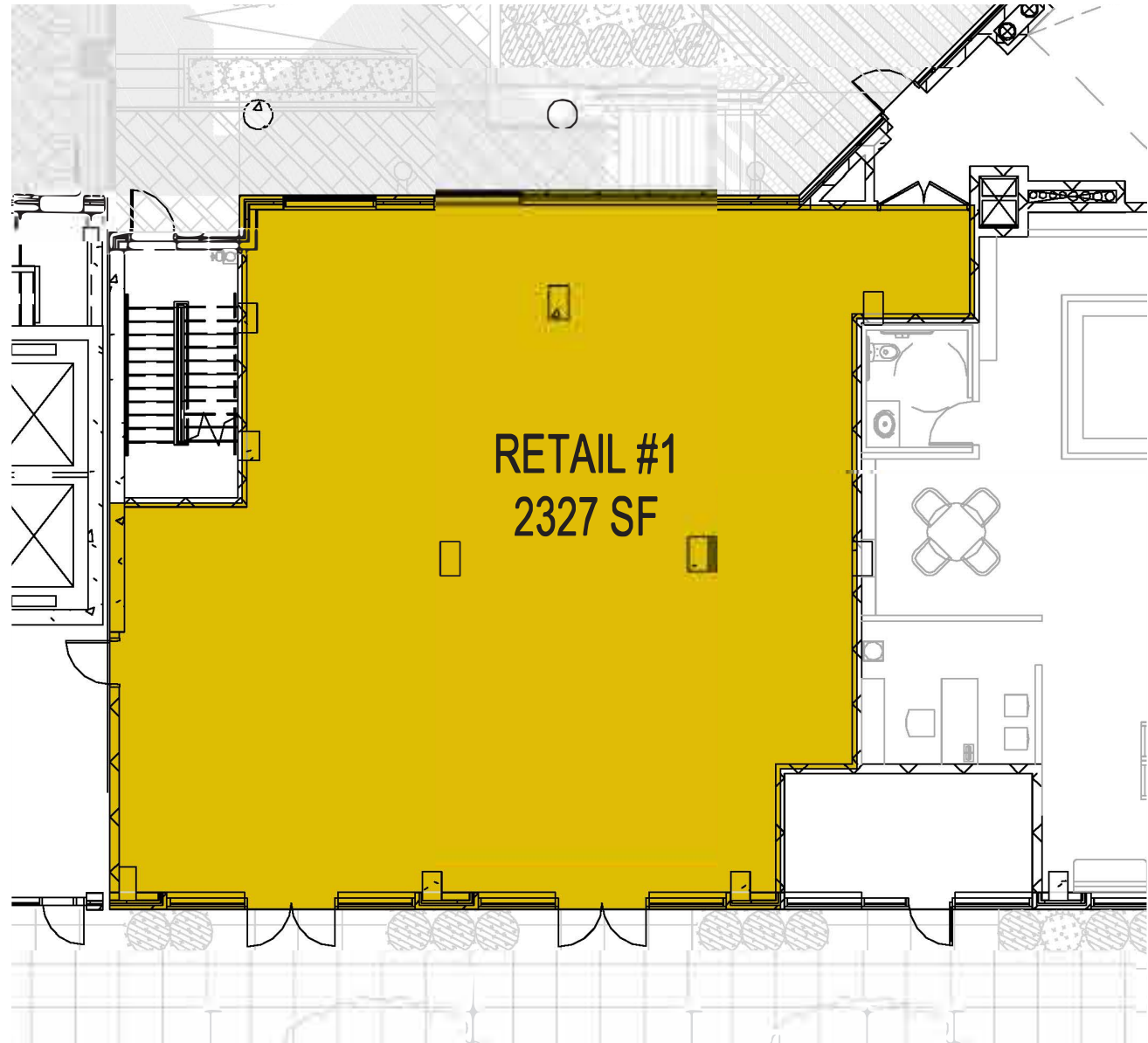


## FLOOR PLAN

RETAIL SPACE #1  
Florida Avenue, NE

**ASKING RENT:** \$65 NNN PSF  
**SQUARE FOOTAGE:** 2,327 SF

Grease Exhaust Available  
Additional Lower Level Contiguous  
Space Available

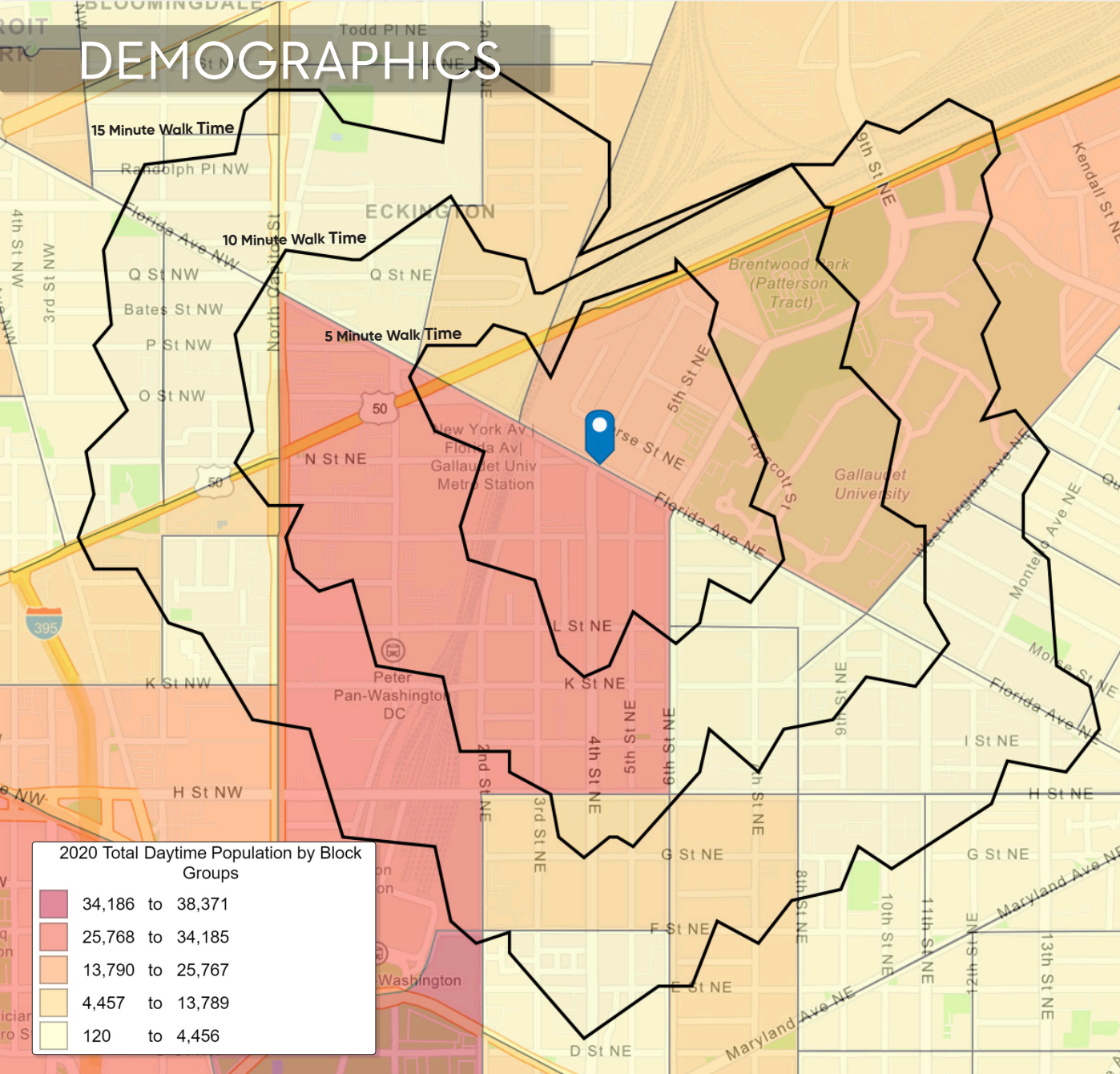


# 400 FLORIDA AVENUE NE

## Washington, DC

MILLER WALKER  
RETAIL REAL ESTATE

### DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2020 Daytime Population	2,702	15,446	39,530
2020 Resident Population	2,676	12,394	31,408
2020 Average Household Income	\$105,112	\$141,700	\$144,436

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2020 Daytime Population	4,325	20,788	81,206
2020 Resident Population	4,150	18,058	62,849
2020 Average Household Income	\$125,498	\$139,147	\$136,436

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2020 Daytime Population	87,608	354,146	793,835
2020 Resident Population	71,690	240,336	577,986
2020 Average Household Income	\$134,483	\$137,196	\$118,323

## DEMOGRAPHIC SUMMARY

400 Florida Ave NE, Washington,  
District of Columbia, 20002  
Ring of 0.25 miles

## KEY FACTS

32.9

Median Age



1,859

Total Households



\$71,797

Median Disposable Income



2.16

2019 Average Household Size (Esri)

## DEMOGRAPHICS



\$125,498

2019 Average Household Income (Esri)



4,150

2019 Total Population (Esri)



5,036

2019 Total (NAICS11-99) Employees

## ANNUAL HOUSEHOLD SPENDING



\$3,239

Apparel & Services



\$247

Computers & Hardware



\$5,635

Eating Out



\$7,568

Groceries



\$6,996

Health Care

## Tapestry Segments



3B

**Metro Renters**

1,079 households

58%

of Households



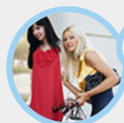
11A

**City Strivers**

313 households

16.8%

of Households



3C

**Trendsetters**

284 households

15.3%

of Households



## EDUCATION



76%

Bachelor's Degree or Higher



10%

More Than High School Education

## EMPLOYMENT



White Collar

91%



Blue Collar

3%



Services

6%

13.8%

Unemployment Rate

## BUSINESS



167

2019 Total (SIC01-99) Businesses



\$53,548,119

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



\$46,764,477

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

## DEMOGRAPHIC SUMMARY

400 Florida Ave NE, Washington,  
District of Columbia, 20002  
Ring of 0.5 miles

## KEY FACTS

33.2

Median Age



7,579

Total Households



\$78,268

Median Disposable Income



2.31

2019 Average Household Size (Esri)

## DEMOGRAPHICS



\$139,147

2019 Average Household Income (Esri)



18,058

2019 Total Population (Esri)



14,012

2019 Total (NAICS11-99) Employees

## ANNUAL HOUSEHOLD SPENDING



\$3,588

Apparel & Services



\$273

Computers & Hardware



\$6,278

Eating Out



\$8,340

Groceries



\$7,652

Health Care

## EDUCATION



79%

Bachelor's Degree or Higher



9%

More Than High School Education

## Tapestry Segments



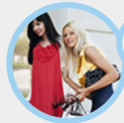
3B

**Metro Renters**

4,953 households

65.4%

of Households



3C

**Trendsetters**

1,420 households

18.7%

of Households



11A

**City Strivers**

1,010 households

13.3%

of Households



## EMPLOYMENT



White Collar

91%



Blue Collar

3%



Services

6%

13.5%

Unemployment Rate

## BUSINESS



478

2019 Total (SIC01-99) Businesses



\$222,779,580

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



\$123,966,926

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



## DEMOGRAPHIC SUMMARY

400 Florida Ave NE, Washington,  
District of Columbia, 20002  
Ring of 1 mile

## KEY FACTS

35.1

Median Age



27,545

Total Households



\$72,128

Median Disposable Income



2.21

2019 Average Household Size (Esri)

## DEMOGRAPHICS



\$136,436

2019 Average Household Income (Esri)



62,849

2019 Total Population (Esri)



64,567

2019 Total (NAICS11-99) Employees

## ANNUAL HOUSEHOLD SPENDING



\$3,433

Apparel & Services



\$264

Computers & Hardware



\$5,971

Eating Out



\$8,084

Groceries



\$7,479

Health Care

## Tapestry Segments



3B

**Metro Renters**

7,704 households

28%

of Households



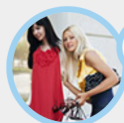
3A

**Laptops and Lattes**

7,009 households

25.4%

of Households



3C

**Trendsetters**

5,415 households

19.7%

of Households



## EDUCATION



71%

Bachelor's Degree or Higher



11%

More Than High School Education

## EMPLOYMENT



White Collar

88%



Blue Collar

5%



Services

6%

13.5%

Unemployment Rate

## BUSINESS



2,727

2019 Total (SIC01-99) Businesses



\$1,185,147,865

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



\$629,062,095

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