

MILLER  WALKER
RETAIL REAL ESTATE

STATION HOUSE | 701 2ND STREET, NE
H STREET CORRIDOR – WASHINGTON DC
2,212 SF to 11,170 SF Available for Lease



STATION HOUSE

Washington, DC

MILLER WALKER

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NEIGHBORHOOD

Located just two blocks east of Union Station, the busiest metro stop in DC, the H Street Corridor is a hip art and food scene that is undergoing a resurgence in retail and residential development.

The area's largest event is the annual H Street Festival, which spans 10 blocks and attracts thousands of attendees. The H Street Farmer's Market opens from mid-April to mid-December

BY THE NUMBERS



25,457

Total Employees
0.5 Mi Radius



\$144,051

Average Household
Income
0.5 Mi Radius

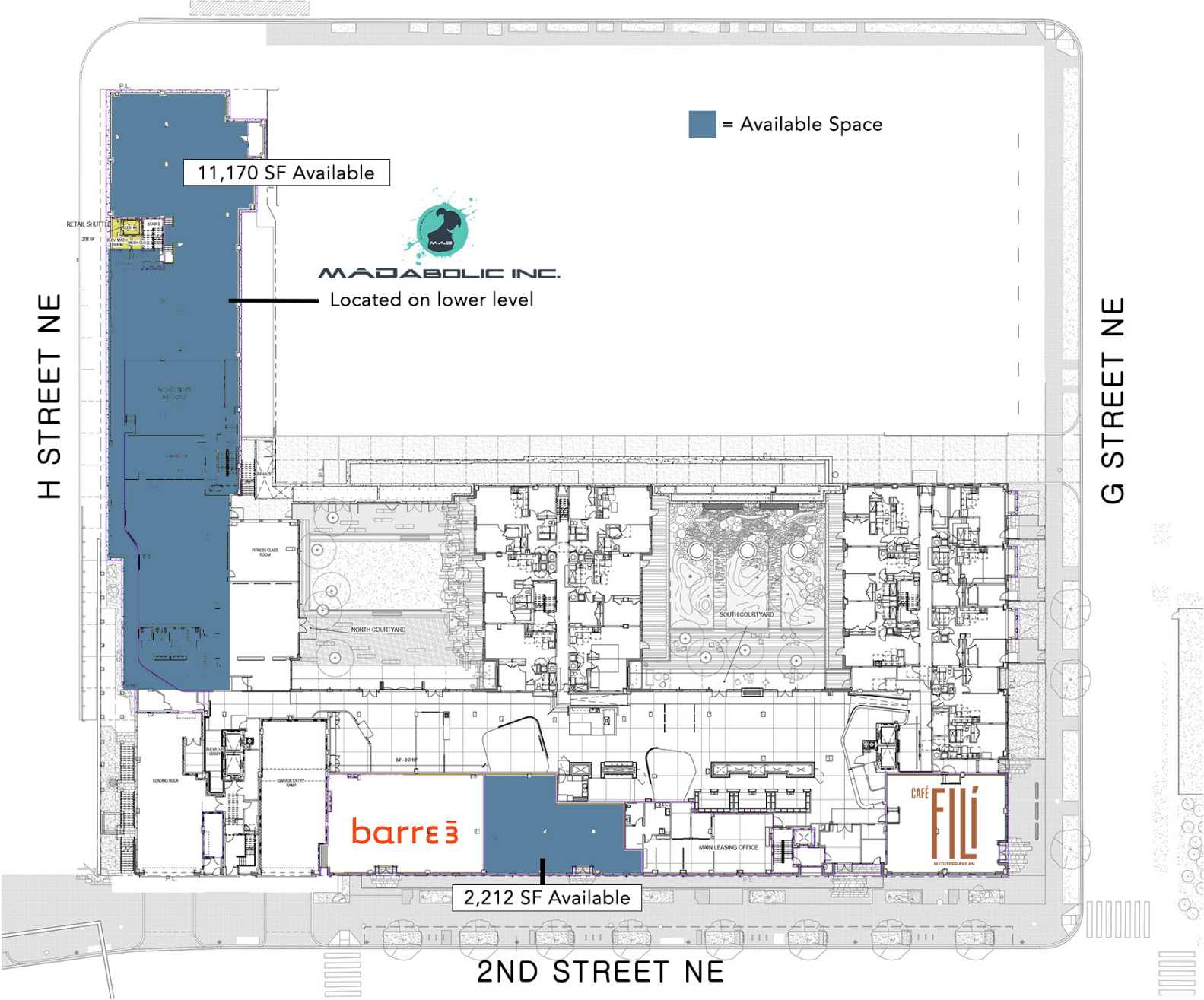


24,165

Total Population
0.5 Mi Radius

NEARBY RETAIL





STATION HOUSE

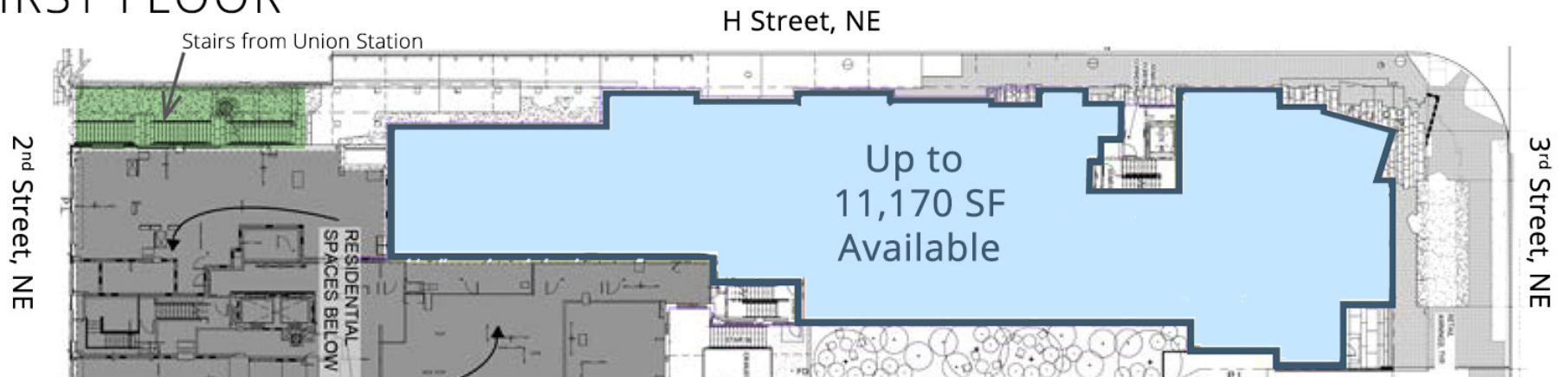
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FIRST FLOOR





**Union
PLACE**



THE **APOLLO** APTS

RETAIL MAP

42 Units

500 Units

10,000 SF

217 Units

435 Units



ANTHOLOGY



CAPITOL HILL TOWERS

378 Units

20,000 SF

306 Units

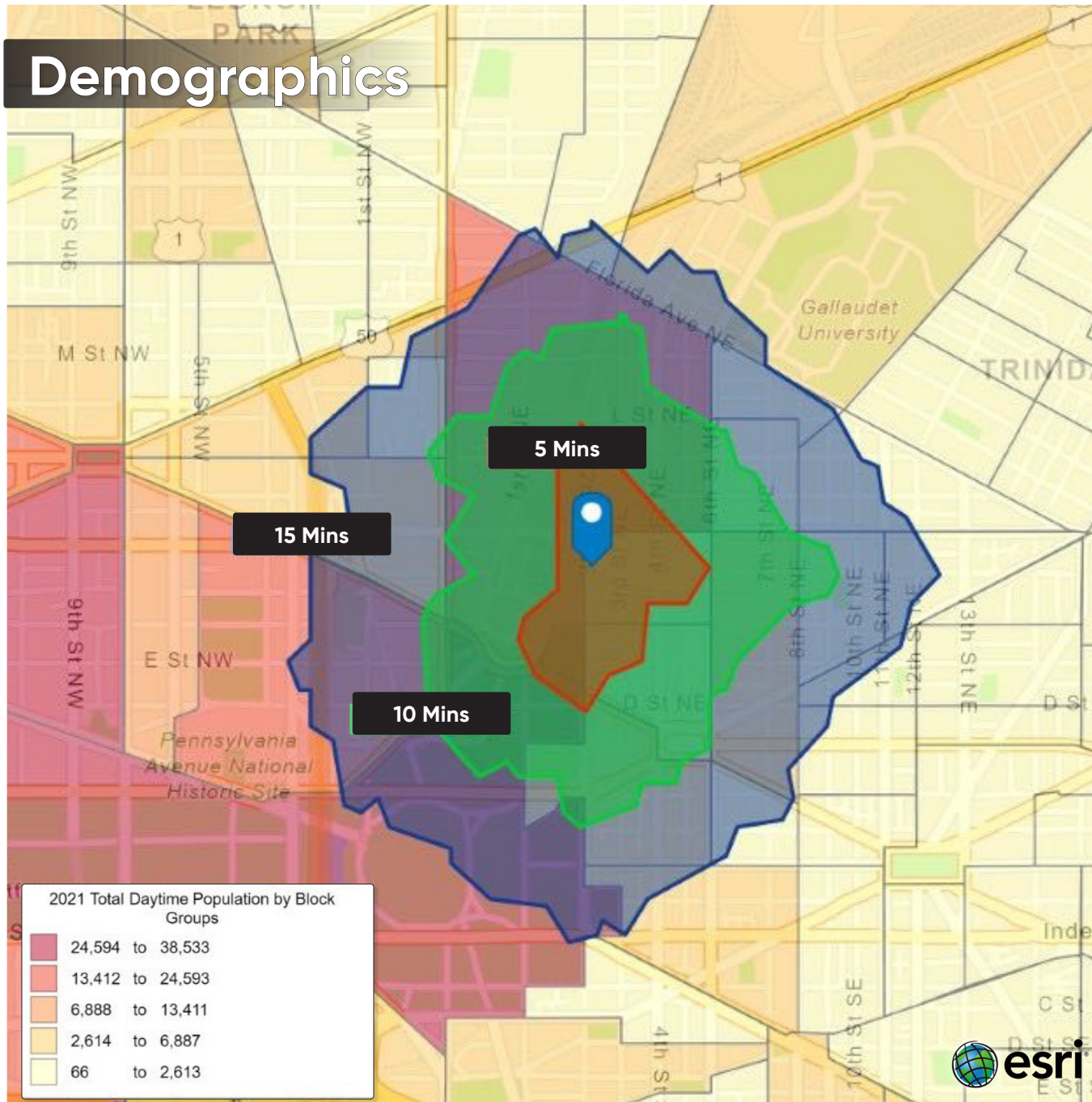
420 Units

44,300 SF

204 Units

- Residential Units
- Retail Square Footage
- Office Square Footage

Demographics



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2021 Daytime Population	5,186	23,864	48,798
2021 Resident Population	4,875	13,078	33,449
2021 Average Household Income	\$196,258	\$190,474	\$169,551

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2021 Daytime Population	7,167	33,647	102,509
2021 Resident Population	5,708	20,067	67,763
2021 Average Household Income	\$195,141	\$180,484	\$164,825

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2021 Daytime Population	80,344	355,989	740,594
2021 Resident Population	62,383	209,816	508,179
2021 Average Household Income	\$162,524	\$149,147	\$131,886