MILLER WALKER
RETAIL REAL ESTATE

Community Profile MWRetail

1140 Connecticut Ave NW, Washington, District of Columbia,
1140 Connecticut Ave NW, Washington, District of Columbia, 20036
Walk Time: 5, 10, 15 minute radii

Latitude: 38.90500
Longitude: -77.04114

	5 minutes	10 minutes	15 minutes
Population Summary			
2000 Total Population	279	11,190	30,790
2010 Total Population	401	12,395	35,808
2020 Total Population	447	14,105	40,470
2020 Group Quarters	9	490	2,856
2025 Total Population	457	14,556	41,568
2019-2024 Annual Rate	0.44%	0.63%	0.54%
2020 Total Daytime Population	26,285	77,691	141,432
Workers	26,178	73,826	129,074
Residents	107	3,865	12,358
Household Summary			
2000 Households	212	7,867	19,351
2000 Average Household Size	1.26	1.38	1.50
2010 Households	296	8,621	22,239
2010 Average Household Size	1.32	1.38	1.48
2020 Households	324	9,730	25,014
2020 Average Household Size	1.35	1.40	1.50
2025 Households	329	9,994	25,576
2025 Average Household Size	1.36	1.41	1.51
2019-2024 Annual Rate	0.31%	0.54%	0.45%
2010 Families	29	1,099	3,738
2010 Average Family Size	2.14	2.34	2.42
2020 Families	31	1,235	4,118
2020 Average Family Size	2.23	2.38	2.48
2025 Families	31	1,273	4,204
2025 Average Family Size	2.29	2.39	2.50
2019-2024 Annual Rate	0.00%	0.61%	0.41%
Housing Unit Summary			
2000 Housing Units	251	8,470	21,028
Owner Occupied Housing Units	19.5%	24.9%	25.2%
Renter Occupied Housing Units	64.9%	67.9%	66.8%
Vacant Housing Units	15.5%	7.1%	8.0%
2010 Housing Units	335	9,571	24,979
Owner Occupied Housing Units	14.0%	23.5%	26.8%
Renter Occupied Housing Units	74.3%	66.6%	62.2%
Vacant Housing Units	11.6%	9.9%	11.0%
2020 Housing Units	353	10,393	27,073
Owner Occupied Housing Units	18.7%	25.2%	28.7%
Renter Occupied Housing Units	73.1%	68.5%	63.7%
Vacant Housing Units	8.2%	6.4%	7.6%
2025 Housing Units	354	10,612	27,568
Owner Occupied Housing Units	21.5%	27.5%	31.0%
Renter Occupied Housing Units	71.5%	66.7%	61.8%
Vacant Housing Units	7.1%	5.8%	7.2%
Median Household Income			
2020	$86,814	$97,177	$103,686
2025	$97,882	$108,505	$113,325
Median Home Value			
2020	$378,750	$546,053	$638,298
2025	$379,348	$713,921	$787,881
Per Capita Income			
2020	$78,294	$93,817	$90,117
2025	$88,753	$106,738	$101,832
Median Age			
2010	29.2	31.9	31.5
2020	31.7	34.5	33.9
2025	32.2	35.6	35.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

February 02, 2021

Community Profile MWRetail

1140 Connecticut Ave NW, Washington, District of Columbia,
1140 Connecticut Ave NW, Washington, District of Columbia, 20036
Walk Time: 5, 10, 15 minute radii

Latitude: 38.90500
Longitude: -77.04114

	5 minutes	10 minutes	15 minutes
2020 Households by Income			
Household Income Base	324	9,730	25,013
<$15,000	14.2%	11.1%	10.9%
$15,000 - $24,999	3.4%	3.0%	3.1%
$25,000 - $34,999	6.5%	5.1%	4.1%
$35,000 - $49,999	6.2%	5.4%	5.0%
$50,000 - $74,999	11.1%	14.3%	12.9%
$75,000 - $99,999	16.0%	12.2%	11.8%
$100,000 - $149,999	23.8%	18.9%	19.8%
$150,000 - $199,999	10.5%	11.3%	11.0%
$200,000+	8.6%	18.7%	21.4%
Average Household Income	$103,004	$135,224	$145,889
2025 Households by Income			
Household Income Base	329	9,994	25,575
<$15,000	11.9%	9.4%	9.6%
$15,000 - $24,999	2.7%	2.3%	2.5%
$25,000 - $34,999	5.2%	4.2%	3.6%
$35,000 - $49,999	4.9%	4.4%	4.2%
$50,000 - $74,999	9.7%	12.5%	11.1%
$75,000 - $99,999	16.4%	12.3%	11.6%
$100,000 - $149,999	27.1%	20.4%	20.6%
$150,000 - $199,999	11.6%	12.5%	11.8%
$200,000+	10.0%	22.0%	24.9%
Average Household Income	$117,475	$154,892	$165,719
2020 Owner Occupied Housing Units by Value			
Total	66	2,614	7,762
<$50,000	0.0%	0.8%	0.6%
$50,000 - $99,999	0.0%	0.0%	0.3%
$100,000 - $149,999	0.0%	0.3%	0.2%
$150,000 - $199,999	0.0%	0.1%	0.1%
$200,000 - $249,999	0.0%	5.0%	2.9%
$250,000 - $299,999	3.0%	2.0%	1.9%
$300,000 - $399,999	60.6%	21.4%	14.6%
$400,000 - $499,999	18.2%	16.1%	15.3%
$500,000 - $749,999	3.0%	22.5%	25.4%
$750,000 - $999,999	3.0%	11.4%	16.5%
$1,000,000 - $1,499,999	0.0%	12.1%	10.8%
$1,500,000 - $1,999,999	1.5%	2.9%	4.8%
$2,000,000 +	12.1%	5.3%	6.6%
Average Home Value	$637,313	$725,603	$802,197
2025 Owner Occupied Housing Units by Value			
Total	76	2,914	8,543
<$50,000	0.0%	0.2%	0.2%
$50,000 - $99,999	0.0%	0.0%	0.0%
$100,000 - $149,999	0.0%	0.1%	0.0%
$150,000 - $199,999	0.0%	0.0%	0.0%
$200,000 - $249,999	0.0%	1.1%	0.6%
$250,000 - $299,999	2.6%	0.8%	0.6%
$300,000 - $399,999	60.5%	12.3%	7.2%
$400,000 - $499,999	18.4%	12.5%	10.9%
$500,000 - $749,999	2.6%	26.9%	26.9%
$750,000 - $999,999	2.6%	18.2%	23.4%
$1,000,000 - $1,499,999	0.0%	18.4%	15.7%
$1,500,000 - $1,999,999	1.3%	3.6%	6.3%
$2,000,000 +	13.2%	6.0%	8.2%
Average Home Value	$651,948	$858,408	$939,737

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

February 02, 2021

MILLER WALKER
RETAIL REAL ESTATE

Community Profile MWRetail

1140 Connecticut Ave NW, Washington, District of Columbia,
1140 Connecticut Ave NW, Washington, District of Columbia, 20036
Walk Time: 5, 10, 15 minute radii

Latitude: 38.90500
Longitude: -77.04114

	5 minutes	10 minutes	15 minutes
2010 Population by Age			
Total	403	12,391	35,805
0 - 4	0.2%	1.3%	2.0%
5 - 9	0.2%	0.6%	0.9%
10 - 14	0.0%	0.3%	0.6%
15 - 24	22.8%	15.0%	18.8%
25 - 34	45.9%	43.3%	38.6%
35 - 44	9.4%	14.3%	14.6%
45 - 54	7.9%	9.5%	9.7%
55 - 64	6.5%	8.3%	7.9%
65 - 74	4.0%	4.5%	4.4%
75 - 84	1.7%	2.1%	1.8%
85 +	0.2%	0.8%	0.9%
18 +	98.8%	97.7%	96.1%
2020 Population by Age			
Total	447	14,106	40,471
0 - 4	0.2%	1.3%	1.9%
5 - 9	0.2%	0.9%	1.4%
10 - 14	0.4%	0.6%	0.9%
15 - 24	13.2%	7.9%	13.5%
25 - 34	51.0%	41.6%	36.4%
35 - 44	15.0%	19.2%	18.1%
45 - 54	5.8%	9.4%	9.5%
55 - 64	5.1%	8.6%	8.5%
65 - 74	6.3%	6.7%	6.5%
75 - 84	2.2%	2.9%	2.5%
85 +	0.4%	1.0%	1.0%
18 +	99.1%	96.9%	95.4%
2025 Population by Age			
Total	458	14,554	41,569
0 - 4	0.2%	1.3%	2.0%
5 - 9	0.2%	0.9%	1.3%
10 - 14	0.4%	0.6%	0.9%
15 - 24	12.7%	7.3%	13.6%
25 - 34	49.8%	38.0%	32.3%
35 - 44	15.7%	21.9%	20.1%
45 - 54	5.7%	9.7%	10.1%
55 - 64	4.8%	8.0%	8.3%
65 - 74	7.2%	7.5%	7.1%
75 - 84	2.8%	3.6%	3.3%
85 +	0.4%	1.0%	1.0%
18 +	99.1%	96.9%	95.3%
2010 Population by Sex			
Males	182	6,329	18,482
Females	219	6,066	17,326
2020 Population by Sex			
Males	184	7,225	20,978
Females	263	6,880	19,492
2025 Population by Sex			
Males	190	7,471	21,533
Females	268	7,085	20,036

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

February 02, 2021

MILLER WALKER
RETAIL REAL ESTATE

Community Profile MWRetail

1140 Connecticut Ave NW, Washington, District of Columbia,
1140 Connecticut Ave NW, Washington, District of Columbia, 20036
Walk Time: 5, 10, 15 minute radii

Latitude: 38.90500
Longitude: -77.04114

	5 minutes	10 minutes	15 minutes
2010 Population by Race/Ethnicity			
Total	402	12,395	35,809
White Alone	79.1%	75.2%	73.1%
Black Alone	3.7%	7.5%	9.8%
American Indian Alone	0.2%	0.4%	0.3%
Asian Alone	12.2%	10.6%	8.6%
Pacific Islander Alone	0.0%	0.2%	0.1%
Some Other Race Alone	1.7%	2.9%	4.7%
Two or More Races	3.0%	3.3%	3.3%
Hispanic Origin	7.5%	9.8%	11.4%
Diversity Index	44.4	52.1	56.0
2020 Population by Race/Ethnicity			
Total	445	14,103	40,469
White Alone	79.1%	76.4%	74.9%
Black Alone	2.2%	4.7%	6.3%
American Indian Alone	0.0%	0.3%	0.3%
Asian Alone	13.9%	12.1%	10.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.8%	3.1%	5.2%
Two or More Races	2.9%	3.3%	3.3%
Hispanic Origin	8.7%	11.4%	13.2%
Diversity Index	46.2	52.1	55.7
2025 Population by Race/Ethnicity			
Total	457	14,556	41,568
White Alone	78.6%	76.4%	75.2%
Black Alone	2.0%	3.8%	5.1%
American Indian Alone	0.0%	0.3%	0.3%
Asian Alone	14.7%	12.8%	10.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.0%	3.3%	5.5%
Two or More Races	2.8%	3.3%	3.3%
Hispanic Origin	9.2%	12.2%	14.1%
Diversity Index	46.8	52.7	56.2
2010 Population by Relationship and Household Type			
Total	401	12,395	35,808
In Households	97.8%	96.0%	91.9%
In Family Households	15.7%	21.3%	26.2%
Householder	7.2%	9.0%	10.4%
Spouse	6.5%	7.4%	8.2%
Child	0.7%	2.9%	4.7%
Other relative	0.7%	1.4%	2.0%
Nonrelative	0.2%	0.6%	1.0%
In Nonfamily Households	81.8%	74.7%	65.7%
In Group Quarters	2.2%	4.0%	8.1%
Institutionalized Population	0.0%	0.8%	0.9%
Noninstitutionalized Population	2.2%	3.2%	7.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

February 02, 2021

Community Profile MWRetail

1140 Connecticut Ave NW, Washington, District of Columbia,
1140 Connecticut Ave NW, Washington, District of Columbia, 20036
Walk Time: 5, 10, 15 minute radii

Latitude: 38.90500
Longitude: -77.04114

	5 minutes	10 minutes	15 minutes
2020 Population 25+ by Educational Attainment			
Total	384	12,602	33,352
Less than 9th Grade	0.0%	1.8%	1.9%
9th - 12th Grade, No Diploma	3.4%	0.6%	0.6%
High School Graduate	4.9%	3.1%	3.1%
GED/Alternative Credential	0.0%	0.4%	1.2%
Some College, No Degree	5.5%	5.4%	4.7%
Associate Degree	0.0%	1.4%	1.1%
Bachelor's Degree	31.5%	34.6%	33.0%
Graduate/Professional Degree	54.7%	52.6%	54.4%
2020 Population 15+ by Marital Status			
Total	442	13,712	38,806
Never Married	69.5%	64.7%	65.4%
Married	15.8%	27.9%	27.3%
Widowed	0.5%	1.8%	1.5%
Divorced	14.3%	5.5%	5.8%
2020 Civilian Population 16+ in Labor Force			
Civilian Employed	90.2%	88.4%	88.2%
Civilian Unemployed (Unemployment Rate)	9.8%	11.6%	11.8%
2020 Employed Population 16+ by Industry			
Total	342	10,237	28,102
Agriculture/Mining	2.9%	0.3%	0.1%
Construction	2.0%	0.8%	1.1%
Manufacturing	0.3%	0.6%	1.6%
Wholesale Trade	0.6%	0.7%	0.8%
Retail Trade	1.2%	1.7%	1.7%
Transportation/Utilities	2.0%	3.0%	2.0%
Information	0.6%	3.8%	3.5%
Finance/Insurance/Real Estate	12.6%	9.6%	9.6%
Services	65.2%	66.7%	65.2%
Public Administration	11.7%	12.7%	14.4%
2020 Employed Population 16+ by Occupation			
Total	341	10,236	28,102
White Collar	95.0%	93.3%	92.2%
Management/Business/Financial	23.1%	31.9%	32.6%
Professional	59.6%	47.6%	45.9%
Sales	3.5%	4.2%	4.7%
Administrative Support	8.8%	9.7%	8.9%
Services	2.3%	5.6%	6.2%
Blue Collar	2.3%	1.1%	1.6%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	0.0%	0.4%	0.7%
Installation/Maintenance/Repair	0.3%	0.3%	0.3%
Production	0.0%	0.0%	0.1%
Transportation/Material Moving	2.0%	0.5%	0.5%
2010 Population By Urban/ Rural Status			
Total Population	401	12,395	35,808
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

February 02, 2021

MILLER WALKER
RETAIL REAL ESTATE

Community Profile MWRetail

1140 Connecticut Ave NW, Washington, District of Columbia,
1140 Connecticut Ave NW, Washington, District of Columbia, 20036
Walk Time: 5, 10, 15 minute radii

Latitude: 38.90500
Longitude: -77.04114

	5 minutes	10 minutes	15 minutes
2010 Households by Type			
Total	296	8,621	22,240
Households with 1 Person	76.4%	70.9%	64.5%
Households with 2+ People	23.6%	29.1%	35.5%
Family Households	9.8%	12.7%	16.8%
Husband-wife Families	8.4%	10.5%	13.2%
With Related Children	0.3%	1.6%	2.8%
Other Family (No Spouse Present)	1.4%	2.2%	3.6%
Other Family with Male Householder	0.3%	0.9%	1.5%
With Related Children	0.0%	0.2%	0.4%
Other Family with Female Householder	1.0%	1.4%	2.1%
With Related Children	0.0%	0.4%	0.9%
Nonfamily Households	13.9%	16.3%	18.7%
All Households with Children	0.7%	2.3%	4.2%
Multigenerational Households	0.0%	0.1%	0.3%
Unmarried Partner Households	4.4%	8.0%	9.1%
Male-female	3.7%	5.3%	6.0%
Same-sex	0.7%	2.7%	3.1%
2010 Households by Size			
Total	295	8,621	22,239
1 Person Household	76.6%	70.9%	64.5%
2 Person Household	20.7%	24.2%	27.8%
3 Person Household	2.0%	3.3%	4.7%
4 Person Household	0.7%	1.1%	1.8%
5 Person Household	0.0%	0.3%	0.7%
6 Person Household	0.0%	0.2%	0.3%
7 + Person Household	0.0%	0.1%	0.2%
2010 Households by Tenure and Mortgage Status			
Total	296	8,621	22,239
Owner Occupied	15.9%	26.1%	30.1%
Owned with a Mortgage/Loan	11.8%	21.6%	25.8%
Owned Free and Clear	4.1%	4.5%	4.3%
Renter Occupied	84.1%	73.9%	69.9%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	335	9,571	24,979
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

February 02, 2021

MILLER WALKER
RETAIL REAL ESTATE

Community Profile MWRetail

1140 Connecticut Ave NW, Washington, District of Columbia,
1140 Connecticut Ave NW, Washington, District of Columbia, 20036
Walk Time: 5, 10, 15 minute radii

Latitude: 38.90500
Longitude: -77.04114

	5 minutes	10 minutes	15 minutes
Top 3 Tapestry Segments			
1.	Metro Renters (3B)	Metro Renters (3B)	Metro Renters (3B)
2.	Top Tier (1A)	Laptops and Lattes (3A)	Laptops and Lattes (3A)
3.	Professional Pride (1B)	Top Tier (1A)	Trendsetters (3C)
2020 Consumer Spending			
Apparel & Services: Total $	$868,462	$33,945,418	$93,147,140
Average Spent	$2,680.44	$3,488.74	$3,723.80
Spending Potential Index	125	163	174
Education: Total $	$684,975	$27,506,733	$78,176,503
Average Spent	$2,114.12	$2,827.00	$3,125.31
Spending Potential Index	118	158	175
Entertainment/Recreation: Total $	$1,132,398	$44,774,705	$124,205,461
Average Spent	$3,495.06	$4,601.72	$4,965.44
Spending Potential Index	108	142	153
Food at Home: Total $	$1,978,103	$77,369,327	$212,922,783
Average Spent	$6,105.26	$7,951.63	$8,512.14
Spending Potential Index	114	149	159
Food Away from Home: Total $	$1,528,983	$59,659,987	$163,844,188
Average Spent	$4,719.08	$6,131.55	$6,550.10
Spending Potential Index	125	163	174
Health Care: Total $	$1,836,803	$72,008,595	$197,904,407
Average Spent	$5,669.15	$7,400.68	$7,911.75
Spending Potential Index	99	129	138
HH Furnishings & Equipment: Total $	$765,955	$30,016,852	$82,470,359
Average Spent	$2,364.06	$3,084.98	$3,296.97
Spending Potential Index	108	141	151
Personal Care Products & Services: Total $	$352,069	$13,741,767	$37,682,545
Average Spent	$1,086.63	$1,412.31	$1,506.46
Spending Potential Index	118	154	164
Shelter: Total $	$7,769,581	$306,702,738	$852,550,232
Average Spent	$23,980.19	$31,521.35	$34,082.92
Spending Potential Index	124	163	176
Support Payments/Cash Contributions/Gifts in Kind: Total $	$701,610	$27,582,852	$75,924,483
Average Spent	$2,165.46	$2,834.83	$3,035.28
Spending Potential Index	92	121	130
Travel: Total $	$830,467	$33,238,936	$93,147,346
Average Spent	$2,563.17	$3,416.13	$3,723.81
Spending Potential Index	106	142	154
Vehicle Maintenance & Repairs: Total $	$412,322	$15,867,107	$42,959,427
Average Spent	$1,272.60	$1,630.74	$1,717.42
Spending Potential Index	110	141	148

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

February 02, 2021