

12,046 SF of prime retail space

1355-1357 U street NW



Features:

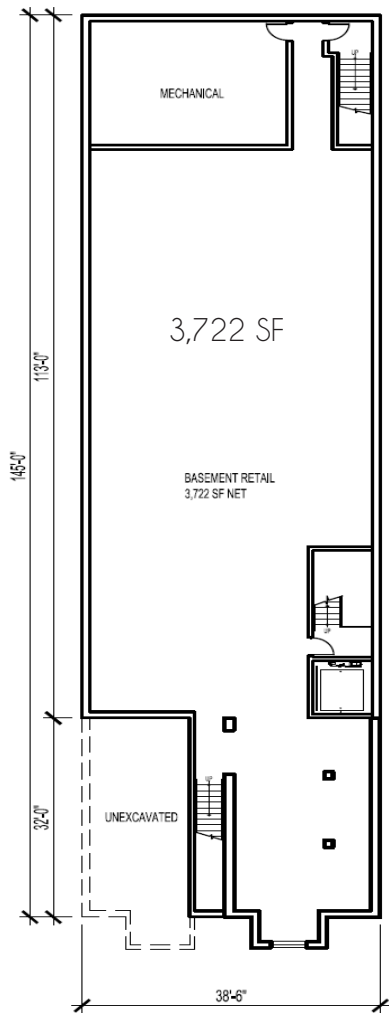
- Redevelopment just off the corner of 14th and U Street
- Fantastic opportunity for flagship location
- Great ceiling height on all levels
- Three spaces configured as follows:
 - Space 1: Lower Level (w dedicated entrance on U St): 3,722 SF
 - Space 2: Ground Floor: 3,000-3,400 SF
 - Space 3: Second Floor: 4,924 SF

Highlights:

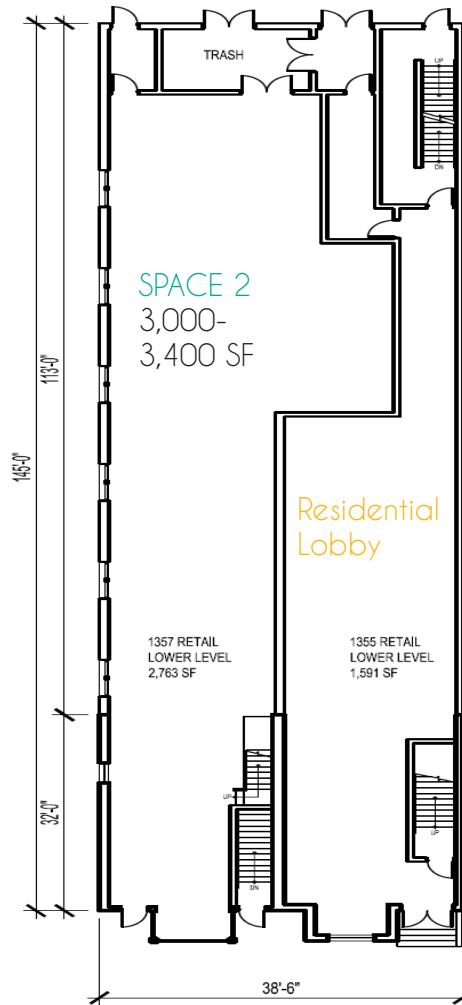
- Bustling retail/restaurant corridor
- Close proximity to U street/Cardozo metro (13,179 riders per day)
- 26,000+ residents within a 10 minute walk

population in .25 mile	5,080
population in .50 mile	19,489
population in .75 mile	52,320
average age in .25 mile	35.08
average age in .50 mile	35.74
average age in .75 mile	35.68
average HH income in .25	\$81,203
average HH income in .50	\$73,938
average HH income in .75	\$74,148

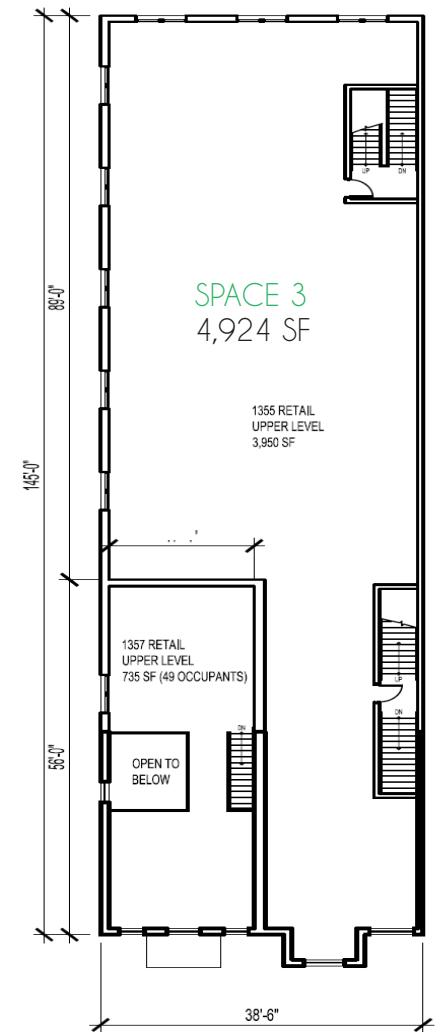
basement.



first floor.



second floor.





- NEW DEVELOPMENTS**
- (A) The District: 125 Apts, 18,000 SF of Retail
 - (B) Elysium: 144 Apts, 6,100 SF of Retail
 - (C) Louis: 267 Apts, 42,000 SF of Retail—Trader Joe's
 - (D) 13th and U: Mixed-Use Hotel, Apartments, and Retail
 - (E) 14W: 231 Apts, 10,000 SF of Retail, 44,000 SF YMCA
 - (F) Manhattan Laundry: 30 Apts, 81,000 SF Office
 - (G) Capitol View: 225 Apts, 10,000 SF of Retail
 - (H) View 14: 185 Apts, 31,500 SF of Retail
 - (I) Atlantic Plumbing: 477 Residential Units, 30,000 SF of Retail
Whole Foods Signed
 - (J) The Shay: Florida Avenue Market: 250 Apts, 30,000 SF of Retail
 - (K) Portner Place: 366 Residential Units