

OFFERING SUMMARY

Type:	Retail Storefront Retail/Office
Tenancy:	Multi
Year Built:	1920 / 2008 Renovation
GLA:	2,980 SF
Stories:	3
Typical Floor:	993 SF



96 WALK SCORE



75 TRANSIT SCORE



Hechinger Mall 10 Min Walk

- amazon hub
- WESTERN UNION WU
- CHASE
- America's Best WINGS
- SAFeway
- T Mobile
- DOLLAR TREE
- Pizza Hut

Giant BB&T The Boiling Crab WHOLE FOODS MARKET STICKY RICE MOZZERIA STABLE WASHINGTON DC RITSUEN SOSPEO

H Street Corridor

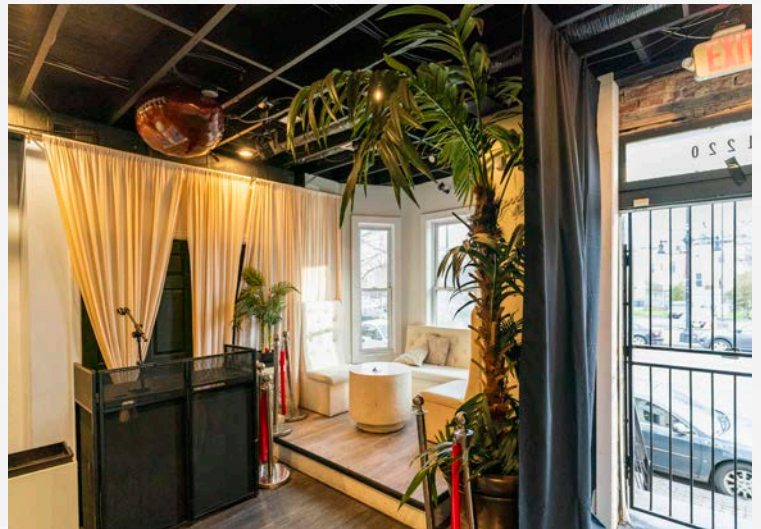
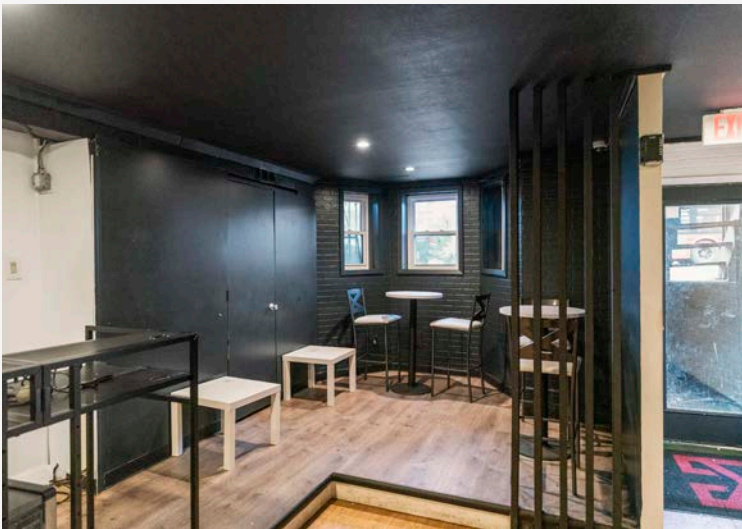
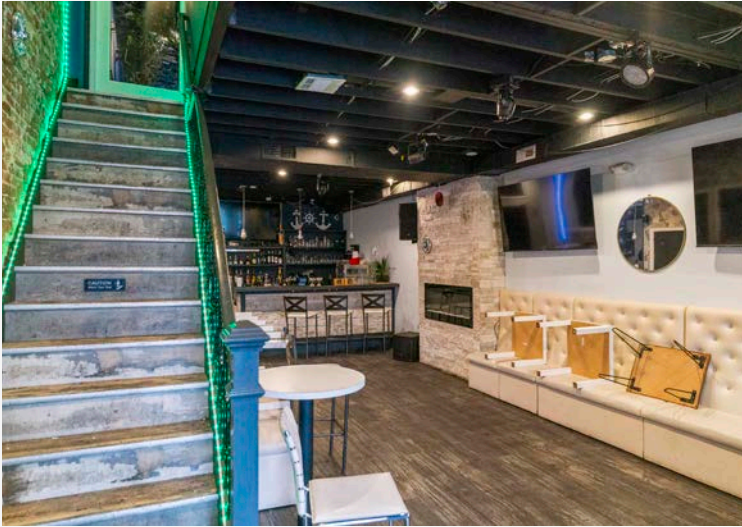
KAISER PERMANENTE THE BIG BOARD Nando's THE BOLD CAFE c|a|n|e CAVA DC Harvest CHASE corepower YOGA Starbucks CVS pharmacy Ledo Pizza PNC DTLR Auto Zone Chick-fil-A petco WELLS FARGO ups Fresca Taqueria Ben's Chili Bowl Ritas H&B CROISSANT COFFEE Shell BACON BOWL CROSSFIT DC MAKETTO BRINE BAB KOREAN FUSION RIBS ATLAS

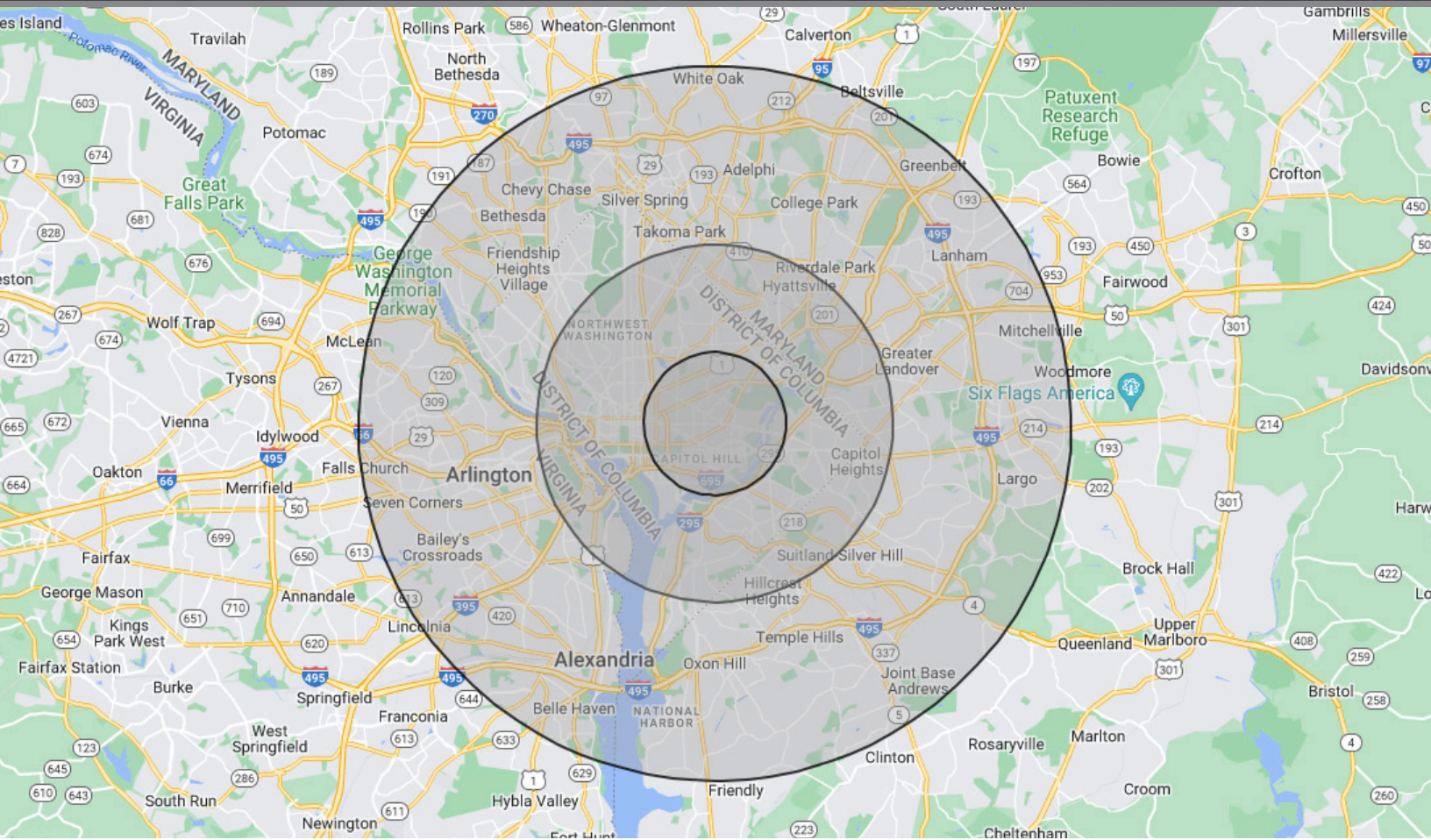
UNION STATION WASHINGTON D.C. AMTRAK VRE MARC metro

WELLS FARGO Starbucks CHIPOTE DUNKIN' DONUTS McDonald's SHAKE SHACK Jamba Walgreens *PRET A MANGER*



ADDITIONAL SPACE PHOTOS





POPULATION	2 Miles	5 Mile	10 Miles
Total Population	174,362	744,768	2,004,486
Average Age	36.5	36.3	37.4
Bachelor's Degree or Higher	60%	48%	49%
HOUSEHOLDS & INCOME	2 Miles	5 Mile	10 Miles
Total Households	81,159	333,892	837,792
# Of Persons Per HH	2	2.1	2.3
Average HH Income	\$140,185	\$121,506	\$128,077
Average House Value	\$746,977	\$539,421	\$491,678

**Demographic data derived from 2022 US Census*

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