



JOIN THESE RETAILERS



RETAIL/FLEX FOR LEASE

- Rare, large vacancy (32,600 SF) opportunity in Washington, DC with existing loading bays accessible via Okie St NE.
- Accessible via New York Ave NE (58,610 ADT) and located behind Target (1 of 4 locations in DC). In close vicinity to parking garage with over 600 spaces dedicated for retail.
- Situated between Union Market and Shops at Dakota Crossing.
- Zoned PDR-3. [Click Here for Zoning Ordinance](#)

OWNED & MANAGED BY



VICTOR SALCIDO

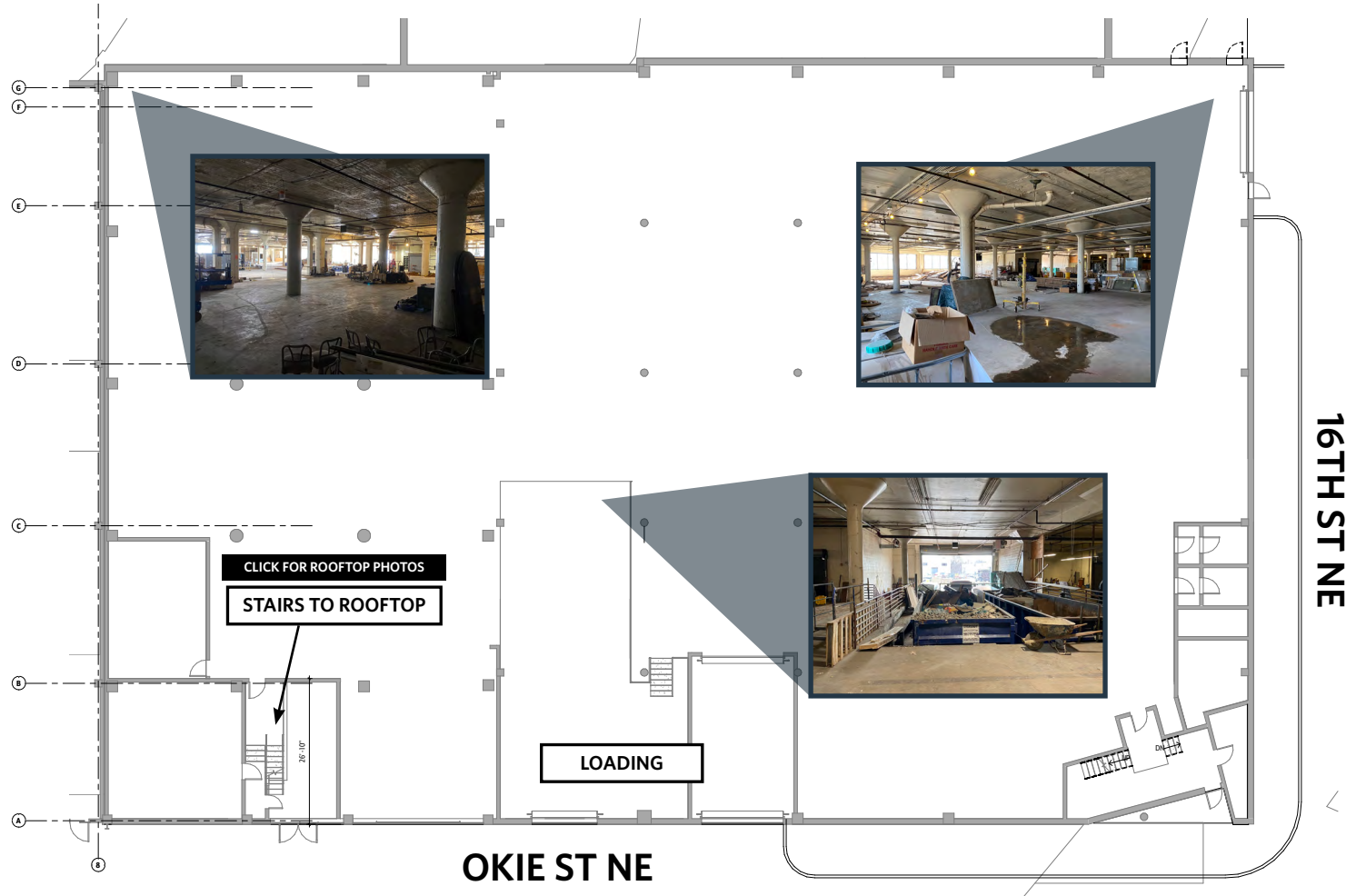
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MICHAEL PRATT

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[CLICK FOR VIDEO](#)

SIZE: 29,000 SF STREET LEVEL | 3,600 SF 2ND LEVEL
CEILING HEIGHT: 16' 4"

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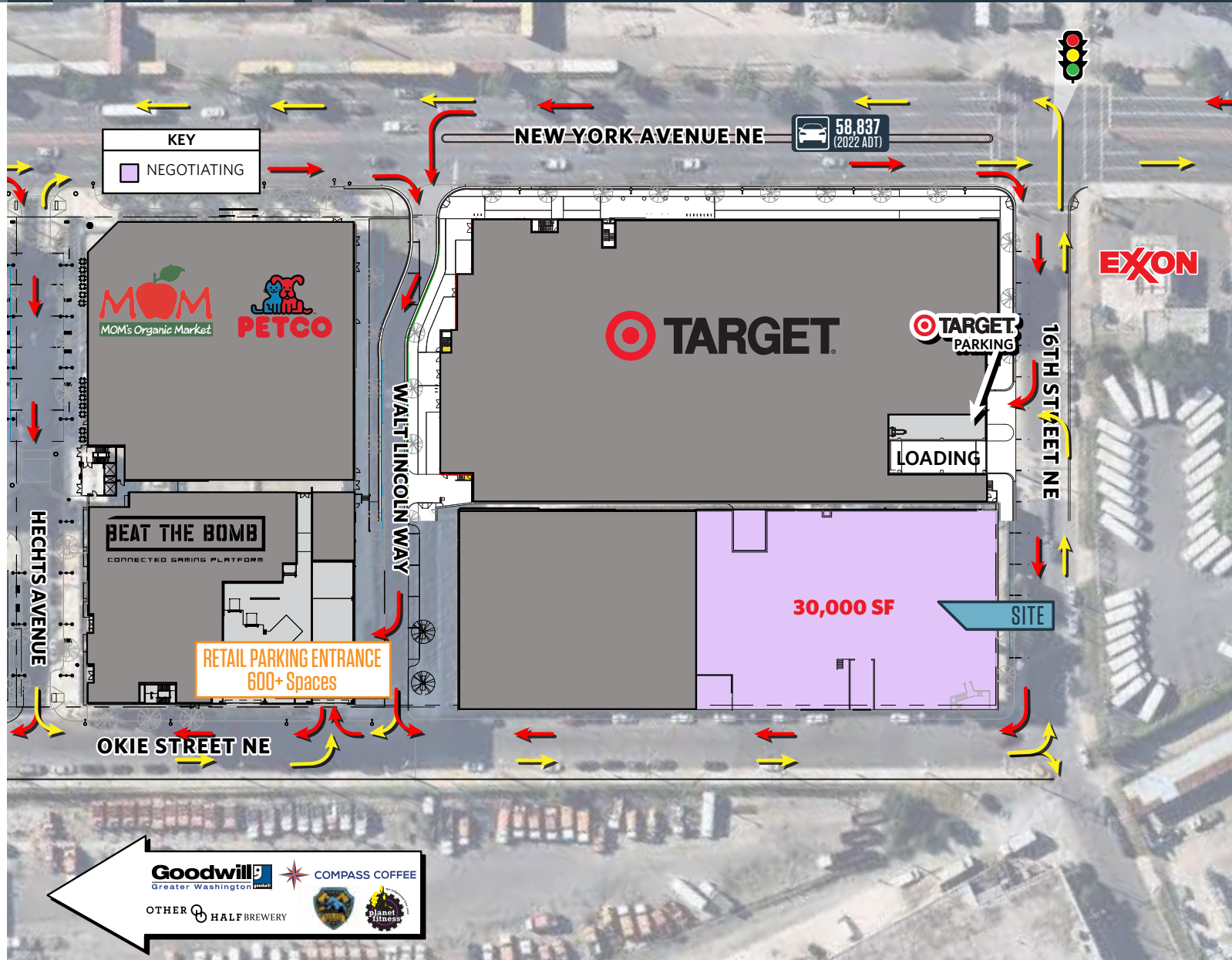
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SITE PLAN

FLEX/INDUSTRIAL WITH ROOFTOP OPPORTUNITY AT IVY CITY

1550 OKIE ST NE, WASHINGTON, DC 20002



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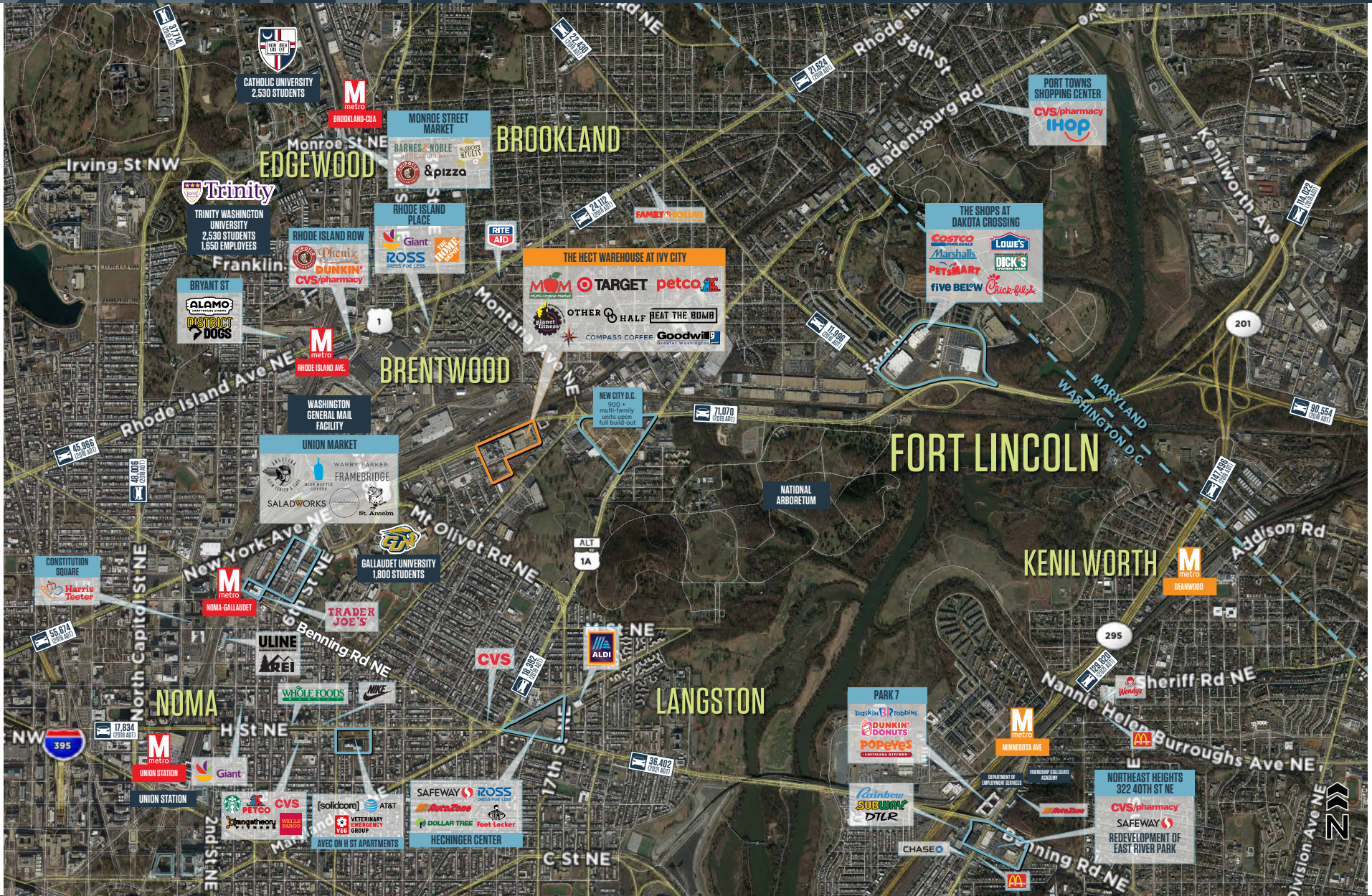
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LOCATION

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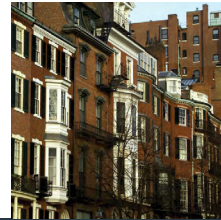
10 MINUTE DRIVE TIME TAPESTRY



LAPTOPS & LATTES

HOUSEHOLDS: 16,642 (18.9%)

MEDIAN AGE: 37.4



METRO RENTERS

HOUSEHOLDS: 12,252 (13.9%)

MEDIAN AGE: 32.5



TRENDSETTERS

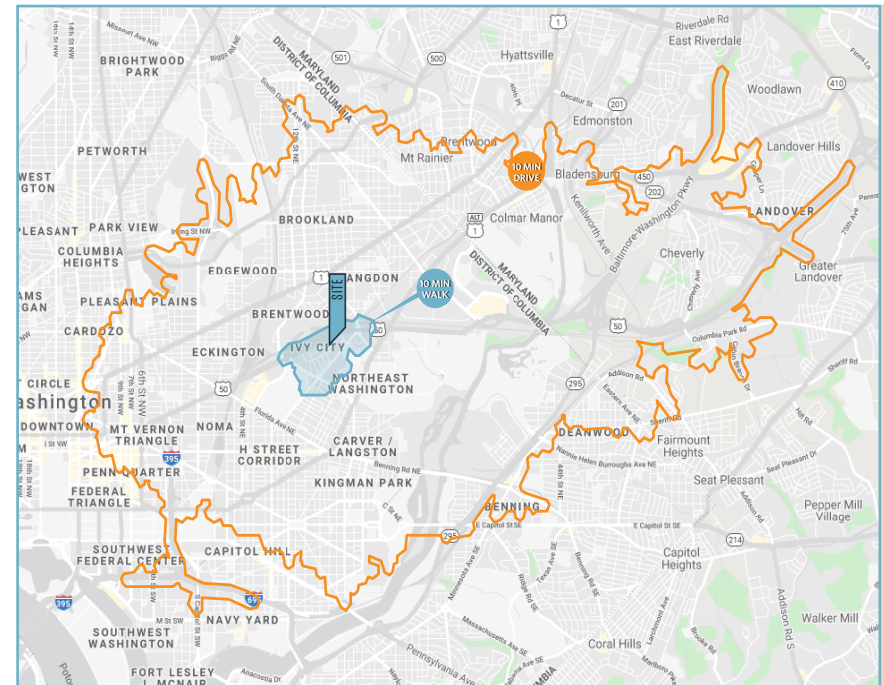
HOUSEHOLDS: 11,507 (13.1%)

MEDIAN AGE: 36.3

10 MIN DRIVE 10 MIN WALK

	POPULATION	199,062	2,261
	DAYTIME POPULATION	146,521	3,951
	AVG HH INCOME	\$148,082	\$79,367
	EDUCATION	27.1%	19.6%
	HOUSEHOLDS	87,914	856

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)



TRAFFIC COUNTS

NEW YORK AVE.....58,610 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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