

WASHINGTON D.C. 20019



MARKET AERIAL



RETAIL AVAILABLE
5,878 SF & 6,100 SF

 192,818 VPD

LANGSTON
GOLF COURSE



FRIENDSHIP
COLLEGIATE SCHOOL



NORTHEAST DC

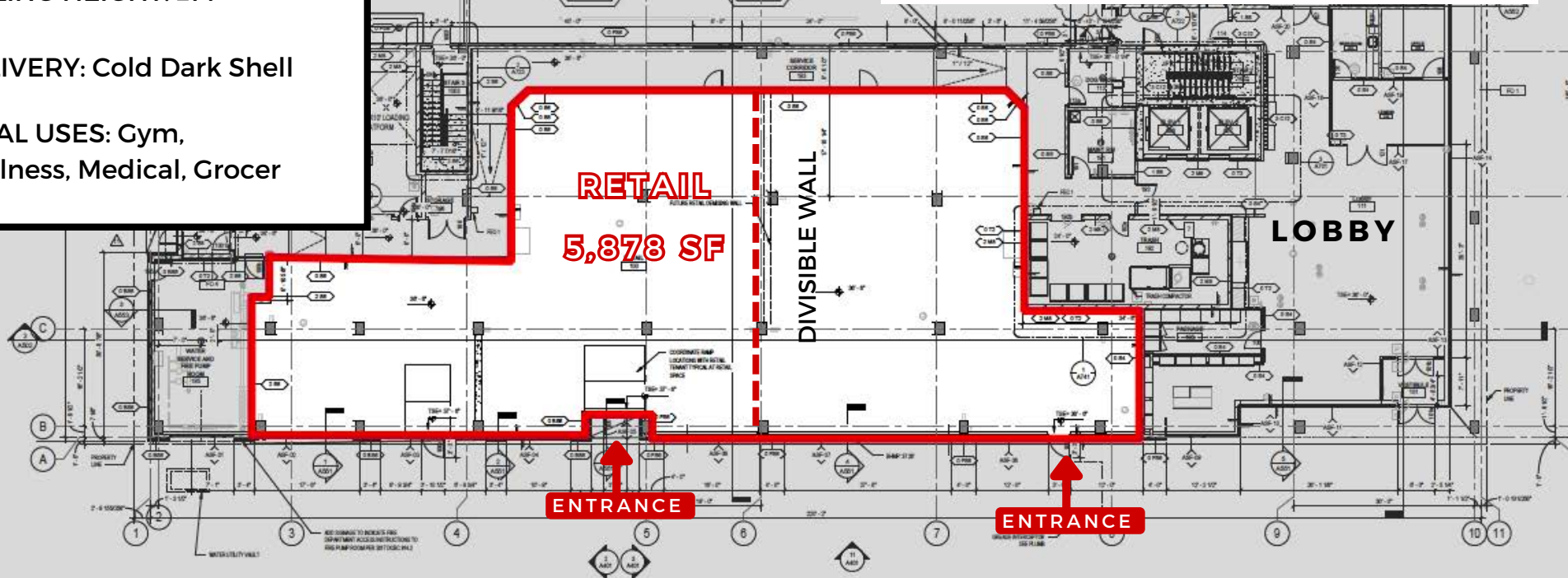
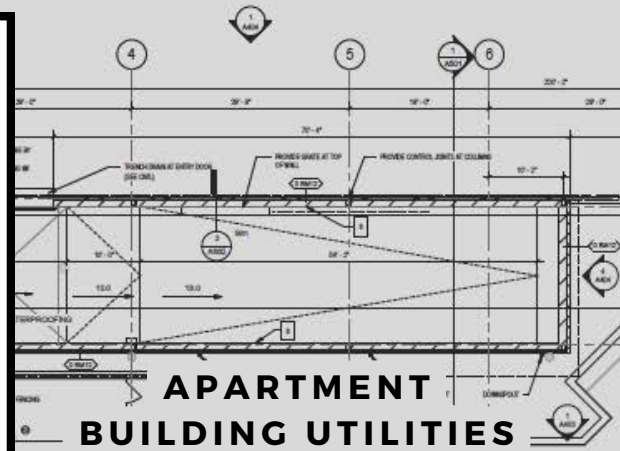
RFK STADIUM



PARCEL 10 FLOOR PLAN

LEASING SUMMARY

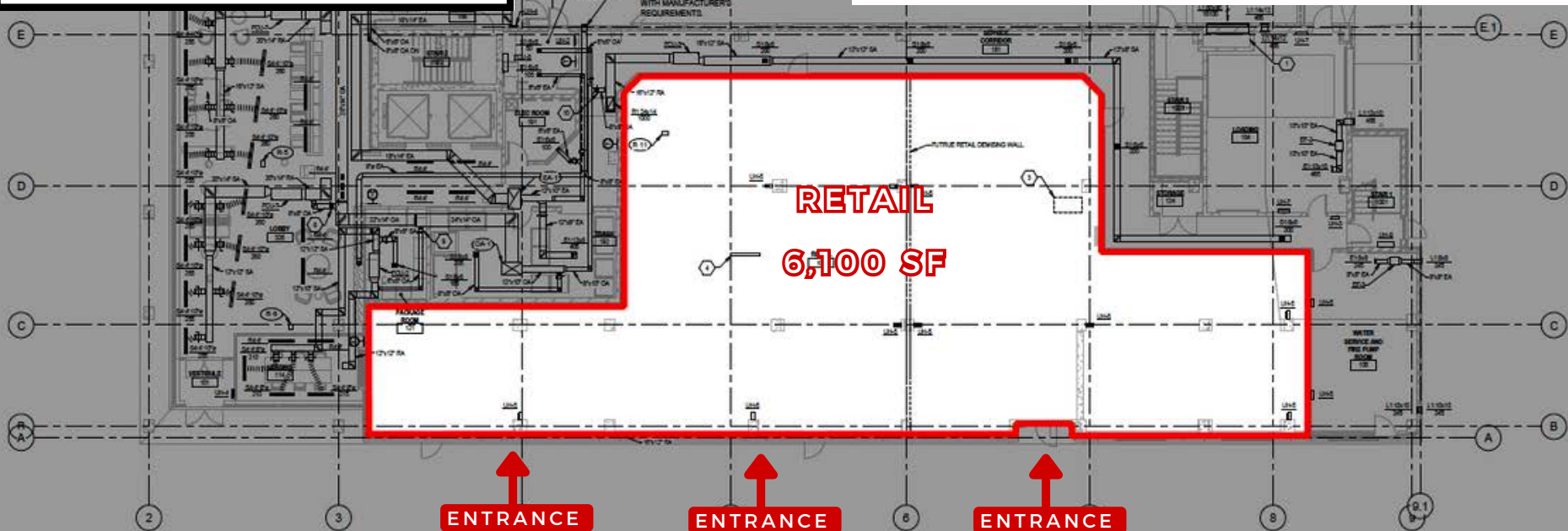
- ▶ 5,878 SF (DIVISIBLE)
- ▶ \$28 PSF NNN
\$100 PSF TI
- ▶ FRONTAGE: 100'
(Kenilworth Terrace NE))
- ▶ CEILING HEIGHT: ±14'
- ▶ DELIVERY: Cold Dark Shell
- ▶ IDEAL USES: Gym,
Wellness, Medical, Grocer



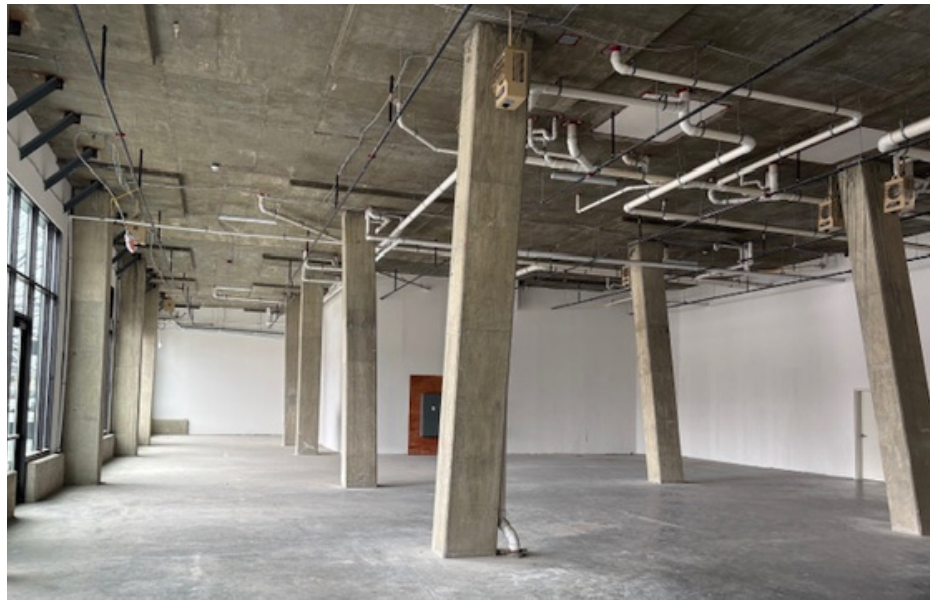
PARCEL 8 FLOOR PLAN

LEASING SUMMARY

- ▶ 6,100 SF
- ▶ \$28 PSF NNN
\$100 PSF TI
- ▶ DELIVERY: Cold Dark Shell
- ▶ IDEAL USES: Gym,
Wellness, Medical, Grocer

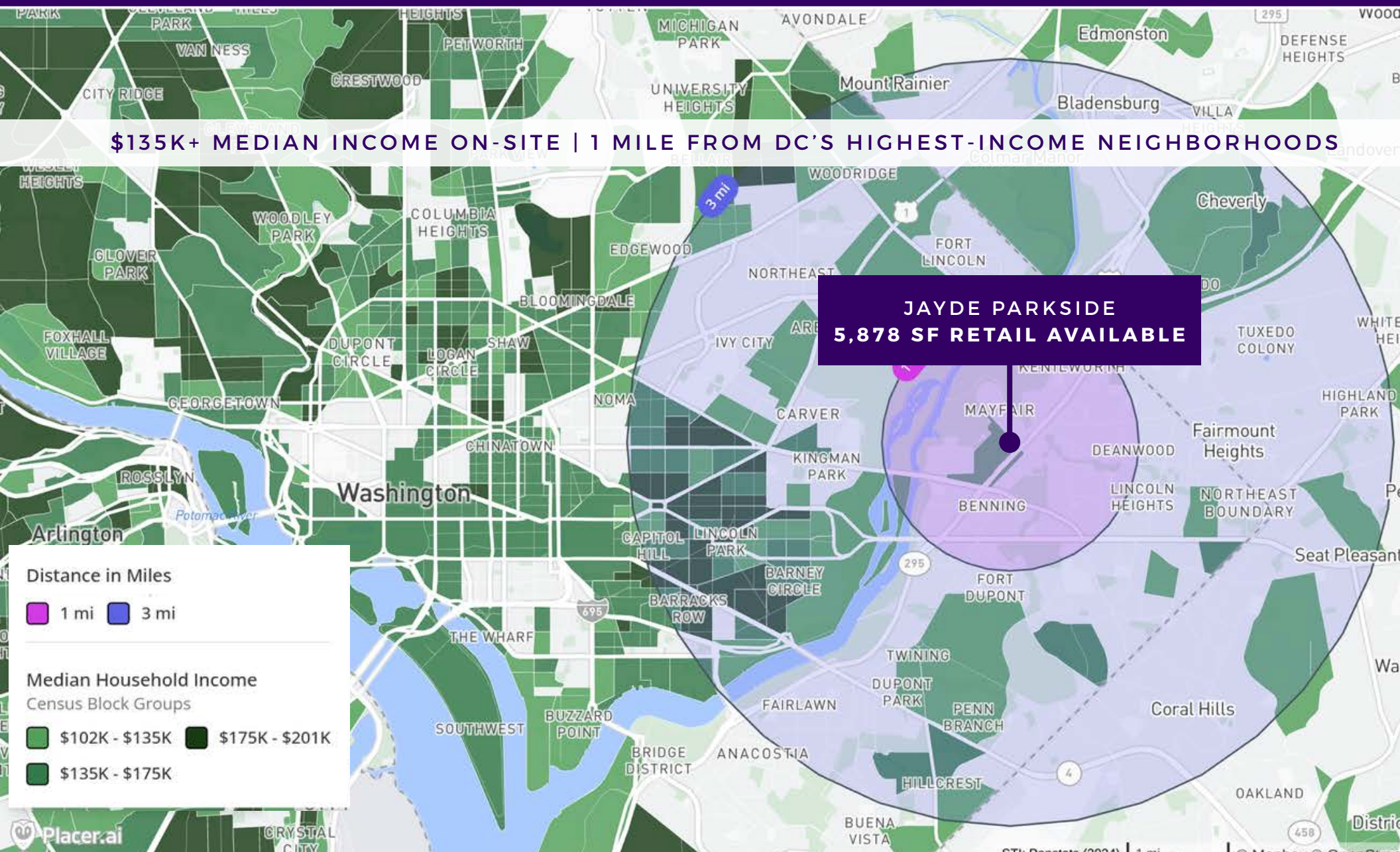


INTERIOR PHOTOS



INCOME AERIAL

\$135K+ MEDIAN INCOME ON-SITE | 1 MILE FROM DC'S HIGHEST-INCOME NEIGHBORHOODS



DEMOGRAPHICS



Demographics

630 KENILWORTH TERRACE NE WASHINGTON DC
3 MILES

KEY FACTS

226,750

Population

37.2

Median Age

2.3

Average Household Size

\$88,776

Median Household Income



96,977

2025 Total Households

BUSINESS



6,465

Total Businesses



71,439

Total Employees



200,195

2023 Total Daytime Population (Esri)

INCOME



\$88,776

Median Household Income



\$57,245

Per Capita Income



\$133,646

Median Net Worth

EDUCATION

10%

No High School Diploma



24%

High School Graduate



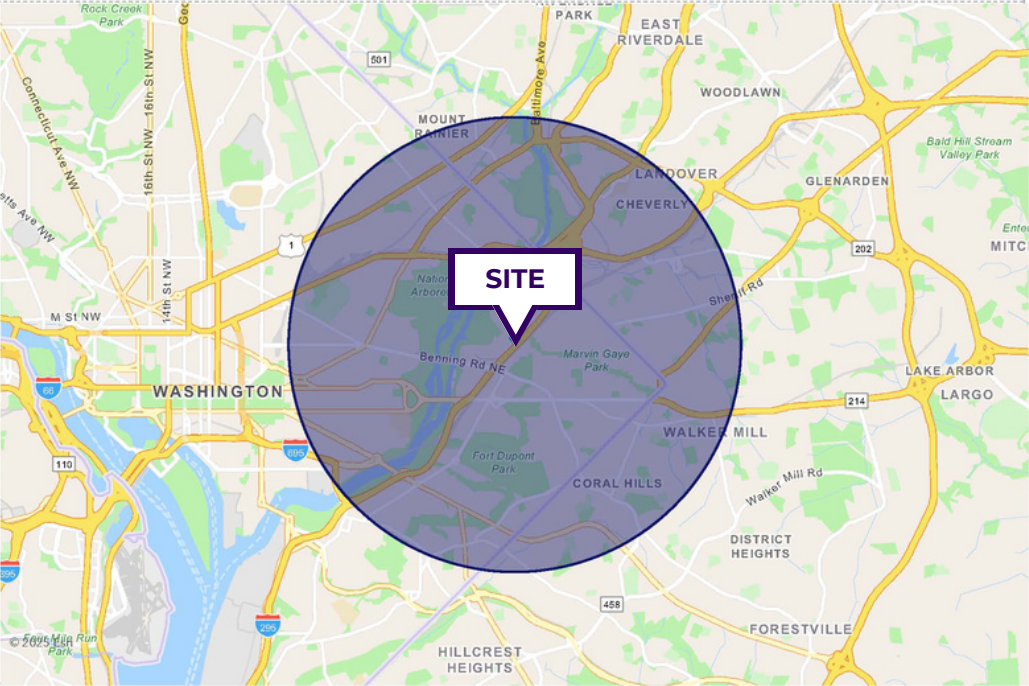
19%

Some College



47%

Bachelor's/Grad/Prof Degree



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.