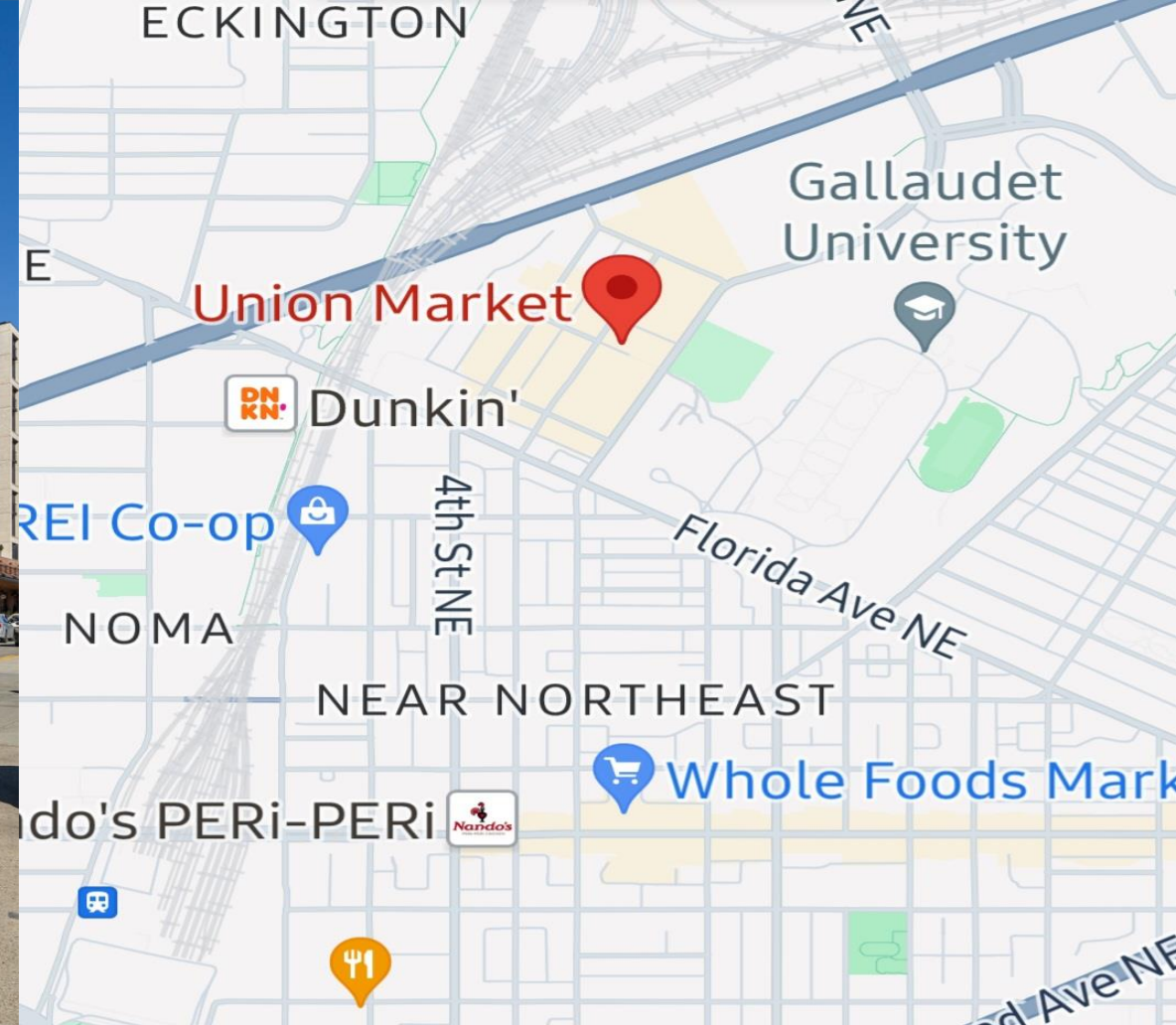


FOR SALE

1254 4th Street NE

Washington DC 20002



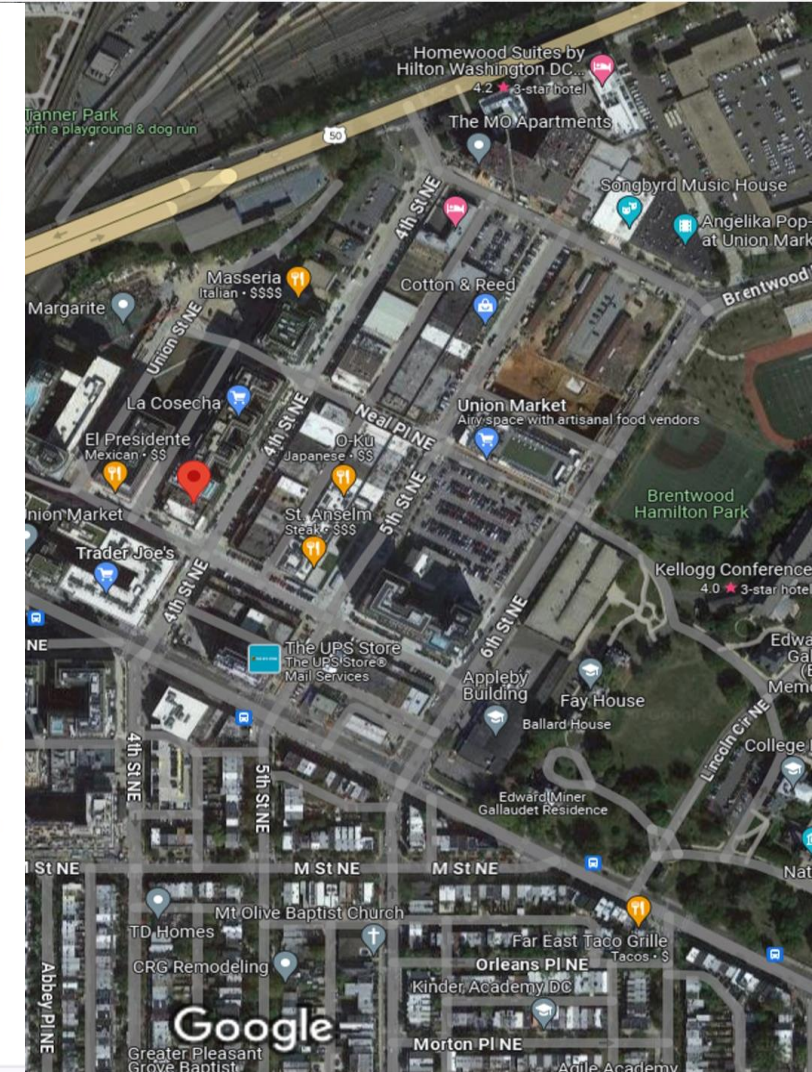
So Thong 571-228-9228
sowthong@gmail.com

United Realty Inc 703-204-1188

1254 4th Street NE

Washington DC 20002

Price	Unpriced
Lot Size	3,600 SF (30'Wx120'L)
Building Size	6,060 SF
First Floor	3,300 SF
Ceiling Height	12' +/- 1 st Floor
Second Floor	2,760 SF
Ceiling Height	11'+/- 2 nd Floor
Zoning	PDR-1
Tax ID	Sq 3587 // 0808



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Union Market, 45 acres, Office, residential, retail, entertainment, special events and activities

Walking distance to NoMa Gallaudet Metro station, ATF Headquarters and

Noma District (est.) over 12million sf office, 600,000 sf retail, 12,000 residential units,1,500 hotel rooms

[Link: NoMa BID Development Map - March 2023.pdf](#)

Gallaudet University on 99 acres, & 2022 Campus Plans, school events.

[Link: JBG SMITH, Gallaudet University Partner to Align Historic Campus More Closely with D.C. Neighborhood | Nareit](#)

Residential developments in Union Market

Gantry, Batley, Ledger, Gables, Mo, Margerite, Edison, Morse, Grosvenor, Lanes

	1 MILE	3 MILE	5 MILE
2023 Total Population	66,990	385,790	768,856
2028 Population	67,781	374,984	749,708
Pop Growth 2023-2028	+ 1.18%	(2.80%)	(2.49%)
Average Age	37	37	37
2023 Total Households	29,803	183,944	349,189
HH Growth 2023-2028	+ 0.81%	(3.25%)	(3.03%)
Median Household Inc	\$111,713	\$109,840	\$96,420
Avg Household Size	2.20	2.00	2.10
Median Home Value	\$743,428	\$701,316	\$589,115

1254 4th Street NE

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• Highlights

- Union Market Food Hall
- Songbyrd Music
- Angelika Pop Up Theater
- Trader Joe's
- La Cosecha, Cotton & Reed, St. Anselm, O-ku, Scotch and Soda, Masseria, El Presidente, etc
- Coming Soon
- F1 Arcade, Palette 22, Pastis
- more



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Noma - Union Market - Gallaudet District Market

Union Market, 45 acres, Office, residential, retail, entertainment,, special events and activities

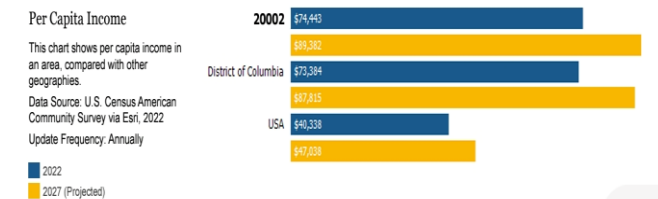
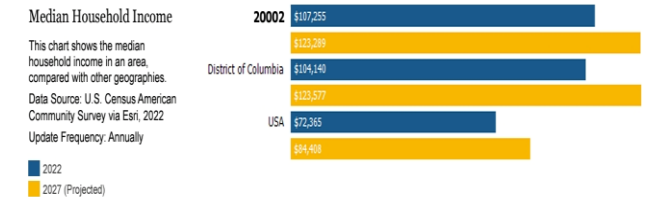
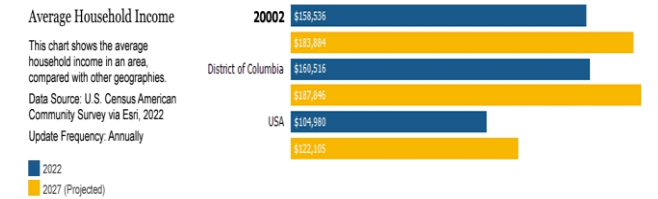
Walking distance to NoMa Gallaudet Metro station, ATF Headquarters

Noma District (est.) over 12million sf office, 600,000 sf retail, 12,000 residential units, 1,500 hotel rooms

Gallaudet University on 99 acres, & 2022 Campus Plans, school events.

An exciting ownership opportunity in the development hub of Union Market, Greater Noma, Gallaudet University.

Washington, DC 20002: Economic Comparison



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