

**kl**n**b**

# 2-STORY ROOFTOP BAR AT IVY CITY

1408 OKIE ST NE, WASHINGTON, DC 20002



**7,780 SF ACROSS TWO LEVELS.  
2,104 SF OUTDOOR DECK ON SECOND LEVEL.**

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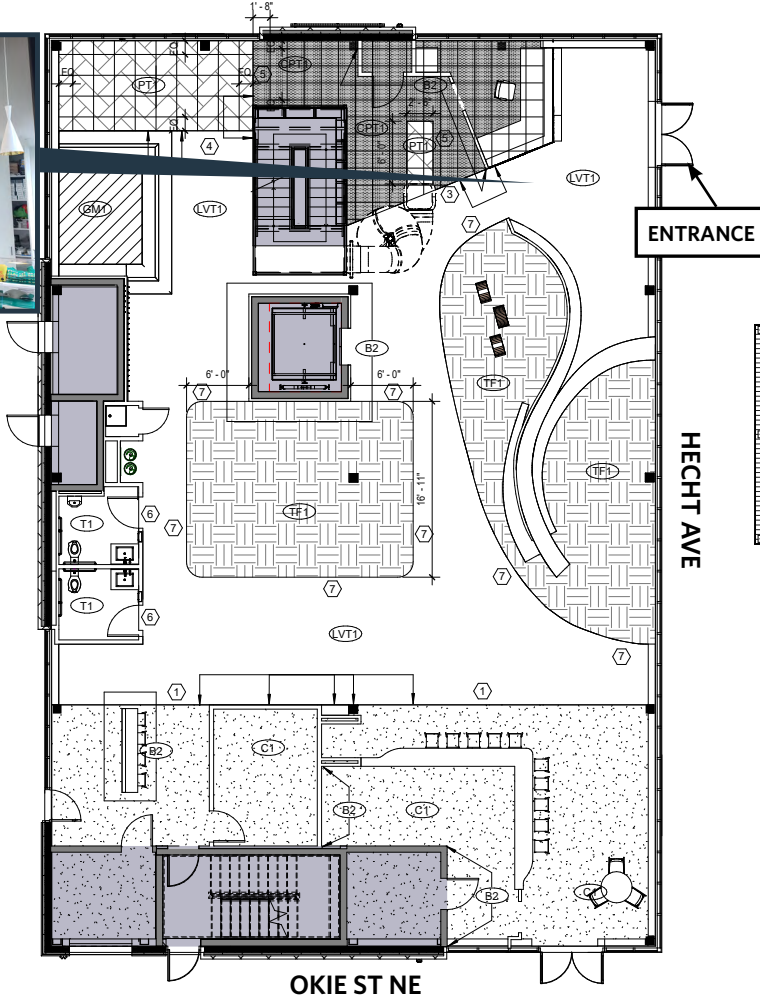
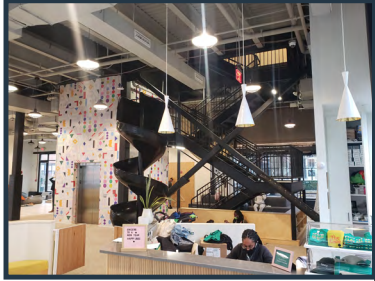
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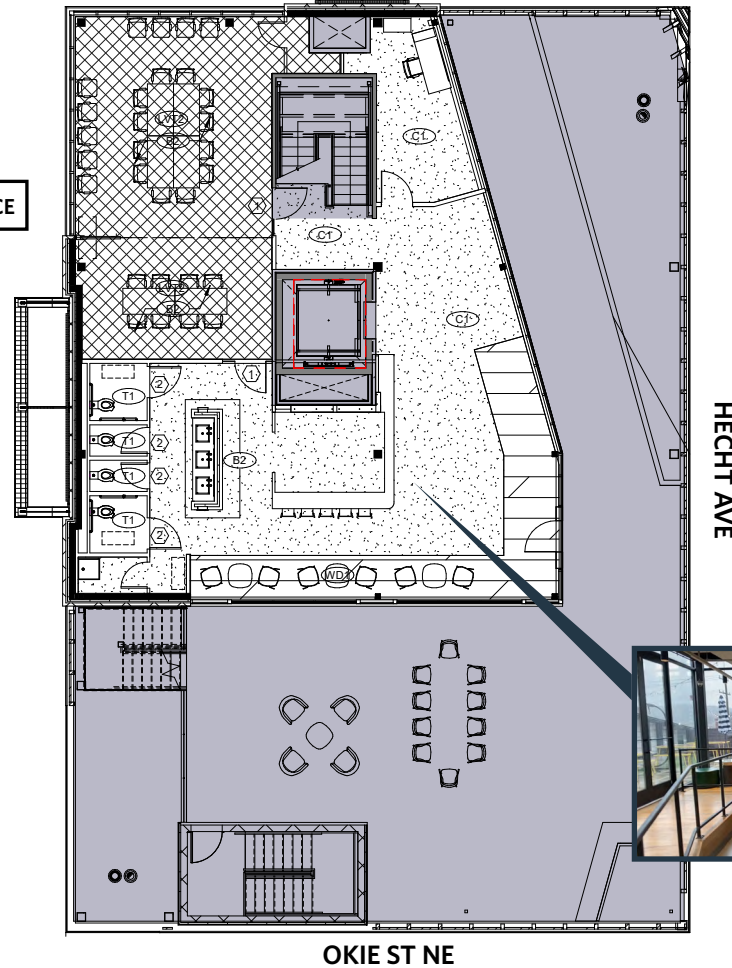
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## FIRST LEVEL

[CLICK FOR VIDEO](#)

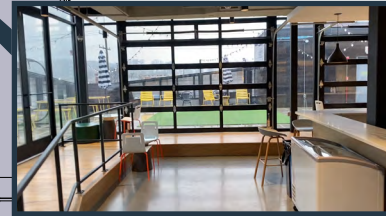
SIZE: 5,090 SF CEILING HEIGHT: 17'8"



## SECOND LEVEL

[CLICK FOR VIDEO](#)

SIZE: 4,336 SF (including deck) CEILING HEIGHT: 11'7"



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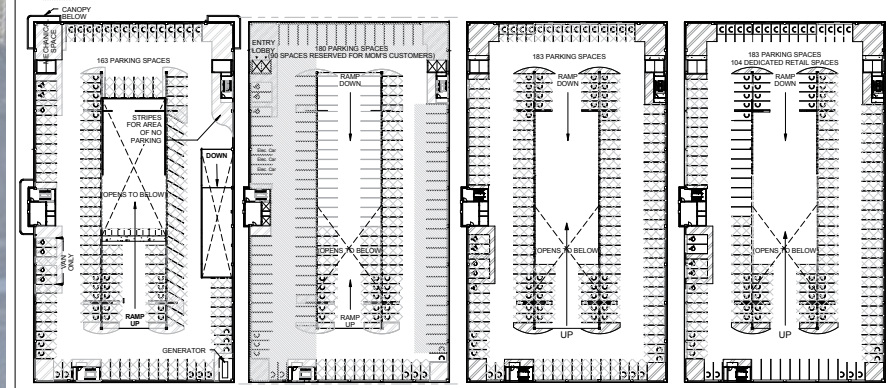
# SITE PLAN

# 2-STORY ROOFTOP BAR AT IVY CITY

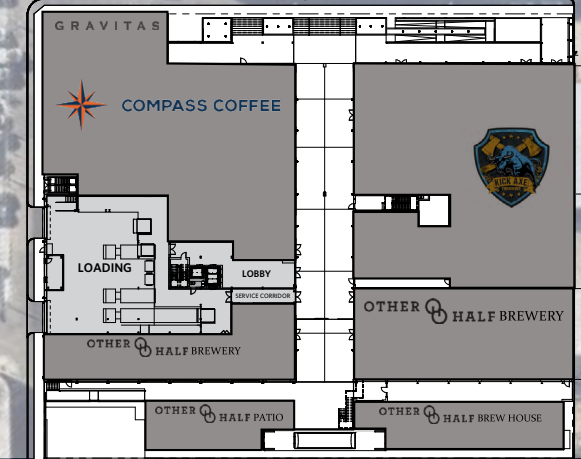
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## 630 DEDICATED RETAIL PARKING SPACES (LEVELS P1-P4)



## RESIDENTIAL UNITS



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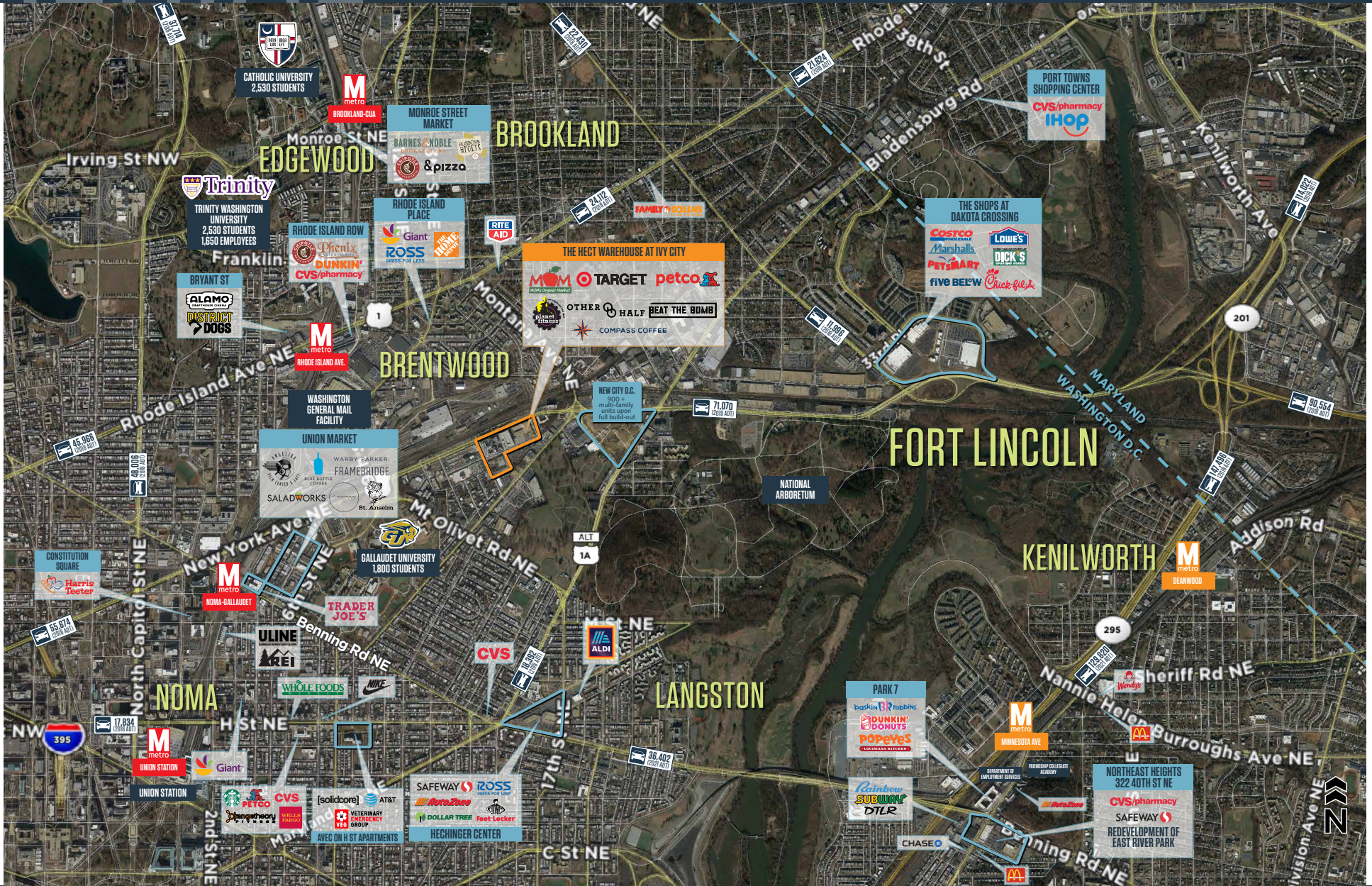




# AERIAL

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# LOCATION

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## 10 MINUTE DRIVE TIME TAPESTRY



### LAPTOPS & LATTES

HOUSEHOLDS: 17,306 (20.7%)  
MEDIAN AGE: 37.4



### METRO RENTERS






HOUSEHOLDS: 12,807 (14.8%)  
MEDIAN AGE: 32.5

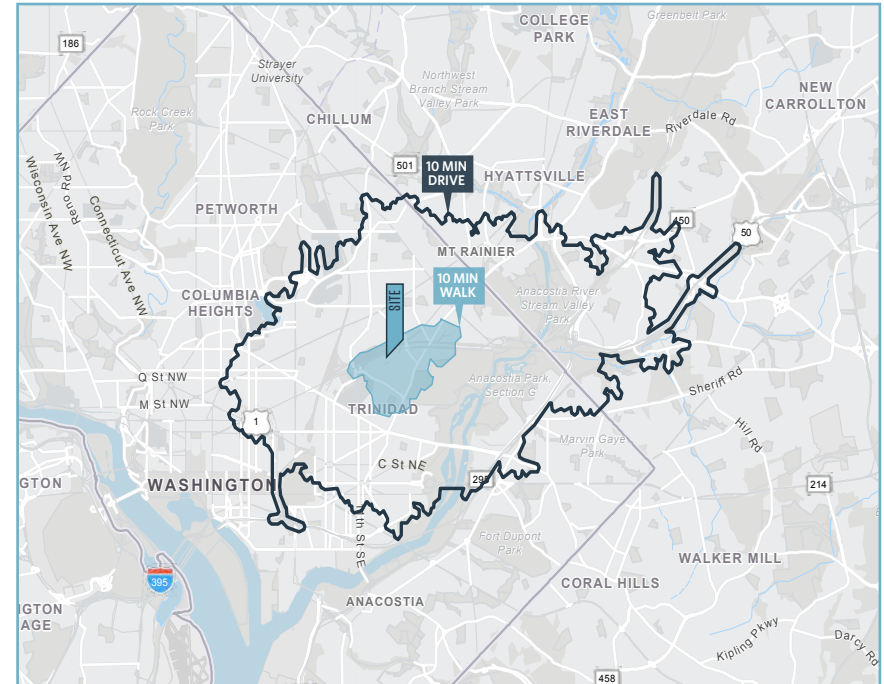


### TRENDSETTERS

HOUSEHOLDS: 11,249 (13.7%)  
MEDIAN AGE: 36.3

## 10 MIN DRIVE 10 MIN WALK

	10 MIN DRIVE	10 MIN WALK
 POPULATION	189,936	2,978
 DAYTIME POPULATION	249,209	6,001
 AVG HH INCOME	\$150,737	\$83,974
 EDUCATION	34.7%	31.3%
 HOUSEHOLDS	86,534	1,299



## TRAFFIC COUNTS

NEW YORK AVE.....71,068 ADT

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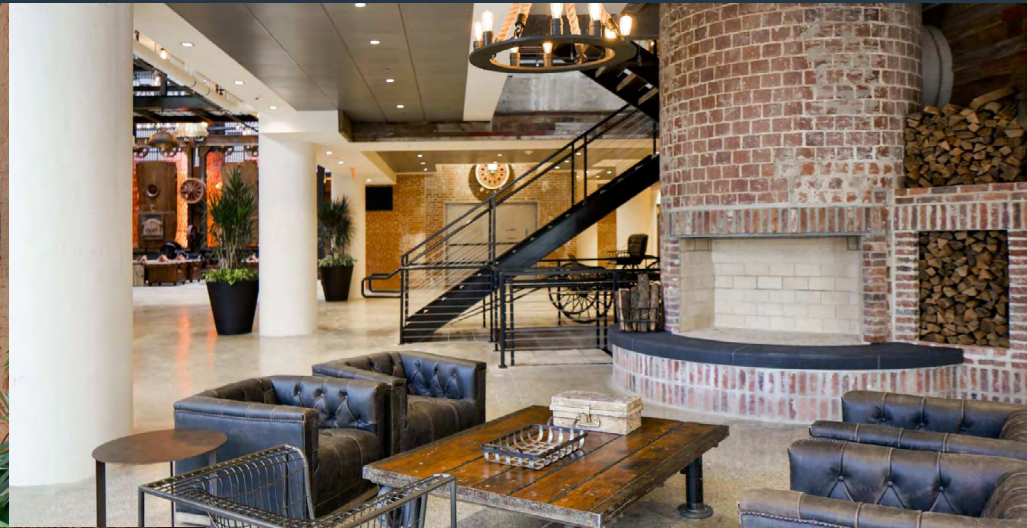






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FOR MORE INFORMATION, PLEASE CONTACT:

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