

NOW OPEN!

Goodwill
Greater Washington

1,170 SF
2ND GEN RESTAURANT
LEASED

1,171 SF
2ND GEN SALON

HECHT

1401

IDEAL FOR:

- NAIL SALON, HAIR SALON, BARBER
- SMALL RESTAURANT OR CAFÉ- OUTDOOR SEATING AVAILABLE
- SERVICE USER

JOIN:



target planet fitness petco MOM's Organic Market

**600+ PARKING SPACES
DEDICATED FOR RETAIL**

VICTOR SALCIDO
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PHOTOS

2ND GEN OPPORTUNITIES AT IVY CITY

2004 HECHT AVE NE, WASHINGTON, DC 20002



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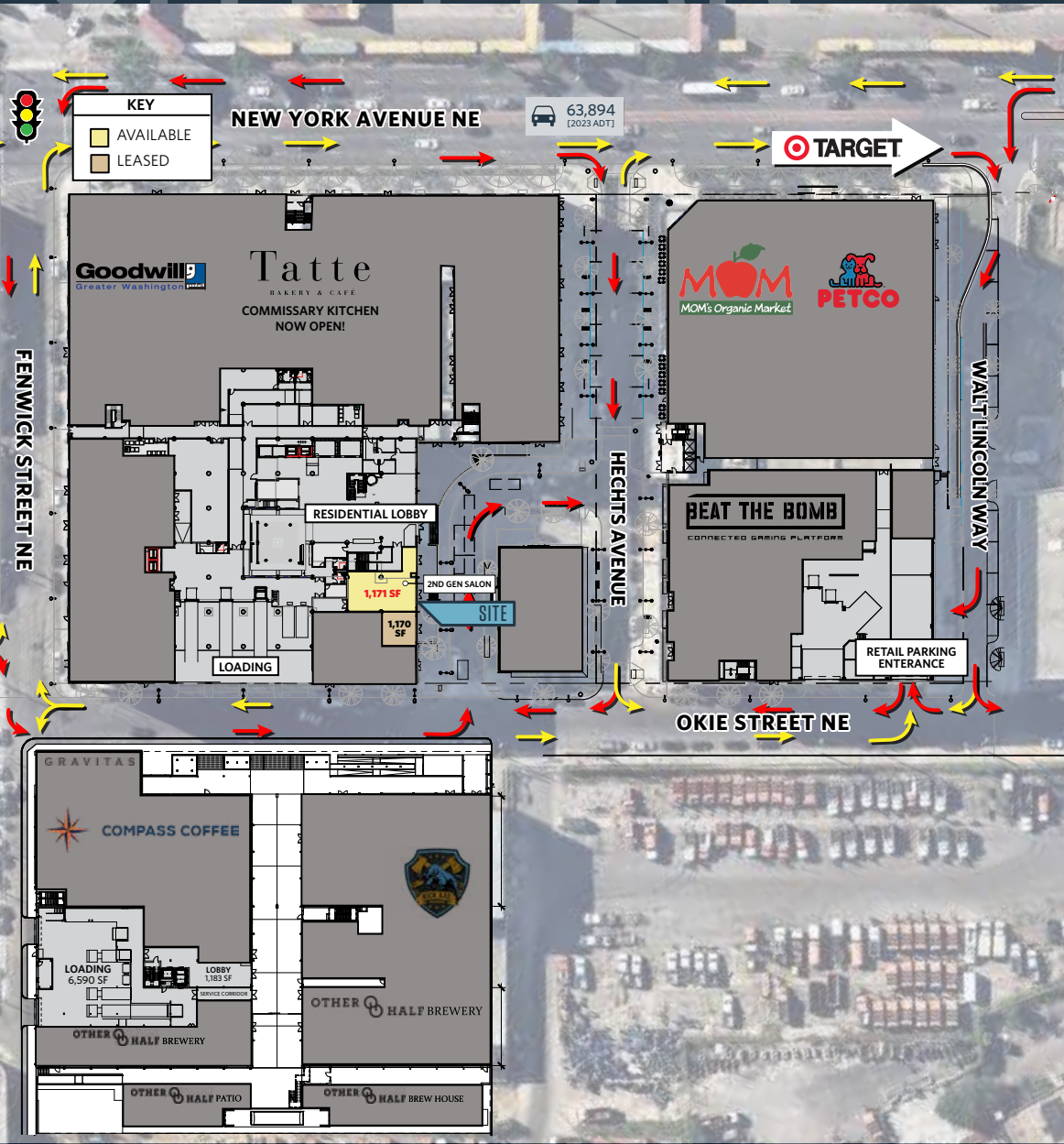
MICHAEL PRATT

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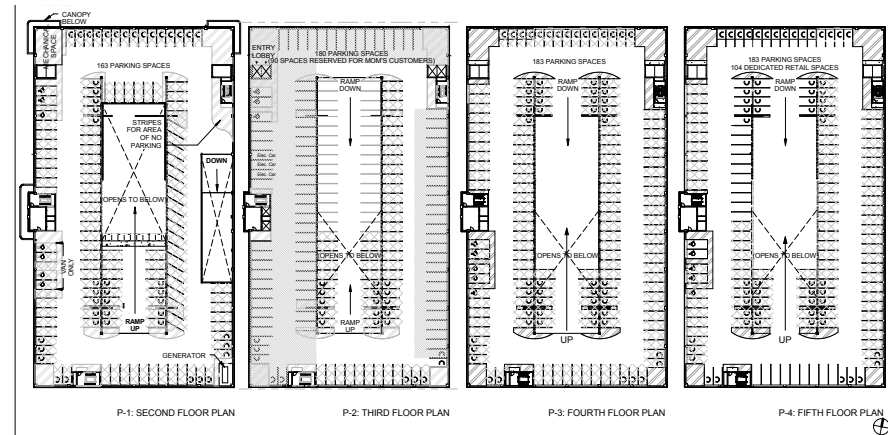
klnb

SITE PLAN

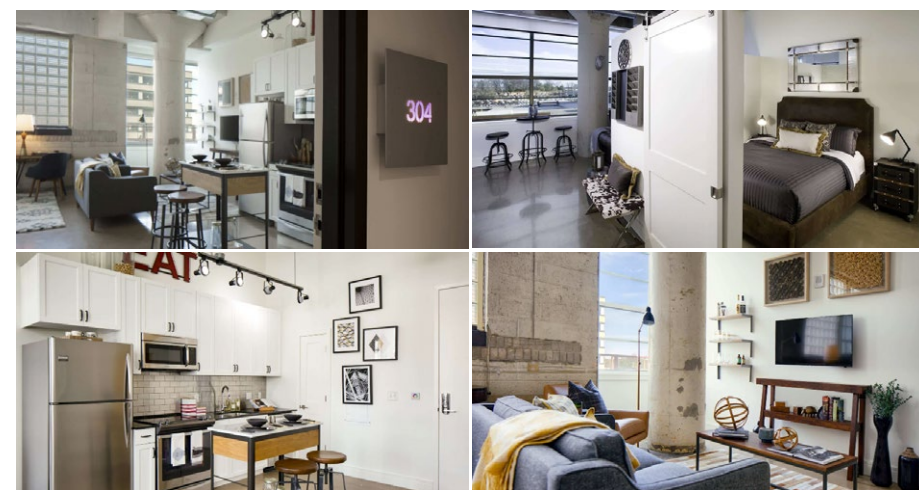
2ND GEN OPPORTUNITIES AT IVY CITY 2004 HECHT AVE NE, WASHINGTON, DC 20002



630 DEDICATED RETAIL PARKING SPACES (LEVELS P1-P4)



RESIDENTIAL UNITS



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LOCATION

2ND GEN OPPORTUNITIES AT IVY CITY

2004 HECHT AVE NE, WASHINGTON, DC 20002

10 MINUTE DRIVE TIME TAPESTRY



LAPTOPS & LATTES

HOUSEHOLDS: 22,852 (21.1%)
MEDIAN AGE: 37.4



METRO RENTERS






HOUSEHOLDS: 20,323 (18.7%)
MEDIAN AGE: 32.5

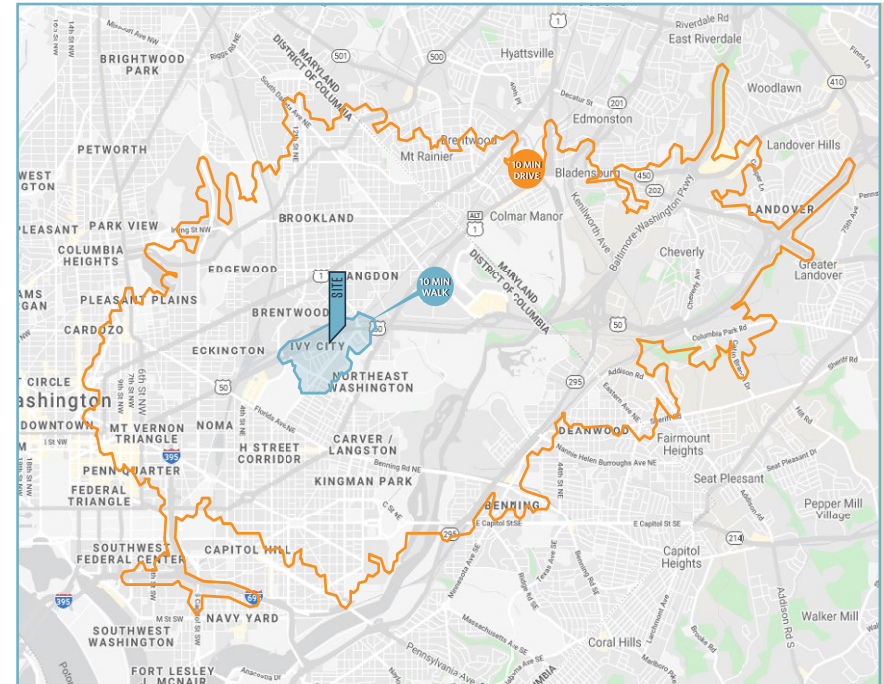


TRENDSETTERS

HOUSEHOLDS: 13,391 (12.3%)
MEDIAN AGE: 36.3

10 MIN DRIVE 10 MIN WALK

	10 MIN DRIVE	10 MIN WALK
 POPULATION	157,142	2,919
 DAYTIME POPULATION	114,114	2,098
 AVG HH INCOME	\$157,031	\$98,240
 EDUCATION	36.6%	31.3%
 HOUSEHOLDS	72,951	1,291



TRAFFIC COUNTS

NEW YORK AVE.....63,894 ADT

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