



FIRST AND M

Washington, DC  
NOMA

FOR LEASE: 1,358 SF & 2,535 SF



1160 First St NE  
Washington, DC 20002



# MARKET OVERVIEW

## PROPERTY HIGHLIGHTS

- Prime retail spaces available in NoMa with storefronts fronting First Street NE.
- 70,944 pedestrians daily within a 1 mile radius.
- Project is located roughly a block away from DC's Red Line Metro Station with over 30,000 daily riders.
- NoMa's development pipeline is robust, with thousands of new residential units and commercial space in the area.
- Home to over 54,000 office employees, including major organizations such as CNN, Google, NPR, SiriusXM, and the U.S. Department of Justice.

## DEMOGRAPHICS

|                    | 0.5 Mile  | 1 Mile    | 2 Mile    |
|--------------------|-----------|-----------|-----------|
| Population         | 30,043    | 75,371    | 235,891   |
| Daytime Population | 34,267    | 103,478   | 427,489   |
| Estimated          | 15,948    | 39,376    | 119,990   |
| Households         | \$149,239 | \$174,564 | \$184,087 |

## TRAFFIC COUNTS

**6,638 AADT**  
*M Street Northeast*

**7,138 AADT**  
*First Street Northeast*

## 1 MILE SNAPSHOT



**75,371**  
*POPULATION*



**\$135,939**  
*MED. HH INCOME*



**\$849,344**  
*OWNER OCCUPIED  
MED. HH VALUE*



**76.5%**  
*BACHELOR DEGREE  
OR HIGHER*



**4,123**  
*TOTAL BUSINESSES*



**91,113**  
*EMPLOYEES*

Interested in more  
information? Contact:

**Gray McGregor**  
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# THE NEIGHBORHOOD



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**Next**  
REALTY  
MID-ATLANTIC



# THE TRADE AREA



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# MIRA

FIRST AND M

Interested in more  
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# STORE FRONTS

**1,358 SF**  
AVAILABLE NOW



**2,535 SF**  
AVAILABLE SPRING 2026



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