

PRESS HOUSE

WASHINGTON, DC
UNION MARKET DISTRICT

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For Lease: 10,353 SF



**Foulger
Pratt**

Next
REALTY
MID-ATLANTIC

Market Overview

PROPERTY HIGHLIGHTS

- Up to 10,353 square feet of retail available within Union Market District, the densest mixed-use neighborhood in the District of Columbia.
- 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 27,000 daily riders.
- Fully-vented restaurant and retail space available with storefronts fronting Florida Avenue and 4th Street NE.
- Union Market District development pipeline is robust, with thousands of new residential units and commercial space in the area.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	70,014	396,491	788,156
Estimated Households	35,761	193,519	362,655
Average HH Income	\$170,658	\$171,276	\$159,016
Bachelor's Degree +%	72.1%	70.4%	62.1%
Median Age	32.2	33.8	34.9

TRAFFIC COUNTS

18,793 AADT
Florida Avenue

4,559 AADT
4th Street NE

**1 MILE
SNAPSHOT**

 **70,014**
POPULATION

\$130,923 
MED. HH INCOME

 **\$780,004**
OWNER OCCUPIED
MED. HOME VALUE

72.1% 
BACHELOR DEGREE
OR HIGHER

 **3,053**
TOTAL BUSINESSES

55,623 
EMPLOYEES

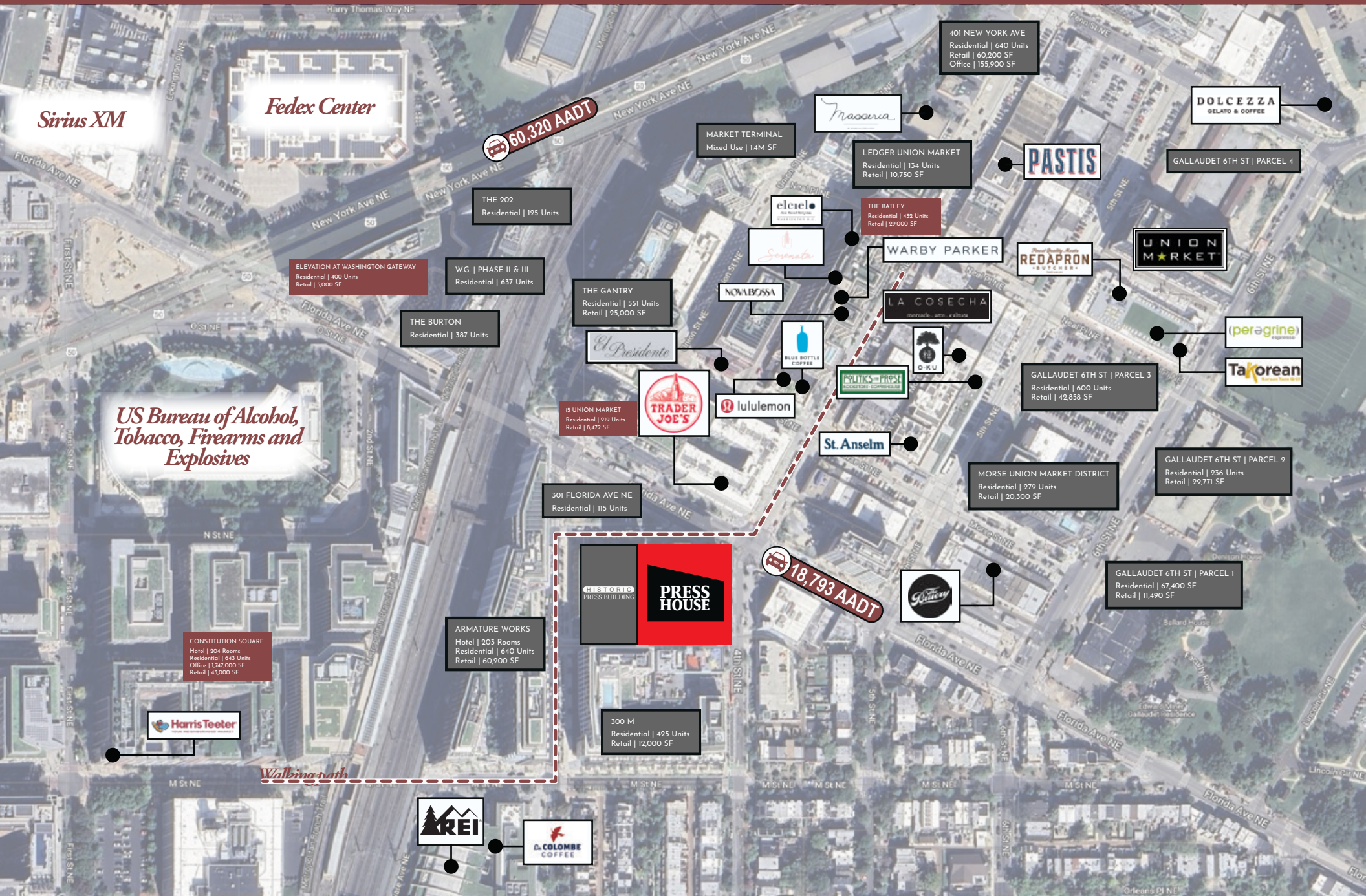
Interested in more
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The Neighborhood



The Trade Area

Truxton Circle
POP: 3,457

Eckington
POP: 8,123

Sirius XM

Fedex Center

US Department of Human Services

Gallaudet
POP: 5,686

GALLAUDET UNIVERSITY

UNION MARKET

Masooria **St. Anselm** **peragrine** **elcicle** **sweetgreen** **WARBY PARKER**

tropical CAFE

Harris Teeter
YOUR NEIGHBORHOOD MARKET

NOMA/Sursam Corda
POP: 14,217

CHOPSMITH

PRESS HOUSE

Mt Vernon Square
POP: 9,017

UNIONSTATION
WASHINGTON D.C.

Walgreens **Cane's** **CAVA** **Chick-fil-A** **SHAKE SHACK** **Auntie Anne's** **jamba** **Wendy's** **UNI QLO** **TACO BELL**

Atlas District
POP: 17,686

WHOLE FOODS MARKET

Nike Factory Store

DC HARVEST

Starbucks

Orangetheory petco

Site Plan



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