

PRESS HOUSE

WASHINGTON, DC
UNION MARKET DISTRICT

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For Lease: 10,353 SF



**Foulger
Pratt**

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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.

**1 MILE
SNAPSHOT**

 **77,060**
POPULATION

\$130,129 
MED. HH INCOME

 **\$725,037**
OWNER OCCUPIED
MED. HOME VALUE


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	77,060	397,245	355,992
Estimated Households	34,799	188,901	603,700
Average HH Income	\$151,421	\$169,703	\$163,999
Bachelor's Degree +%	69.8%	68.5%	60.2%
Median Age	34.1	34.4	35.0

TRAFFIC COUNTS

20,465 AADT
Florida Avenue

4,844 AADT
4th Street NE

69.8% 
BACHELOR DEGREE
OR HIGHER

 **3,061**
TOTAL BUSINESSES

56,028 
EMPLOYEES

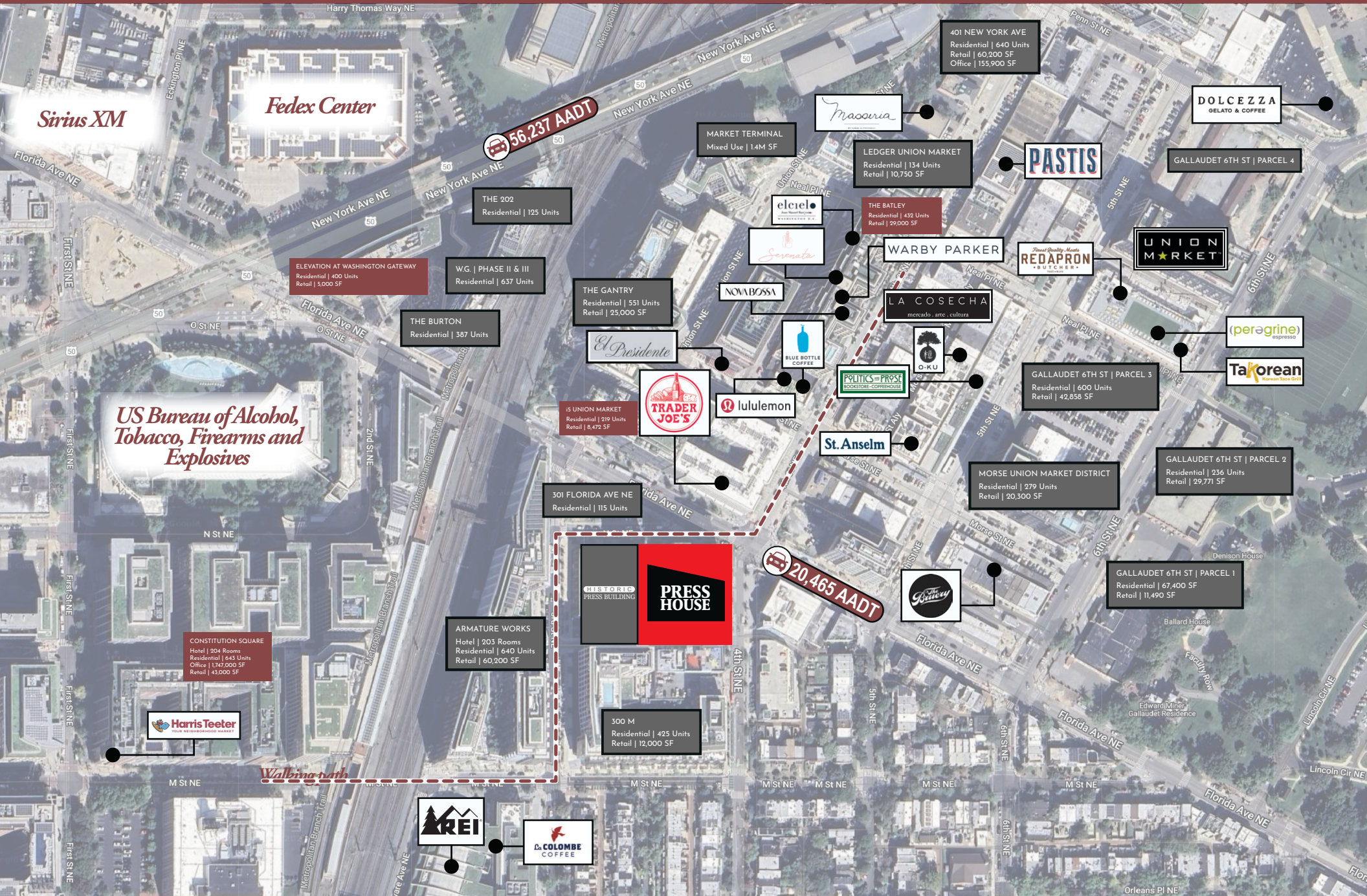
Interested in more
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The Neighborhood



Sirius XM

Fedex Center

Harry Thomas Way NE

56,237 AADT

401 NEW YORK AVE
Residential | 640 Units
Retail | 60,200 SF
Office | 155,900 SF

DOLCEZZA
GELATO & COFFEE

PASTIS

GALLAUDET 6TH ST | PARCEL 4

MARKET TERMINAL
Mixed Use | 1.4M SF

LEDGER UNION MARKET
Residential | 134 Units
Retail | 10,750 SF

THE 202
Residential | 125 Units

THE BATLEY
Residential | 432 Units
Retail | 29,000 SF

ELEVATION AT WASHINGTON GATEWAY
Residential | 400 Units
Retail | 5,000 SF

WG | PHASE II & III
Residential | 637 Units

WARBY PARKER

REDAPRON
BUTCHERS

UNION MARKET

THE BURTON
Residential | 387 Units

THE GANTRY
Residential | 551 Units
Retail | 25,000 SF

LA COSECHA
mercado, arte, cultura

peregrine

Il Presidente

NOVABOSSA

O-KU

GALLAUDET 6TH ST | PARCEL 3
Residential | 600 Units
Retail | 42,858 SF

Takorean

TRADER JOE'S

lululemon

POLITICS + PROSE
BOOKSTORE-COFFEEHOUSE

301 FLORIDA AVE NE
Residential | 115 Units

HISTORIC PRESS BUILDING
PRESS HOUSE

20,465 AADT

MORSE UNION MARKET DISTRICT
Residential | 279 Units
Retail | 20,300 SF

GALLAUDET 6TH ST | PARCEL 2
Residential | 236 Units
Retail | 29,771 SF

GALLAUDET 6TH ST | PARCEL 1
Residential | 67,400 SF
Retail | 11,490 SF

ARMATURE WORKS
Hotel | 203 Rooms
Residential | 640 Units
Retail | 60,200 SF

300 M
Residential | 425 Units
Retail | 12,000 SF

CONSTITUTION SQUARE
Hotel | 204 Rooms
Residential | 643 Units
Office | 1,747,000 SF
Retail | 43,000 SF

Harris Teeter

Walking path

KREI

D. COLOMBE
COFFEE

Orleans Pl NE

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

Masoria St. Anselm
Takorean (perigrine)
Serenate
elceto
sweetgreen
WARBY PARKER
POLITICS + PROSE
BLUE BOTTLE COFFEE
O-KU
TRADER JOE'S

Harris Teeter
YOUR NEIGHBORHOOD MARKET

CHOPSMITH

PRESS HOUSE

RED BEAR
KREI

NOMA/Sursam Corda
POP: 14,217

Atlas District
POP: 17,686

WHOLE FOODS MARKET

Nike Factory Store

Mt Vernon Square
POP: 9,017

UNION STATION
WASHINGTON D.C.

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

DC HARVEST

Starbucks
Orangetheory
petco

Site Plan



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