

ATLAS DISTRICT

1255 H STREET NE
WASHINGTON DC
20002

REDEVELOPED
&
UPGRADED
2021

PRIME
RETAIL
CORNER
BUILDING
FOR SALE

5,877 SF

Next®
REALTY
MID-ATLANTIC



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The H Street Corridor is one of DC's most innovative commercial areas, home to numerous businesses, retailers, restaurants and community events. Its trendy entertainment and art scene leads the way in the revival of a regional destination. With direct access to Union Station, H Street Corridor provides easy access to the greater DC area.

PROPERTY HIGHLIGHTS

- Prime corner with 5,877sf three-level retail building available for sale with roof top deck
- Potential for large outdoor patio at street level
- Tremendous branding opportunity with great visibility in the resurging Atlas District
- Located in one of the most lively DC neighborhoods, surrounded by some of the best restaurants and bars in the city
- The H Street corridor has almost tripled the national population growth average, with 2.7% growth rate within the last decade.

DEMOGRAPHICS*



	.25-mile	.5-mile	1-mile
Population	4,908	20,474	64,422
Households	2,277	9,202	29,208
HH Income	\$110,189	\$106,831	\$107,249
Daytime Population	2,769	10,175	42,460

*Demographics are 2021 Estimates © 2022 SITES USA, Inc.

1 MILE SNAPSHOT

64,422
Population

\$107,249
Median Household Income

42,460
Daytime Population

65.6%
People with a Bachelor Degree or Higher

\$728,133
Owner Occupied Median Home Value

2,156
Total Businesses



22,688 AADT
H Street

2022 Traffic Counts



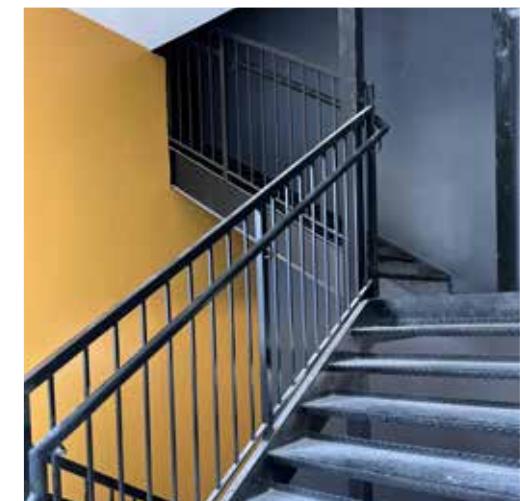
6,400+ Daily Riders
Just over a mile from Union Station

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable; however, no representation or warranties, express or implied, are made to their accuracy.

MARKET AERIAL



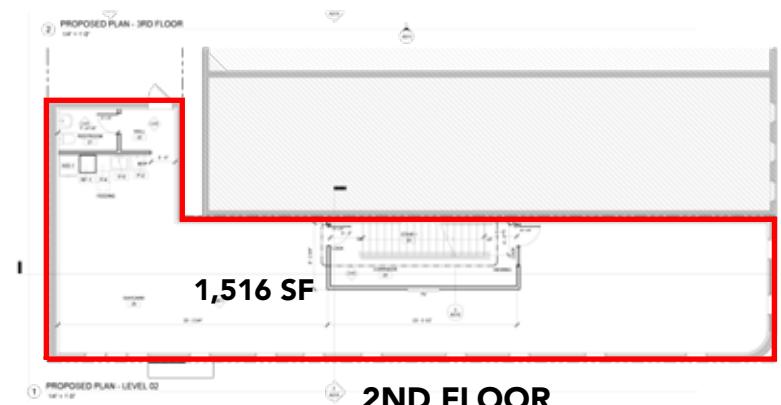
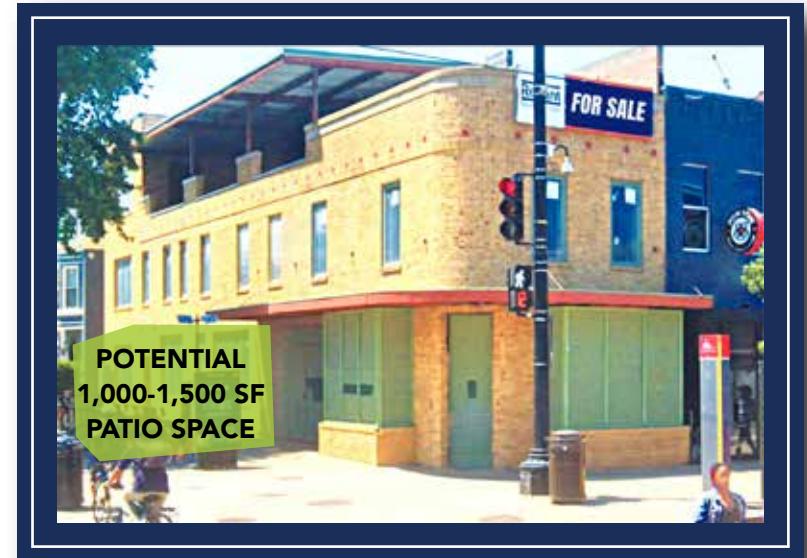
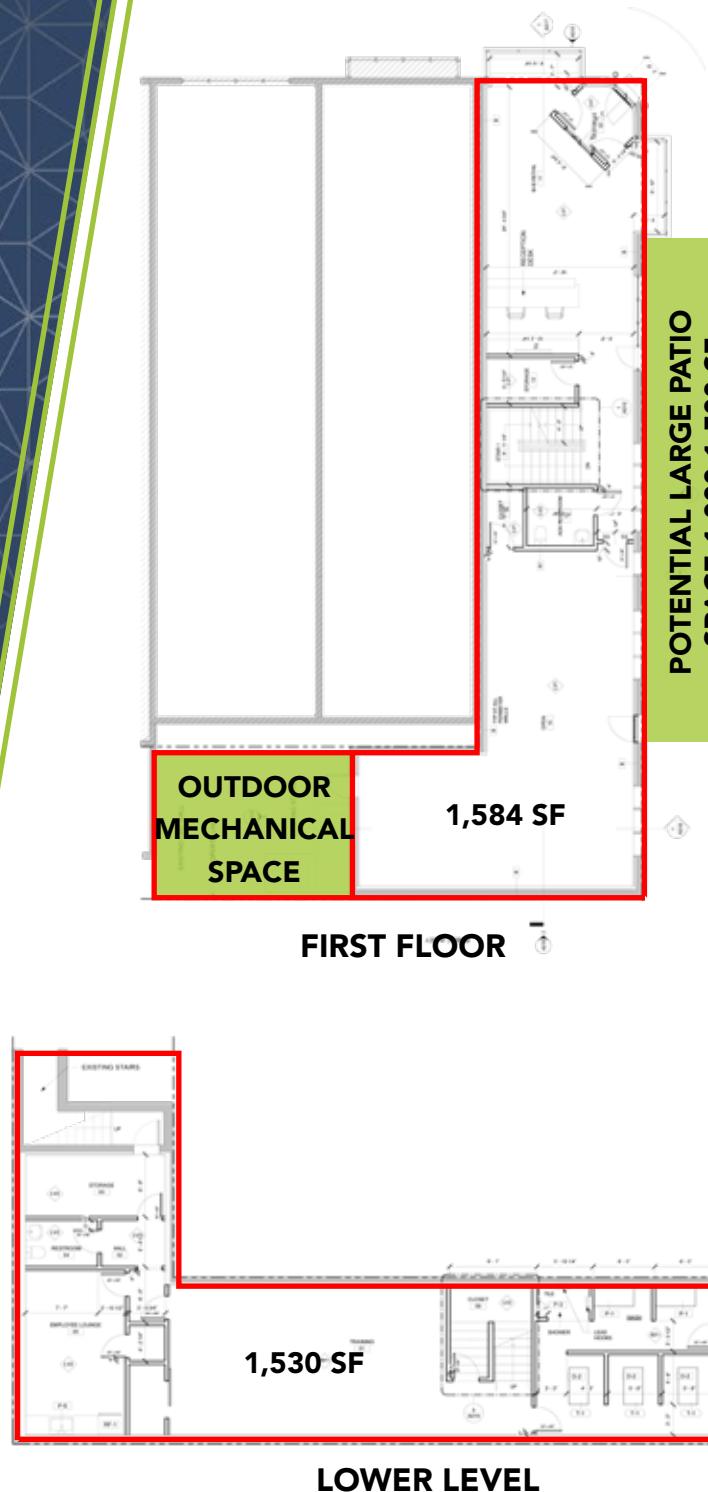
INTERIOR PHOTOS



REDEVELOPMENT & UPGRADED:

- Electric: Added and updated (Total 800 AMPS)
- HVAC: 5 brand new HVAC Units with 5 separate zones
- Fire: New Sprinkler System
- Restrooms: 3 brand new restrooms including one ADA
- Hot water Heaters: 2 new heaters
- New Roof: Framing with 12 inch centers, new membrane, and decking
- Stairs: New internal access metal staircase from lower level to roof
- Kitchen: Infrastructure in finished lower level with cutouts for vent shaft to roof

SITE PLAN



ATLAS DISTRICT



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