

# ATLAS DISTRICT

1255 H STREET NE  
WASHINGTON DC  
20002

REDEVELOPED  
&  
UPGRADED  
2021

PRIME  
RETAIL  
CORNER  
BUILDING  
FOR SALE

5,877 SF

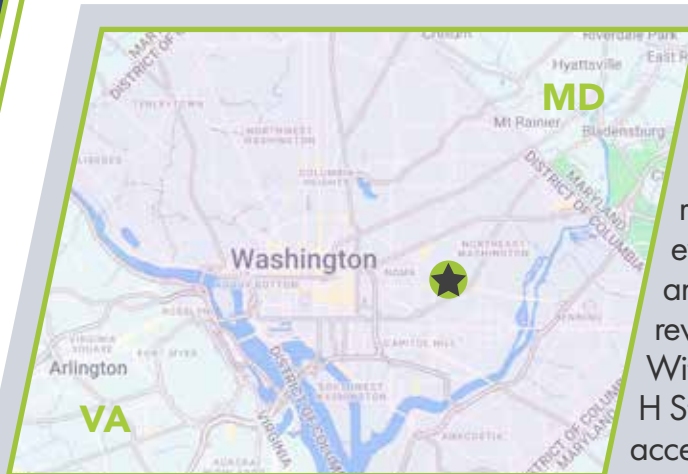
Next<sup>®</sup>  
REALTY  
MID-ATLANTIC



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# MARKET OVERVIEW



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.

## 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*

## DEMOGRAPHICS\*



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



**22,688 AADT**  
*H Street*

2022 Traffic Counts



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

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

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# MARKET AERIAL





# INTERIOR PHOTOS



## REDEVELOPMENT & UPGRADED:

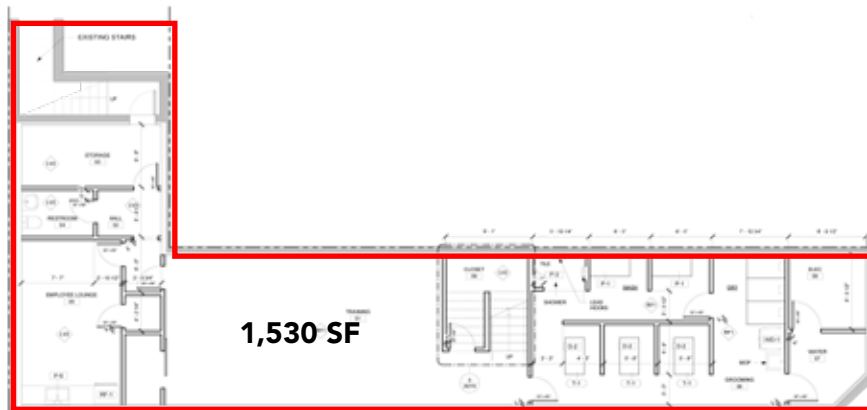
- Electric: Added and updated (Total 800 AMPS)
- HVAC: 5 brand new HVAC Units with 5 separate zones
- Fire: New Sprinkler System
- Restrooms: 3 brand new restrooms including one ADA
- Hot water Heaters: 2 new heaters
- New Roof: Framing with 12 inch centers, new membrane, and decking
- Stairs: New internal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



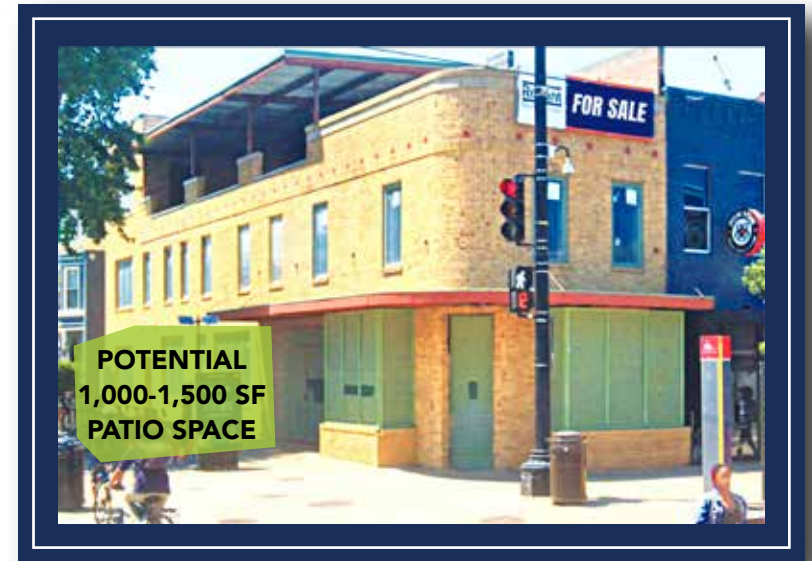
# SITE PLAN



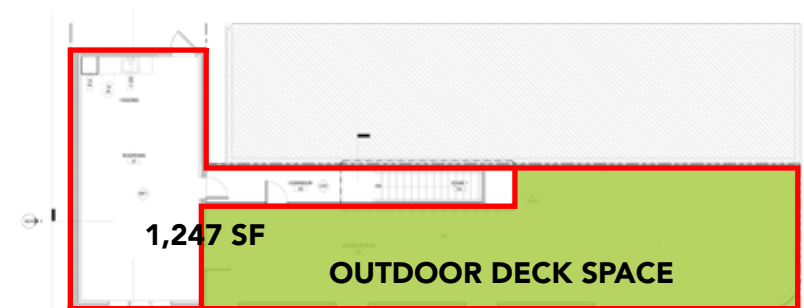
FIRST FLOOR



LOWER LEVEL



2ND FLOOR



3RD FLOOR



# ATLAS DISTRICT



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