

# HARLOW

WASHINGTON, DC  
FULLY LEASED

RAPPAPORT  
CULTIVATING PLACES









# HARLOW

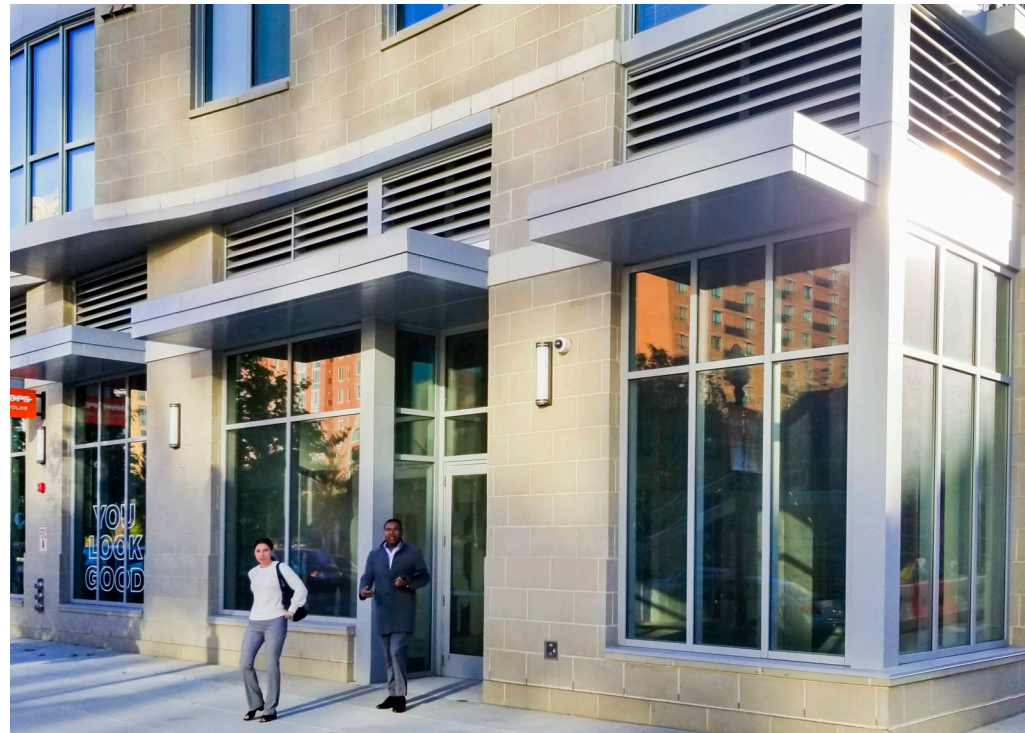
## WASHINGTON, DC

- | One of the newest mixed-use developments located in the lively Navy Yard neighborhood of Washington D.C.
- | Located in the fastest-growing neighborhood in Washington, D.C., and one of the top 5 busiest residential construction submarkets in the country
- | Black Iron Shaft and Grease Interceptor are in place
- | Adjacent to Canal Park with convenient access to the Navy-Yard Ballpark Metro
- | Immediate proximity to some of the most powerful government office buildings - the U.S. Department of Transportation H.Q. (5,000 employees), the new District Department of Transportation H.Q. (540 employees), and the Navy Yard (16,000 employees)
- | 2.8 million visitors per year in the surrounding trade area

## DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 <b>POPULATION</b>	4,941	13,904	41,757
 <b>DAYTIME POPULATION</b>	8,885	14,717	47,273
 <b>HOUSEHOLD INCOME</b>	\$92,436	\$101,460	\$114,772
 <b>TRAFFIC COUNTS</b>	17,080 on M Street		

## AREA RETAILERS





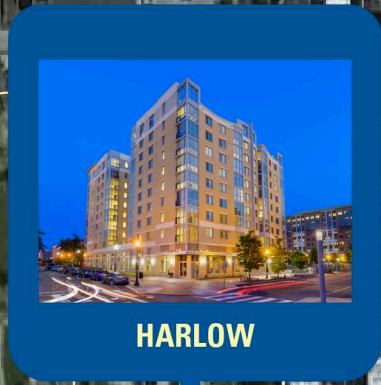
# HARLOW WASHINGTON, DC



CANAL PARK



1000 1ST STREET  
275 APARTMENTS



HARLOW



323 TOWNHOMES

I STREET SE

CROSSING DC  
820 UNITS

INSPIRE NAIL BAR & SPA

FIVE GUYS

CAVA

wework

69,000 SF OF OFFICE SPACE

TRUIST

NEW JERSEY AVENUE SE

3RD STREET SE

250 M STREET  
179,632 SF Office  
11,405 SF Retail

L STREET SE

5TH STREET SE

4TH STREET SE

M STREET SE 17,080 VPD



FIRST STREET SE

THE YARDS PARCEL  
A1 & A2



US DEPARTMENT  
OF TRANSPORTATION  
~550 EMPLOYEES

Tako rean

Korean Taco Grill

VIDA

FITNESS

Bank of America

RASA [solidcore]

CHOP'T

roTi

CHIPOTLE

barre3

SWIZZLER

FUTURE 4-ACRE  
MIXED-USE DEVELOPMENT

CHEMONICS HQ

300,000 SF OF OFFICE

TINGEY STREET SE



**SITE PLAN**  
**HARLOW | WASHINGTON, DC**  
**FULLY LEASED**





**HARLOW | 1100 2ND PLACE SE, WASHINGTON, DC**

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