

HARLOW





WASHINGTON, DC
FULLY LEASED



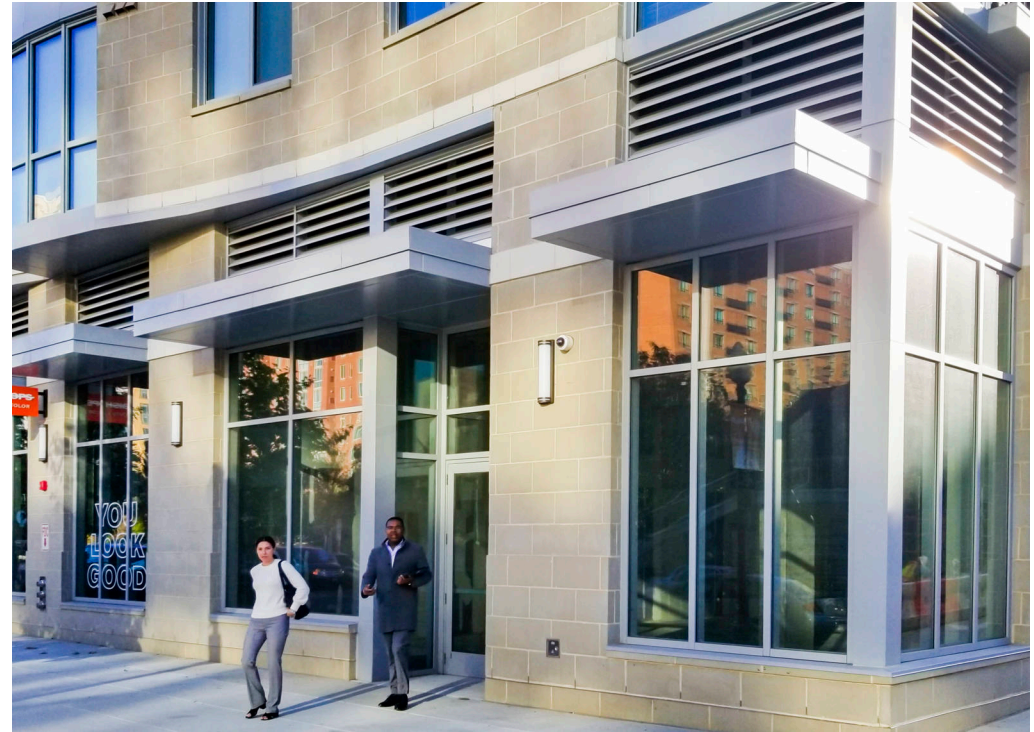
HARLOW WASHINGTON, DC

- | 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 2025

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

AREA RETAILERS



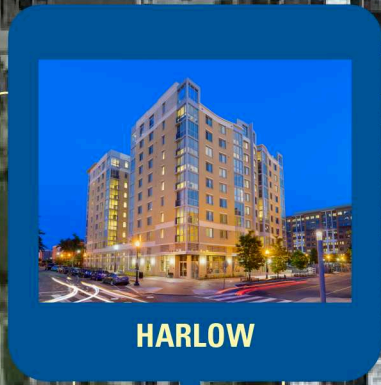
HARLOW WASHINGTON, DC



CANAL PARK



1000 1ST STREET
275 APARTMENTS



HARLOW



323 TOWNHOMES

I STREET SE

CROSSING DC
820 UNITS

DRYY

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



FIRST STREET SE

M STREET SE 17,080 VPD

THE YARDS PARCEL
A1 & A2



US DEPARTMENT
OF TRANSPORTATION
~550 EMPLOYEES

Tako rean

Korean Taco Grill

VIDA

FITNESS

RASA [solidcore]

CHOP'T

roTi

CHIPOTLE

barre3

SWIZZLER

FUTURE 4-ACRE
MIXED-USE DEVELOPMENT

CHEMONICS HQ
300,000 SF OF OFFICE

TINGEY STREET SE

FULLY LEASED





HARLOW | 1100 2ND PLACE SE, WASHINGTON, DC

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Thomas Bolen III | tbolen@rappaportco.com | 571.382.1291

rappaportco.com