



Avec
Washington, DC

2,421 - 7,931 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Washington

District of Columbia

- 44,000 SF of street front retail anchored by Aldi beneath 420 residential units
- Cotenants include AT&T, [solidcore], Veterinary Emergency Group, The UPS Store, Urban Nail Lounge, and Nash & Smashed
- 124 structured parking spaces dedicated to retail
- This area boasts a great Walk Score of 95, making it incredibly walkable and convenient for residents
- The nearby D.C. Streetcar Connection at 8th and H Street provides convenient access with over 2,300 daily passengers, making it a bustling hub for transportation and easy commuting



2025 Demographics

	0.25 mi.	0.5 mi.	1 mi.
Population	6,592	25,697	68,145
Daytime Population	2,160	7,829	37,226
Household Income	\$217,227	\$210,041	\$172,211
Traffic Counts	24,000 on H Street NE		

Area Retailers



NASH & SMASHED



[solidcore]

urban
nail
lounge





Site Plan

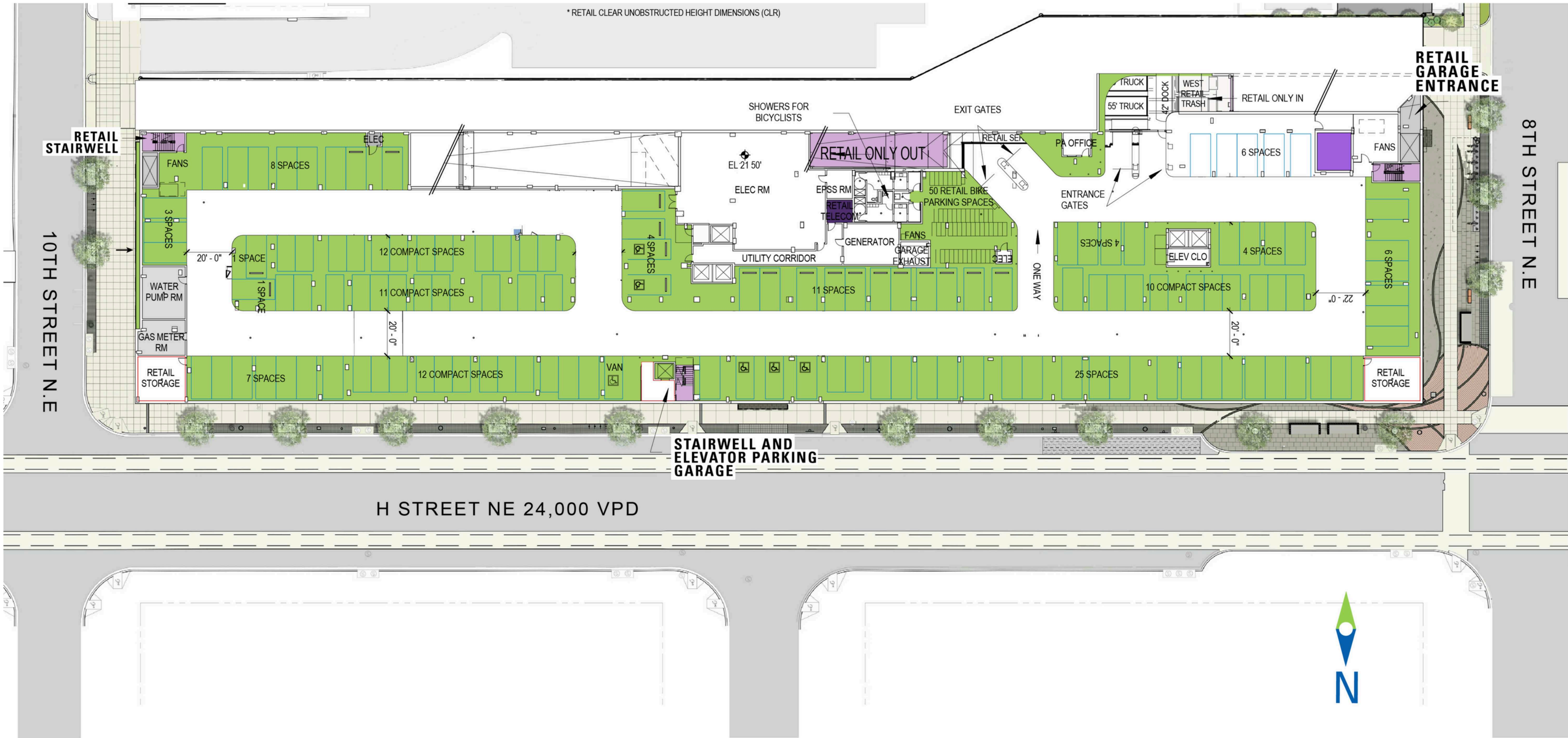
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Space #	Sq. Ft.	Tenant
1	4,194	Available
2	1,316	AT&T
3	2,421	Available
4	1,960	Solidcore
5	4,185	Veterinary Emergency Group
6	1,180	The UPS Store
7	1,451	Urban Nail Lounge
8	1,964	Nash&Smashed
16	25,098	Aldi



On-site Parking Plan

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