



GALLERY
COURT



RAPPAPORT



Gallery Court sits at the busiest corner in all of Washington, D.C., in the heart of the city's most

vibrant shopping and entertainment district.

Gallery Court's revitalized section of

historic row homes has retail space available

with frontage on both 7th and H streets. Available in various configurations, the space can be split or combined among three row-home buildings and can include lower, first-floor and second-floor levels. Gallery Court provides retailers and restaurants with significant foot traffic thanks to its proximity to the 23 million square-foot Washington Convention Center, which receives more than 1 million visitors per year, Chinatown Metro Center and surrounding attractions like the Capital One Arena, Chinatown Arch, museums and theaters.

- 2,200 SF prime retail space available
- Located in the midst of DC's Entertainment District at the busiest pedestrian intersection in the city
- Across the street from the Capital One Arena, which has 2.5 million visitors per year, and Gallery Place Metro with 27,000 riders per day
- Prime location with strong residential, office and 27 surrounding hotels
- High foot traffic area with a walkscore of 99











HUNGRY FOR FOOT TRAFFIC?

JOIN THIS 7 DAY A WEEK
18 HOURS A DAY **HUB**
IN THE HEART
OF THE DISTRICT





DEMOGRAPHICS 2017	0.25 MILE	0.5 MILE	1 MILE
 DAYTIME POPULATION	23,875	76,406	253,221

 POPULATION	4,210	19,522	53,285
 HOUSEHOLD INCOME	\$137,839	\$118,879	\$116,248
 NO. OF BUSINESSES	1,273	4,083	12,754
 NO. OF HOTELS	6	35	62
 VEHICLES PER DAY	H Street (13,500), 7th Street (13,900)		

AREA RETAILERS

- | | |
|--|--|
| 1  | 2  |
| 3  | 4  |
| 5  | 6  |

DC CONVENTION CENTER

2.3M SF EVENT SPACE
1,027 CONVENTIONS IN 2016
~1 MILLION ATTENDEES

CITY CENTER

BVLGARI corepower YOGA
Dior FIG & OLIVE
GUCCI DOLCE & GABBANA
TIFFANY & CO. FLY

CARNEGIE LIBRARY



GALLERY PLACE

REGAL CINEMAS studio xfinity
LOFT URBAN OUTFITTERS

UNION STATION

31,000 METRO COUNTS



THE WHITE HOUSE

~1 MILLION VISITORS ANNUALLY

NEW YORK AVENUE 31,000 VPD



ZAYTINYA



PENN SOCIAL

GALLERY COURT

CAVA POTBELLY
HSBC & pizza
smashburger



WASHINGTON MONUMENT

~1 MILLION VISITORS ANNUALLY

E STREET



D STREET

CAPITOL CROSSING

DELIVERS: 2019-2021
2.2M SF
75K SF RETAIL
8,000 NEW EMPLOYEES
(DAYTIME TRAFFIC)

THE CAPITOL



7TH STREET 14,000 VPD



PENNSYLVANIA AVENUE

Capital One Arena

~2.4 MILLION ANNUALLY (20,000 SEATS)



CHOP'T



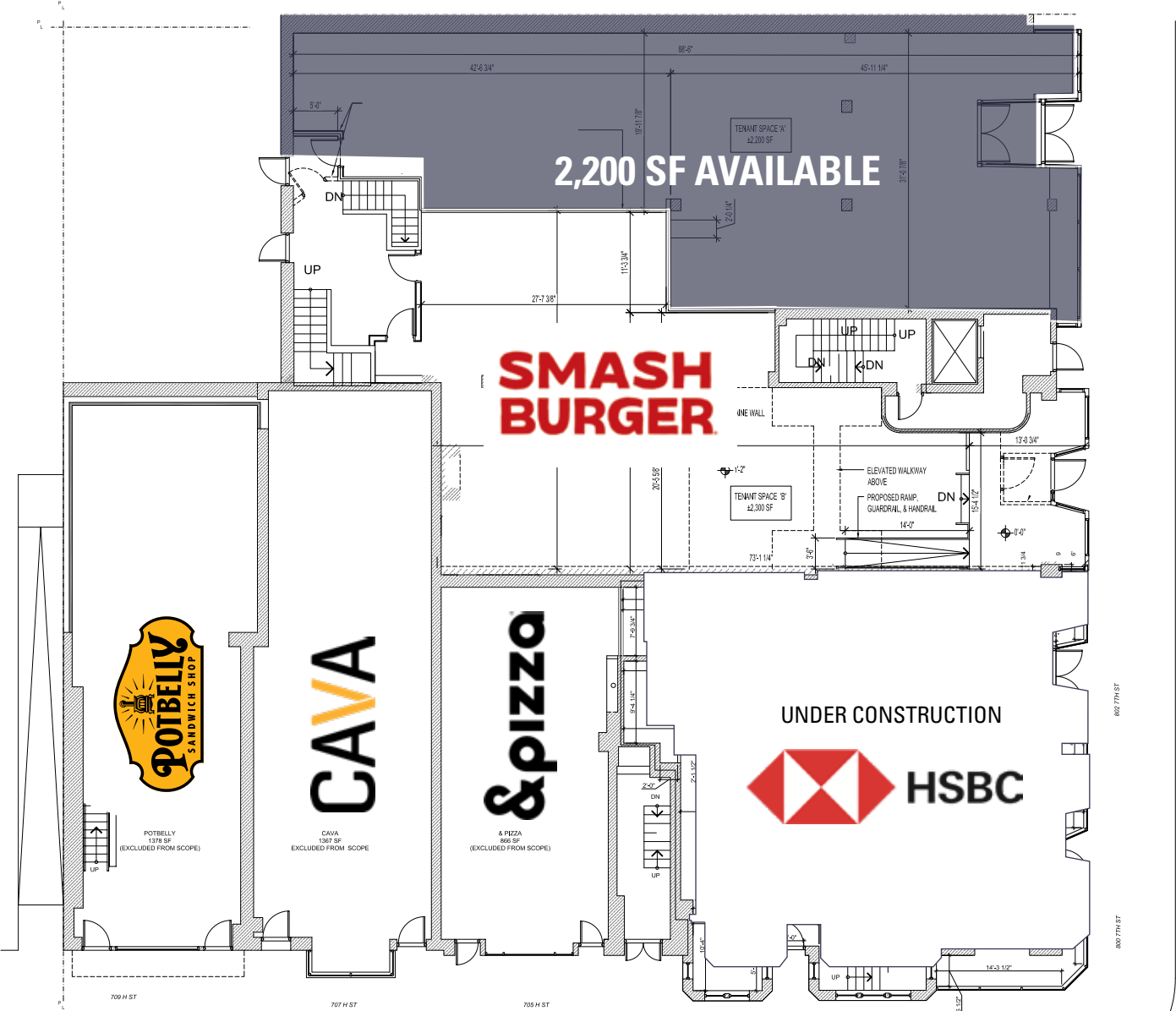
PROTEIN BAR and KITCHEN

NATIONAL MALL

33.8 MILLION VISITORS ANNUALLY

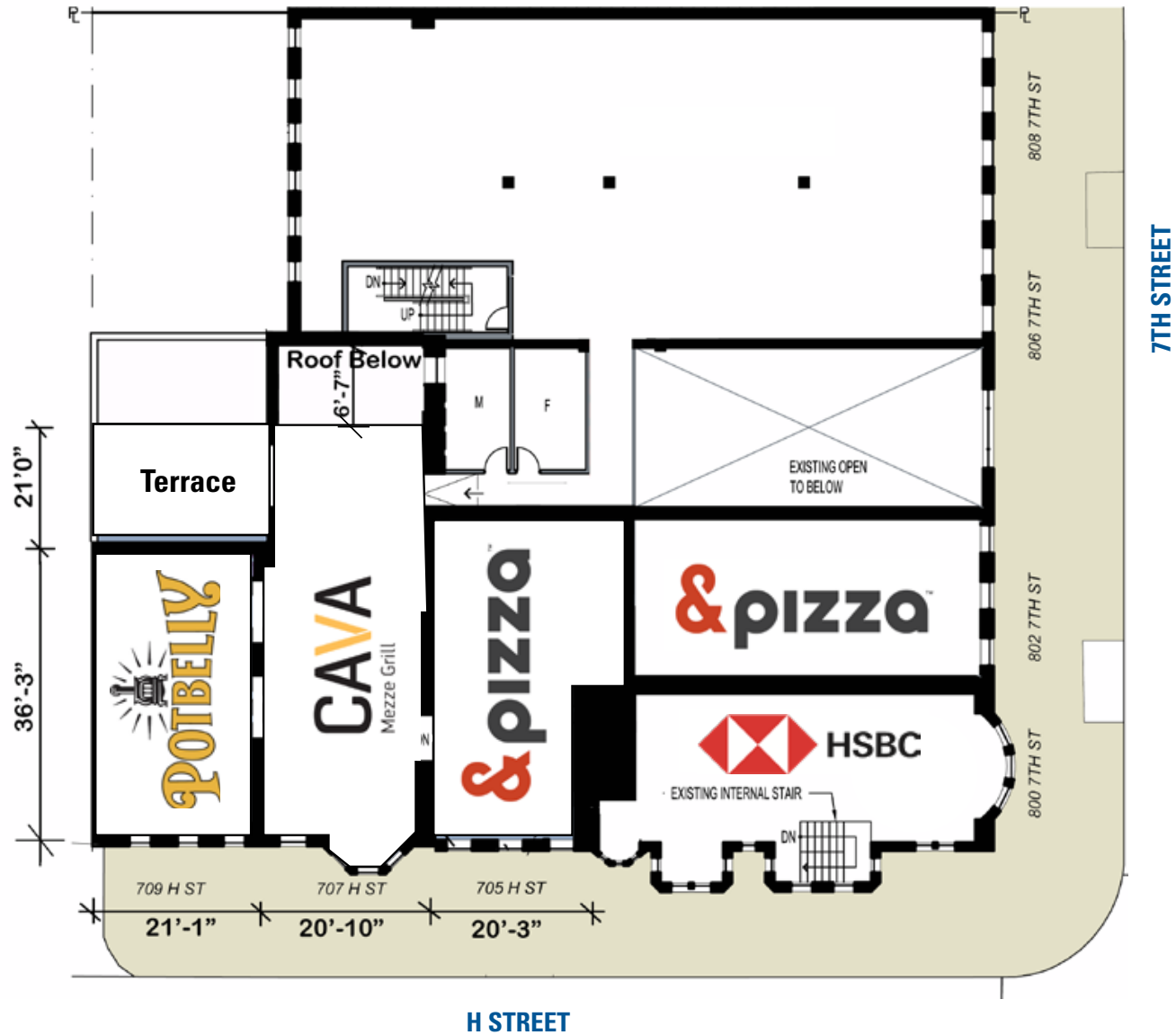


FIRST FLOOR RETAIL

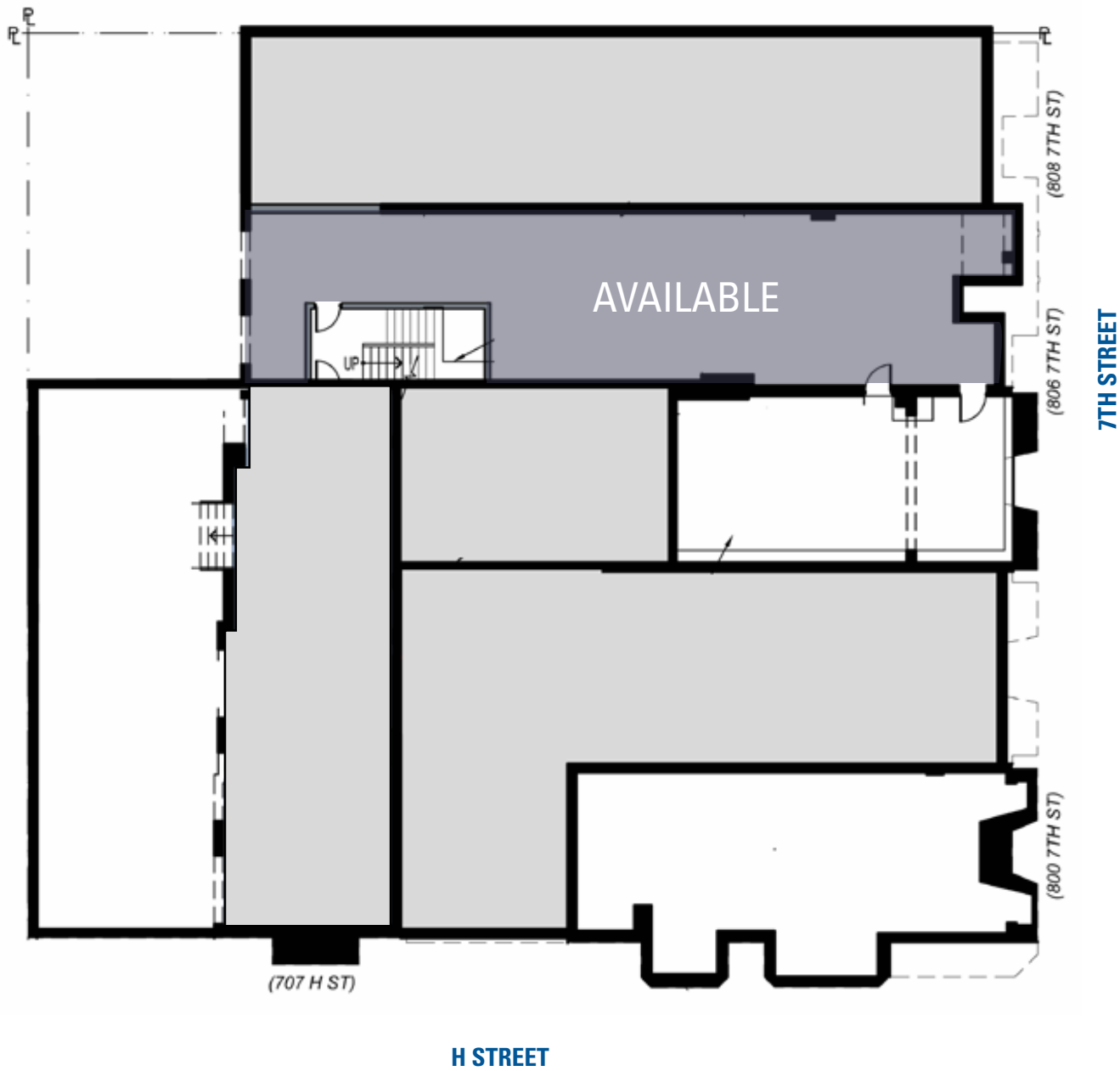


H STREET

SECOND FLOOR RETAIL



BASEMENT FLOOR RETAIL



Owned By

M I D W O O D
INVESTMENT & DEVELOPMENT

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