

FOR LEASE

PRICE REDUCTION: DC PRIME RETAIL

812 H Street NE Washington, DC



EXCLUSIVE ADVISORS:

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PROPERTY HIGHLIGHTS: 

SIZE	2,000 SF
TRAFFIC	18,209 VPD
ZONING	NC-16
WALK SCORE	96 (Very Walkable)
CEILING HEIGHT	+/- 18'
LEASE RATE	\$45 PSF NNN

WALK TIME	1 MIN:	5 MIN:	10 MIN:
TOTAL EMPLOYEES:	581	2,168	6,325
TOTAL BUSINESSES:	59	193	512
AVG HOUSEHOLD INCOME:	\$106,748	\$117,754	\$111,951
HOUSEHOLDS:	2,441	8,085	14,353



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LOCATION SUMMARY

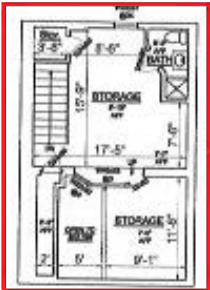
812 H Street represents an opportunity to lease approximately 2,000 SF of storefront retail space along the H Street Corridor. This property is surrounded by plenty of amenities which include restaurants, shopping, entertainment and more. Along with the daily foot traffic on H Street, there are multiple new apartment complexes being built nearby (AVEC), making this a growing and sought after neighborhood in NE, DC.



FLOOR PLAN & PLAT MAP



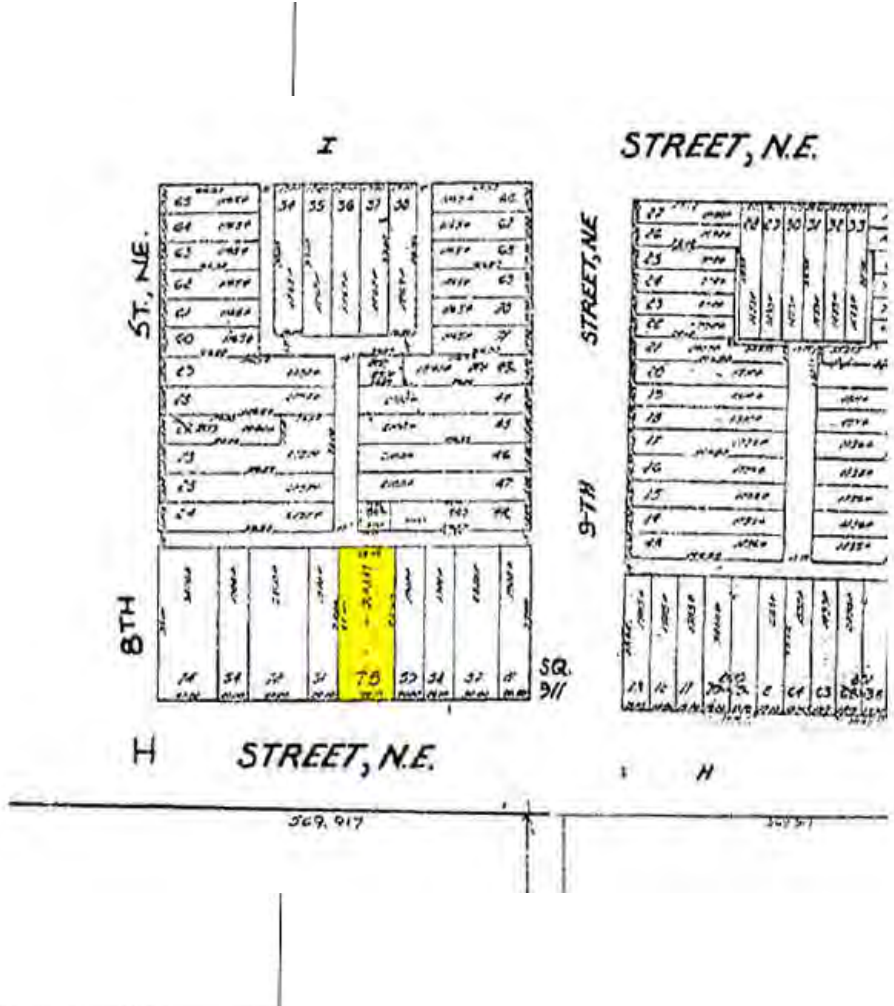
FIRST FLOOR
1,833 SQ FT
SCALE: 1/8"=1'-0"



LOFT
520 SQ FT
SCALE: 1/8"=1'-0"



BASEMENT
500 SQ FT
SCALE: 1/8"=1'-0"



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

AERIAL VIEW



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