



DOCHTER & ALEXANDER
RETAIL ADVISORS



12TH STREET MARKET

WASHINGTON, DC | BROOKLAND

Square Footage | 800 - 5,000 SF

Timing | Arranged

Rent/Nets | Pricing Upon Request

CONTACT

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HIGHLIGHTS

- ▶ **Brookland's Main Street** at Monroe & 12th, a mix of neighborhood retail and restaurants
- ▶ Within 3 blocks of **Brookland Metro Station**, with 4,885 average weekday exits
- ▶ Local **restaurant destination** neighboring Catholic University of America

NEARBY TENANTS



Brookland Trade Area

10 Minute Drive

Population | 144,106
Employees | 75,164
Businesses | 3,834
Avg HH Income | \$83,403
Bachelors Degree + | 43.1%

10 Minute Walk

Population | 5,058
Employees | 1,970
Businesses | 230
Avg HH Income | \$123,521
Bachelors Degree + | 60.6%

Takoma
Population | 16,402
Avg HH Income | \$120,257

Hyattsville
Population | 14,432
Avg HH Income | \$80,966

10 MINUTE
UBER

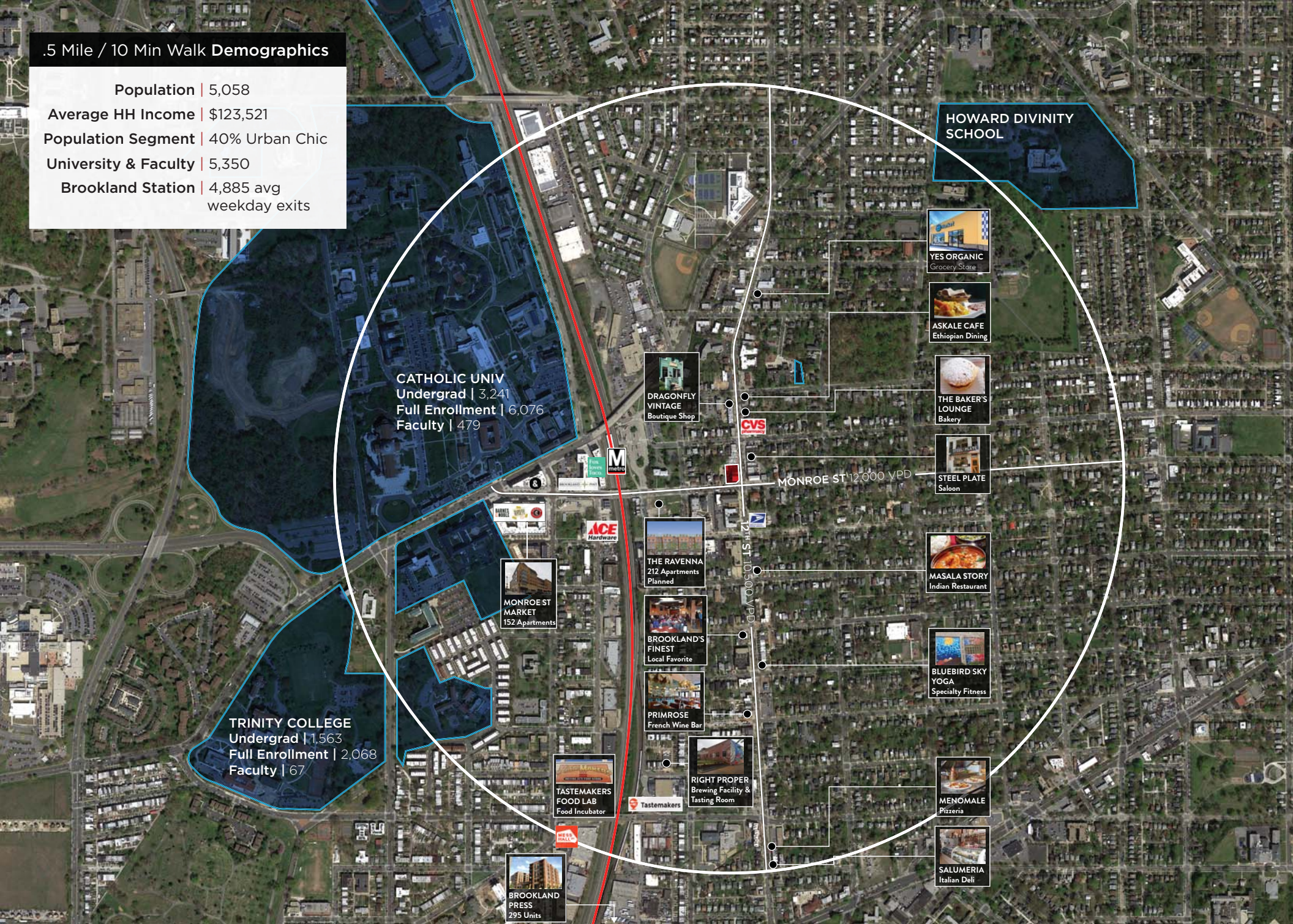
10 MINUTE
WALK

Shaw
Population | 48,140
Avg HH Income | \$135,259

NoMa
Population | 35,527
Avg HH Income | \$110,665

.5 Mile / 10 Min Walk Demographics

- Population** | 5,058
- Average HH Income** | \$123,521
- Population Segment** | 40% Urban Chic
- University & Faculty** | 5,350
- Brookland Station** | 4,885 avg weekday exits



3500 12th Street NE
Washington, DC

Brookland Market Accolades

“This increasingly trendy - and pricey - Brookland neighborhood in Northeast has joined DC’s growing seven-figure club”

Washington Post

“New food incubator, Tastemakers, coming to Brookland”

Washington Business Journal

“The team tasked with running Starbucks’ experimental Reserve Bar in Brookland is constantly working to mix up beverages that defy expectations. This is 1 of only 20 in the country”

“[Tom] Sietsma calls Primrose a Brookland Beacon”

Eater & Washington Post



“Yet another fast developing Washington neighborhood is Brookland”

The New York Times

“The offerings slated to open over the next couple of years are likely to provide new gathering places not only for Brookland residents but also potentially folks from all over the city.”

Washington Post

“Metropolitan Branch Trail to connect from Brookland to Fort Totten”

NBC Washington

“They get to build on school land, and the schools get to help shape vibrant neighborhoods. Catholic University, in Brookland was the first mover.”

Washingtonian





Sample Retail Mix

- SHARED PATIO / EVENT GARDEN - BEER GARDEN
- BAKERY / CAFE
- RETAIL 1, 2 & 3
- POP UP RESTAURANT
- RESTAURANT
- SMALL FORMAT GROCERY / MARKET

SPECS

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