

**2,617 SF
AVAILABLE
IMMEDIATELY**

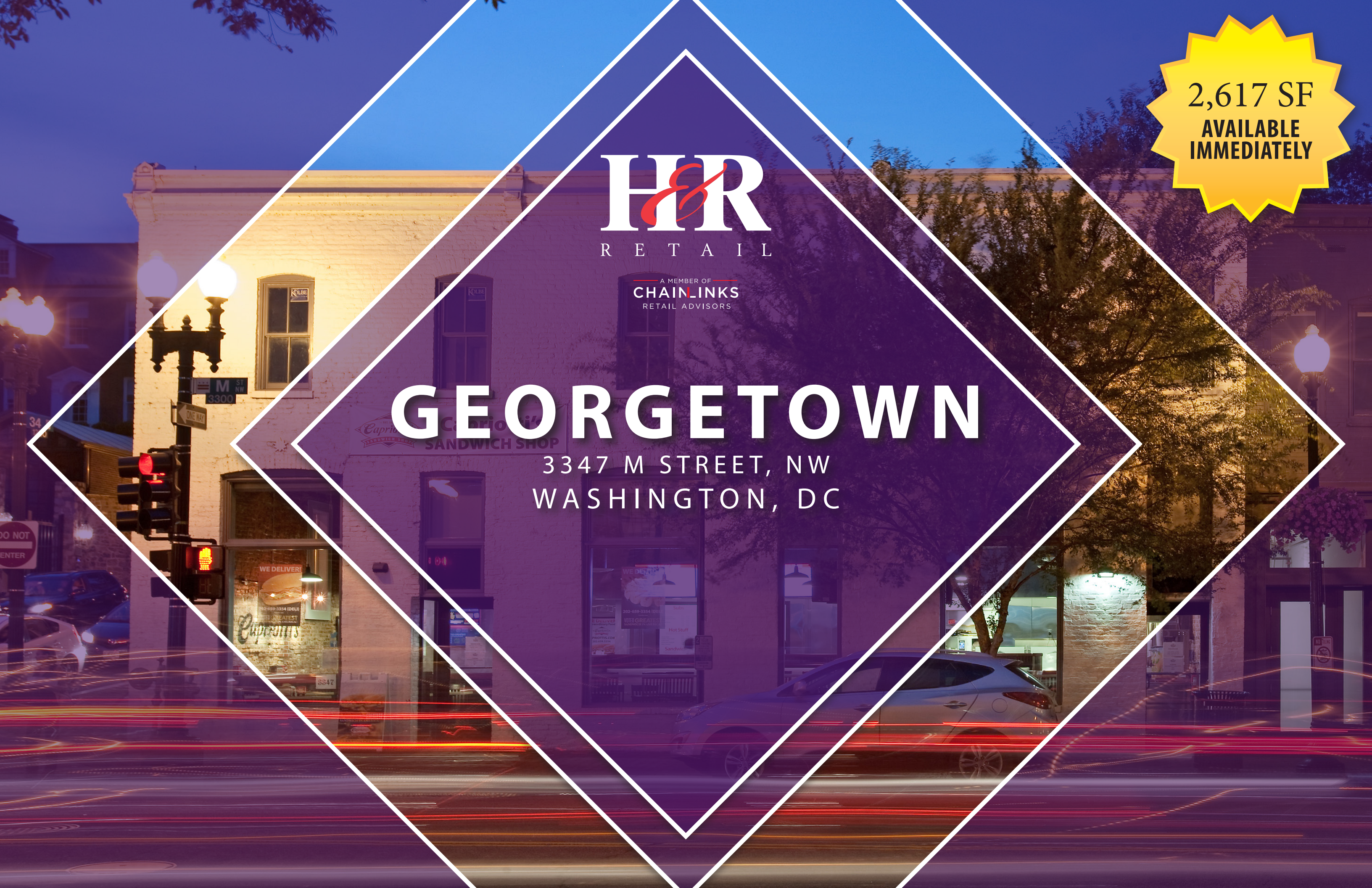
H&R

R E T A I L

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

GEORGETOWN

3347 M STREET, NW
WASHINGTON, DC





GEORGETOWN WASHINGTON DC MARKET/PROPERTY FACTS

PROPERTY FACTS

2,617 SF
Space Size

Building
Recently
Renovated



NEARBY DEVELOPMENTS & RETAILERS

Shops at Georgetown Park:

FOREVER 21 **T.J. maxx** **H&M**
J.CREW **DSW** **PINSTRIPES**
BISTRO BOWLING BOCCE
ANTHROPOLOGIE **DEAN & DELUCA**

Cady's Alley:

Baker **DESIGN WITHIN REACH** **BONOBOS GUIDESHOP**
RENT THE RUNWAY **BoConcept**

Other Notable Retailers:

GEORGETOWN CUPCAKE **RH** **NIKE**
RESTORATION HARDWARE
kate spade **rag & bone** **PANDORA**
GLASSES UNFORGETTABLE MOMENTS
BILLY REID **sweetgreen**



HIGHLIGHTS

Great Visibility	Existing Restaurant Space	Highly Sought After Trade Area	Iconic Building
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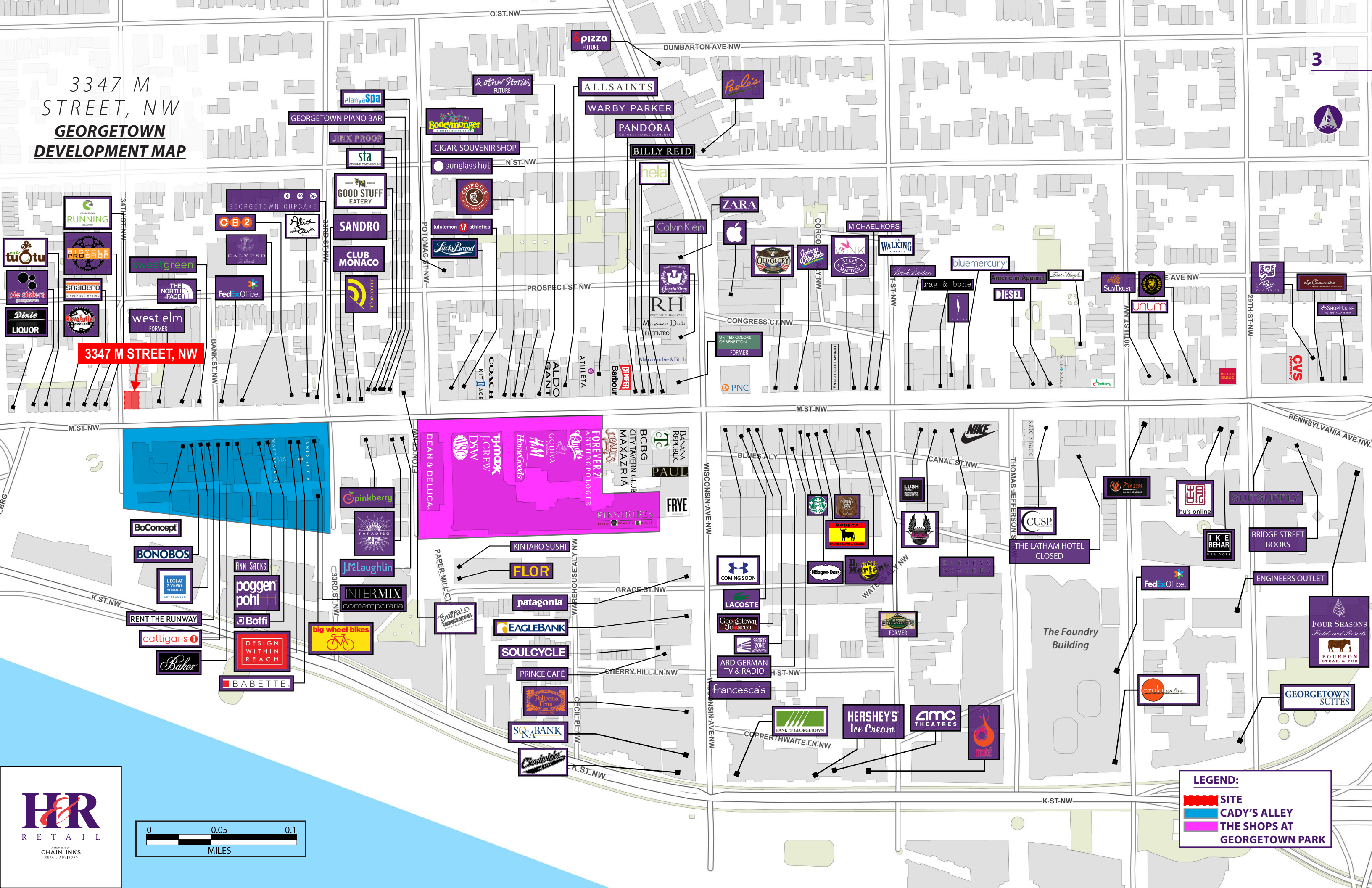
MARKET FACTS

 17,175 Population	2,292 Workplaces	 24,502 Daytime Population
97/100 Georgetown Walk Score	730+ Hotel Rooms	20,000+ <i>GEORGETOWN UNIVERSITY</i> Students/Faculty
\$222,173 Average Household Income	1.2M Annual Tourists	\$1,776,042 Average Household Net Worth

GEORGETOWN:
Is a historic neighborhood, commercial, and entertainment district located in Northwest, Washington, DC.

Residents with a college degree or higher	GEORGETOWN 87.6% USA
Households earning more than \$100K/year	GEORGETOWN 63.9% USA

3347 M STREET, NW GEORGETOWN DEVELOPMENT MAP



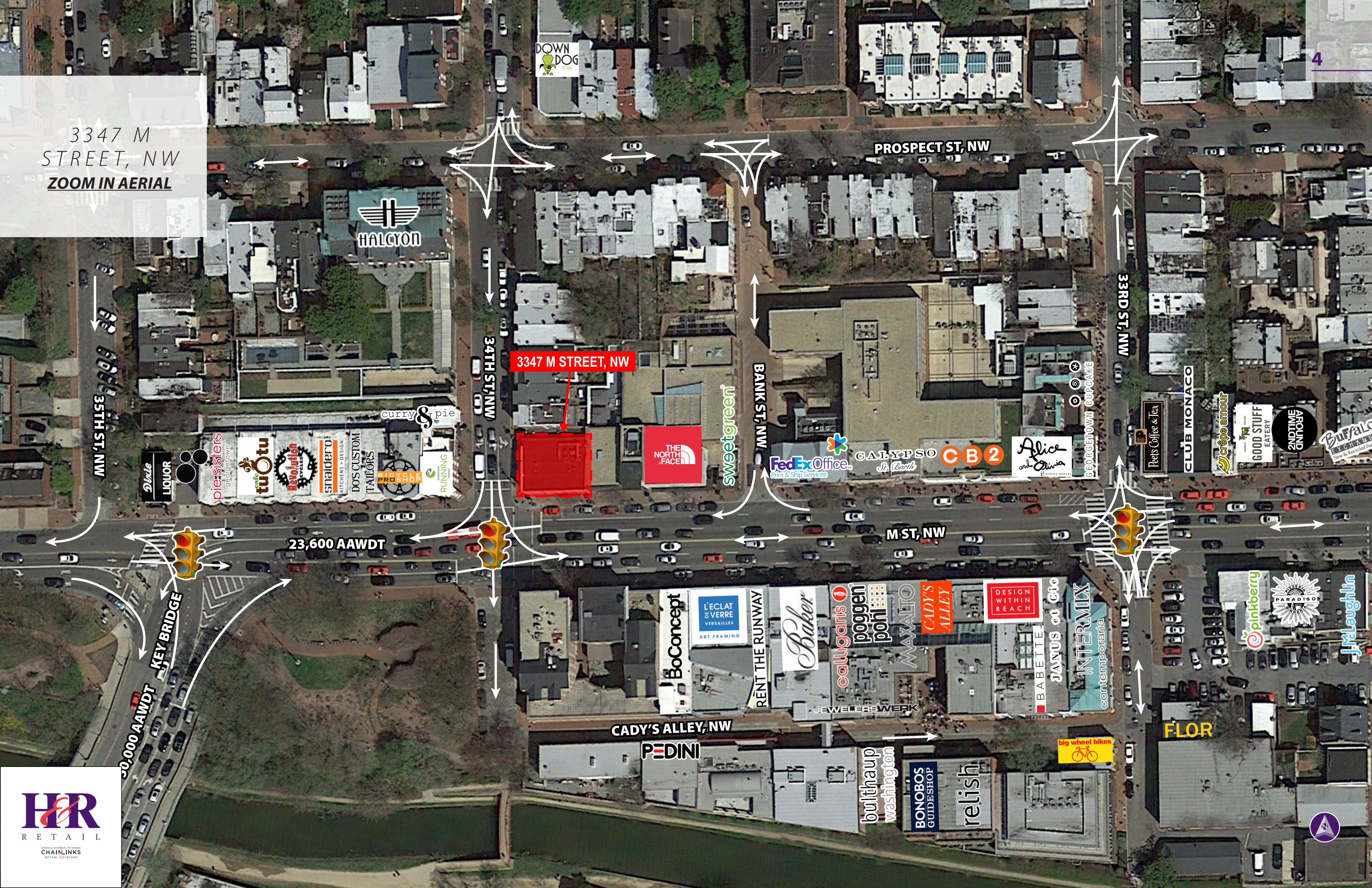
3347 M STREET, NW

LEGEND:

- SITE
- CADY'S ALLEY
- THE SHOPS AT GEORGETOWN PARK



3347 M STREET, NW
ZOOM IN AERIAL



3347 M STREET, NW

PROSPECT ST, NW

33RD ST, NW

34TH ST, NW

BANK ST, NW

M ST, NW

CADY'S ALLEY, NW

FLOR

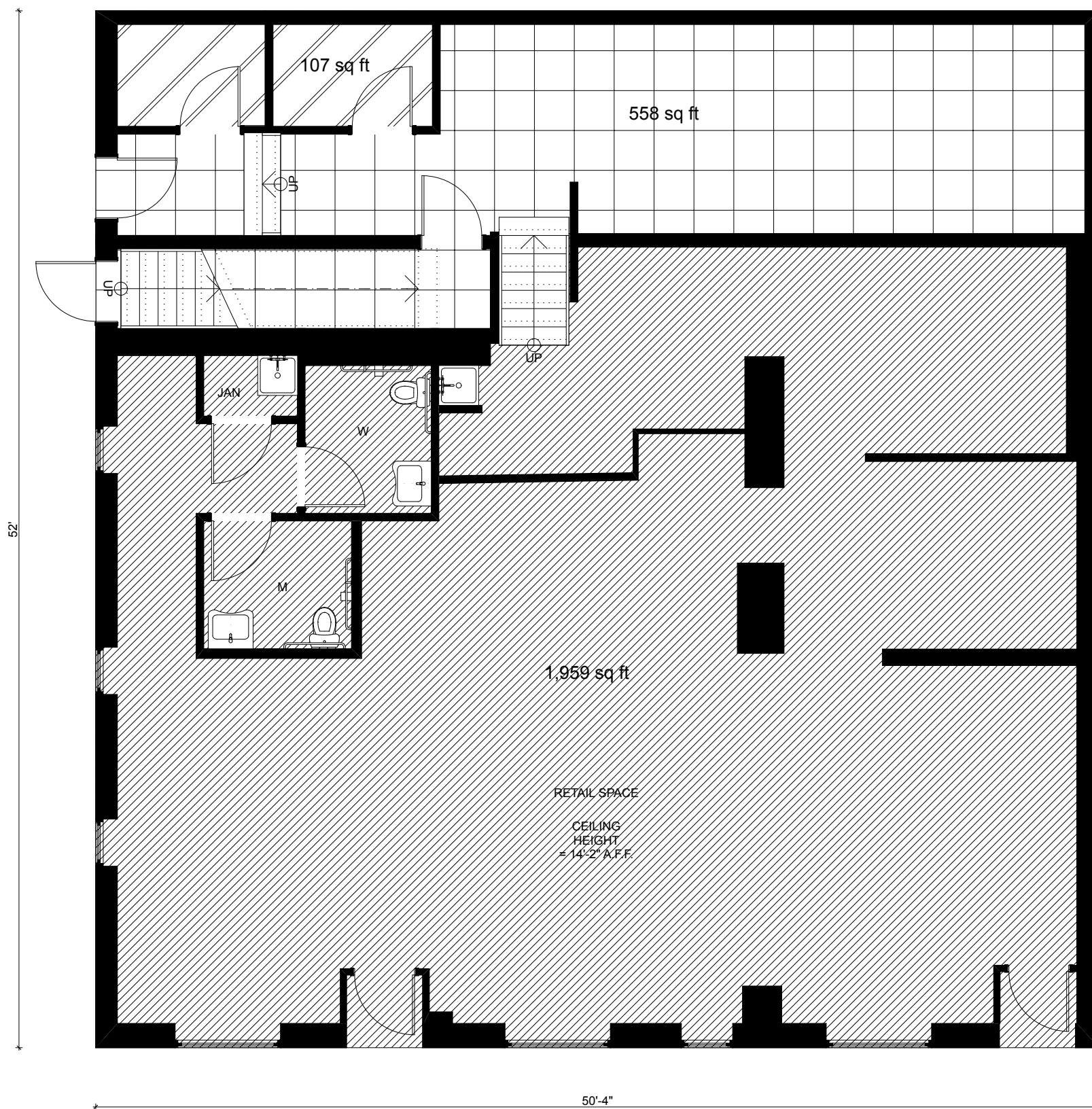
23,600 AAWDT

20,000 AAWDT

KEY BRIDGE



3347 M
STREET, NW
1ST FLOOR PLAN



FULL DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups
Lat/Lon: 38.9053/-77.0676

3347 M Street, NW		.5 mile radius	1 mile radius	2 mile radius
Population	2015 Estimated Population	10,070	39,574	152,917
	2020 Projected Population	10,414	42,112	163,410
	2010 Census Population	9,805	35,051	137,921
	2000 Census Population	8,764	30,522	122,150
	Projected Annual Growth 2015 to 2020	0.7%	1.3%	1.4%
	Historical Annual Growth 2000 to 2015	1.0%	2.0%	1.7%
Households	2015 Estimated Households	2,241	18,229	79,381
	2020 Projected Households	2,383	19,506	84,528
	2010 Census Households	2,204	16,319	73,511
	2000 Census Households	2,227	15,053	67,694
	Projected Annual Growth 2015 to 2020	1.3%	1.4%	1.3%
	Historical Annual Growth 2000 to 2015	-	1.4%	1.2%
Age	2015 Est. Population Under 10 Years	4.9%	7.2%	7.3%
	2015 Est. Population 10 to 19 Years	25.8%	10.0%	7.7%
	2015 Est. Population 20 to 29 Years	37.8%	29.1%	26.1%
	2015 Est. Population 30 to 44 Years	13.1%	25.1%	30.9%
	2015 Est. Population 45 to 59 Years	7.7%	13.2%	14.3%
	2015 Est. Population 60 to 74 Years	8.1%	11.4%	10.3%
	2015 Est. Population 75 Years or Over	2.6%	4.0%	3.5%
	2015 Est. Median Age	25.7	31.7	32.6
Marital Status & Sex	2015 Est. Male Population	47.1%	48.3%	48.9%
	2015 Est. Female Population	52.9%	51.7%	51.1%
	2015 Est. Never Married	77.0%	60.1%	62.6%
	2015 Est. Now Married	17.0%	28.5%	25.5%
	2015 Est. Separated or Divorced	5.1%	9.0%	9.8%
	2015 Est. Widowed	0.9%	2.4%	2.1%
Income	2015 Est. HH Income \$200,000 or More	37.8%	26.0%	20.3%
	2015 Est. HH Income \$150,000 to \$199,999	12.8%	8.9%	10.0%
	2015 Est. HH Income \$100,000 to \$149,999	13.8%	16.7%	18.3%
	2015 Est. HH Income \$75,000 to \$99,999	4.7%	9.4%	11.6%
	2015 Est. HH Income \$50,000 to \$74,999	7.4%	11.6%	13.9%
	2015 Est. HH Income \$35,000 to \$49,999	5.9%	7.0%	8.1%
	2015 Est. HH Income \$25,000 to \$34,999	3.7%	4.3%	4.6%
	2015 Est. HH Income \$15,000 to \$24,999	1.5%	5.2%	4.3%
	2015 Est. HH Income Under \$15,000	12.4%	10.9%	8.9%
	2015 Est. Average Household Income	\$239,375	\$166,631	\$142,929
	2015 Est. Median Household Income	\$150,800	\$109,060	\$101,884
2015 Est. Per Capita Income	\$54,852	\$77,247	\$74,603	
2015 Est. Total Businesses	1,584	4,305	19,885	
2015 Est. Total Employees	17,493	68,190	301,975	

3347 M Street, NW		.5 mile radius	1 mile radius	2 mile radius
Race	2015 Est. White	82.4%	79.2%	78.1%
	2015 Est. Black	4.4%	5.1%	6.9%
	2015 Est. Asian or Pacific Islander	9.0%	11.1%	9.3%
	2015 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
	2015 Est. Other Races	4.1%	4.5%	5.5%
Hispanic	2015 Est. Hispanic Population	669	3,302	14,480
	2015 Est. Hispanic Population	6.6%	8.3%	9.5%
	2020 Proj. Hispanic Population	7.0%	9.2%	10.6%
	2010 Hispanic Population	6.6%	7.3%	9.0%
Education (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	3,741	26,403	113,799
	2015 Est. Elementary (Grade Level 0 to 8)	0.6%	1.4%	2.0%
	2015 Est. Some High School (Grade Level 9 to 11)	0.5%	1.2%	1.4%
	2015 Est. High School Graduate	1.4%	4.5%	4.7%
	2015 Est. Some College	6.0%	5.4%	6.3%
	2015 Est. Associate Degree Only	0.9%	2.7%	2.1%
	2015 Est. Bachelor Degree Only	34.0%	32.8%	33.5%
	2015 Est. Graduate Degree	56.6%	52.0%	50.0%
	2015 Est. Total Housing Units	2,433	19,702	83,642
Housing	2015 Est. Owner-Occupied	49.8%	38.1%	33.3%
	2015 Est. Renter-Occupied	42.3%	54.4%	61.6%
	2015 Est. Vacant Housing	7.9%	7.5%	5.1%
	2010 Homes Built By Year			
2010 Homes Built 2005 or later	1.6%	6.0%	5.4%	
2010 Homes Built 2000 to 2004	3.8%	4.2%	4.3%	
2010 Homes Built 1990 to 1999	1.4%	7.0%	6.3%	
2010 Homes Built 1980 to 1989	11.6%	12.4%	7.5%	
2010 Homes Built 1970 to 1979	3.6%	9.1%	8.6%	
2010 Homes Built 1960 to 1969	3.9%	10.0%	12.3%	
2010 Homes Built 1950 to 1959	6.1%	12.1%	12.3%	
2010 Homes Built Before 1949	68.1%	39.2%	43.3%	
Home Values	2010 Home Value \$1,000,000 or More	49.8%	24.8%	18.1%
	2010 Home Value \$500,000 to \$999,999	29.2%	31.9%	33.3%
	2010 Home Value \$400,000 to \$499,999	4.6%	8.9%	10.7%
	2010 Home Value \$300,000 to \$399,999	8.4%	17.7%	18.7%
	2010 Home Value \$200,000 to \$299,999	5.2%	10.1%	12.4%
	2010 Home Value \$150,000 to \$199,999	0.8%	2.7%	2.9%
	2010 Home Value \$100,000 to \$149,999	1.2%	2.0%	1.6%
	2010 Home Value \$50,000 to \$99,999	0.3%	0.7%	1.0%
	2010 Home Value \$25,000 to \$49,999	0.3%	0.6%	0.9%
	2010 Home Value Under \$25,000	0.3%	0.7%	0.4%
	2010 Median Home Value	\$1,116,870	\$702,473	\$602,801
	2010 Median Rent	\$2,047	\$1,683	\$1,525

3347 M Street, NW		.5 mile radius	1 mile radius	2 mile radius
Labor Force	2015 Est. Labor Population Age 16 Years or Over	9,443	35,873	138,419
	2015 Est. Civilian Employed	39.2%	62.9%	72.0%
	2015 Est. Civilian Unemployed	1.7%	2.3%	1.9%
	2015 Est. in Armed Forces	0.1%	0.3%	0.5%
	2015 Est. not in Labor Force	59.0%	34.6%	25.6%
	2015 Labor Force Males	47.1%	48.1%	48.7%
2015 Labor Force Females	52.9%	51.9%	51.3%	
Occupation	2010 Occupation: Population Age 16 Years or Over	3,878	19,724	88,521
	2010 Mgmt, Business, & Financial Operations	30.7%	33.1%	30.1%
	2010 Professional, Related	38.8%	42.8%	44.7%
	2010 Service	11.6%	9.0%	8.5%
	2010 Sales, Office	16.9%	12.2%	13.1%
	2010 Farming, Fishing, Forestry	-	-	0.1%
	2010 Construction, Extraction, Maintenance	0.4%	1.3%	1.5%
	2010 Production, Transport, Material Moving	1.5%	1.6%	1.9%
	2010 White Collar Workers	86.5%	88.1%	88.0%
	2010 Blue Collar Workers	13.5%	11.9%	12.0%
Transportation To Work	2010 Drive to Work Alone	33.0%	34.7%	33.7%
	2010 Drive to Work in Carpool	1.9%	3.5%	4.7%
	2010 Travel to Work by Public Transportation	21.4%	29.0%	32.5%
	2010 Drive to Work on Motorcycle	0.5%	0.2%	0.2%
	2010 Walk or Bicycle to Work	33.4%	24.2%	22.6%
	2010 Other Means	0.2%	0.8%	0.6%
2010 Work at Home	9.6%	7.6%	5.6%	
Travel Time	2010 Travel to Work in 14 Minutes or Less	30.9%	19.6%	16.1%
	2010 Travel to Work in 15 to 29 Minutes	36.4%	43.1%	43.5%
	2010 Travel to Work in 30 to 59 Minutes	31.2%	34.5%	36.6%
	2010 Travel to Work in 60 Minutes or More	1.5%	2.8%	3.8%
	2010 Average Travel Time to Work	20.1	22.9	24.5
Consumer Expenditure	2015 Est. Total Household Expenditure	\$314 M	\$1.87 B	\$7.25 B
	2015 Est. Apparel	\$11.3 M	\$66.6 M	\$258 M
	2015 Est. Contributions, Gifts	\$29.0 M	\$159 M	\$599 M
	2015 Est. Education, Reading	\$16.6 M	\$92.6 M	\$351 M
	2015 Est. Entertainment	\$18.0 M	\$106 M	\$412 M
	2015 Est. Food, Beverages, Tobacco	\$43.9 M	\$268 M	\$1.05 B
	2015 Est. Furnishings, Equipment	\$11.5 M	\$67.7 M	\$262 M
	2015 Est. Health Care, Insurance	\$25.1 M	\$154 M	\$600 M
	2015 Est. Household Operations, Shelter, Utilities	\$97.2 M	\$579 M	\$2.25 B
	2015 Est. Miscellaneous Expenses	\$4.30 M	\$26.5 M	\$104 M
	2015 Est. Personal Care	\$4.00 M	\$24.0 M	\$93.5 M
	2015 Est. Transportation	\$53.2 M	\$325 M	\$1.28 B

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WASHINGTON, DC

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