



**RETAIL PROPERTY FOR LEASE**

# DELTA TOWERS

1400 FLORIDA AVENUE, NE, WASHINGTON, DC 20002



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	599 - 4,999 SF
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	202,000 SF
<b>Ceiling Height:</b>	16'
<b>Zoning:</b>	MU-6

### PROJECT HIGHLIGHTS:

Delta Towers is a 202,000 SF mixed-use development site that will offer 179 senior affordable housing units above approximately 5,000 SF of vented retail space. Up to 10 dedicated parking spaces available on-site.

#### TIMING:

- Q4 2018 Project Groundbreaking
- Q1 2020 Project Grand Opening

#### H STREET HIGHLIGHTS:

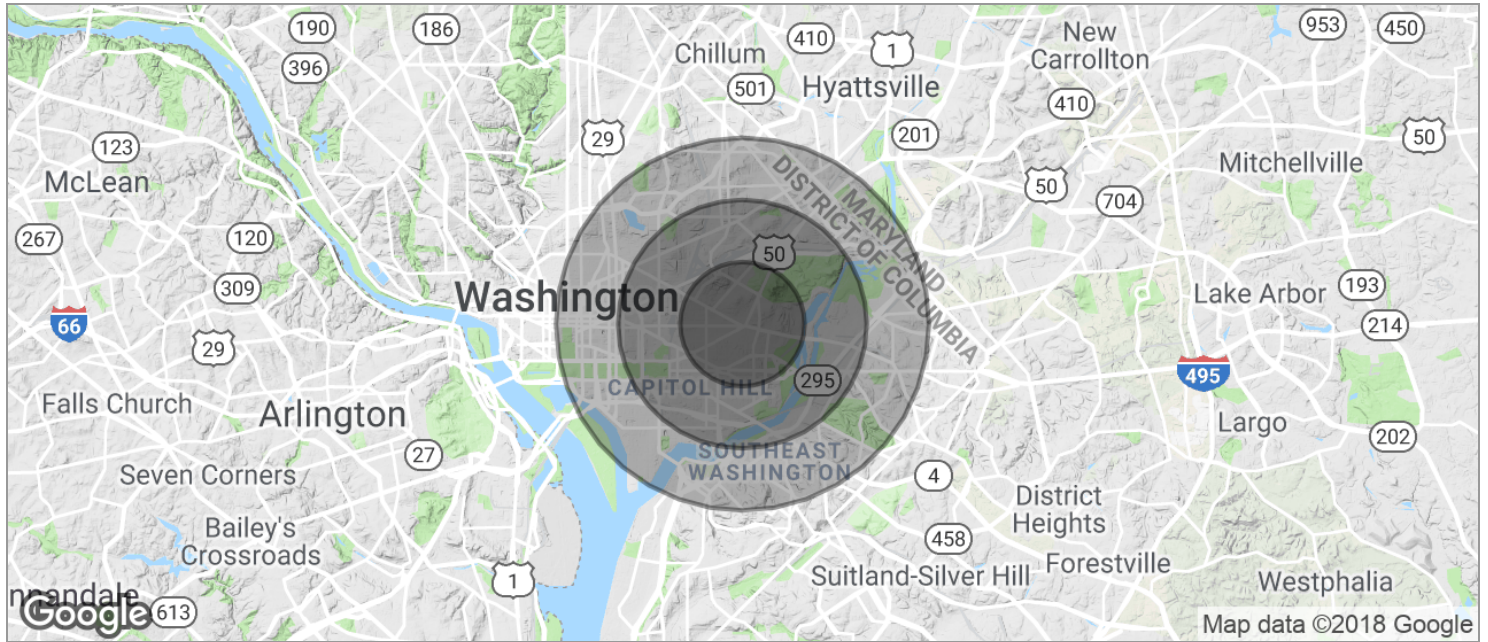
- H Street is home to the DC Streetcar. The first phase opened in February 2016. It runs along H Street connecting Union Station to Oklahoma Avenue, NE & Benning Road, NE near Kingman Lake and the Anacostia River. H Street is also home to the Freshfarm H Street, NE Market which is a community meeting place for friends and neighbors to purchase locally grown foods and plants.
- A 40,000 SF new Whole Foods opened on the 600 block of H Street in March 2017.
- Giant opened in 2013 and is located 1 mile away at 300 H Street, NE.



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## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	49,210	121,055	242,951
MEDIAN AGE	36.2	35.7	35.7
MEDIAN AGE (MALE)	36.1	35.1	34.7
MEDIAN AGE (FEMALE)	37.1	36.8	37.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	21,242	51,278	105,115
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$81,927	\$84,895	\$76,615
AVERAGE HOUSE VALUE	\$512,627	\$524,971	\$469,025

\* Demographic data derived from 2010 US Census

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ADDITIONAL PHOTOS



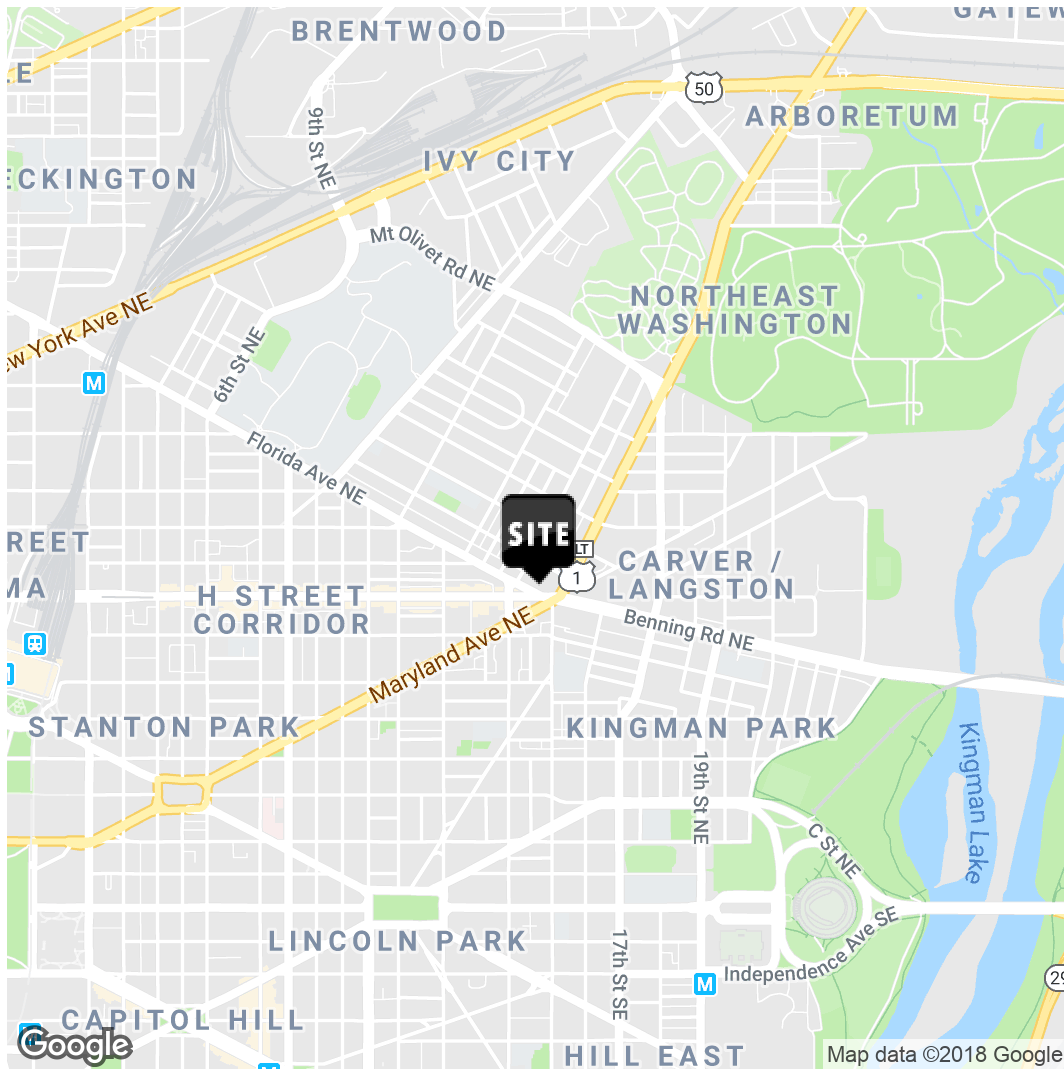
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## PLAZA PLAN







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