



Ground Level Retail For Lease

Address: 1383-1385 H Street NE, DC

Square Feet 2,332 SF

Renovated 2018

Use Retail / Commercial

Zoning NC-15

Location Highlights

- ▶ Storefront Retail Located on the corner of H Street & 14 St NE
- ▶ Fronts a current metro bus stop & a mile from Union Station
- ▶ Fully built out retail space - easy plug & play opportunity
- ▶ Space includes private entrance and security system
- ▶ Abundance of nearby retail and restaurants along the H Street Corridor

Demographics (3 Mile Radius)

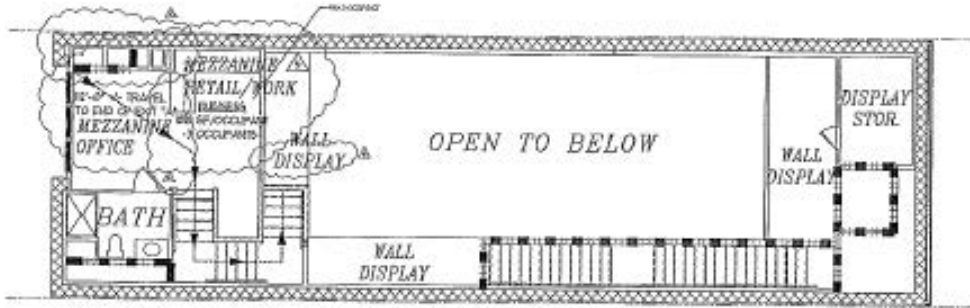
- ▶ Population: 333,141
- ▶ Households: 152,101
- ▶ Median HH Income: \$80,288
- ▶ Daytime Employees: 402,102
- ▶ Walk Score: 93
- ▶ Traffic Count: 16,437 VPD



H STREET CORRIDOR AERIAL



FLOOR PLANS



DESIGN LIVE LOAD
 - REFER TO SHEET 5-006
 FOR ADDITIONAL LOAD
 ANALYSIS REQUIREMENTS

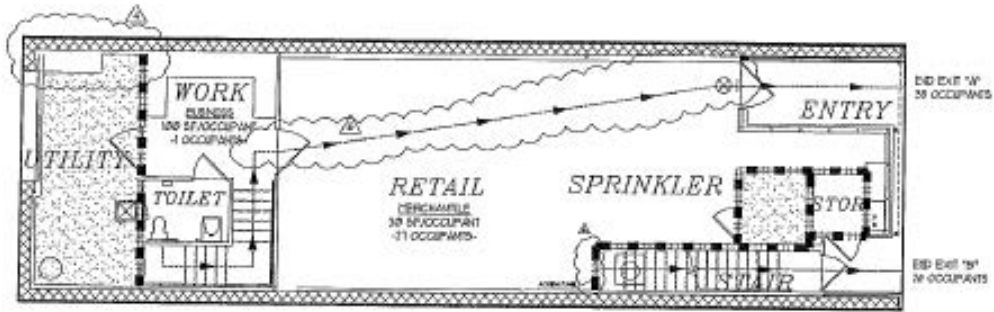
WALL DISPLAY: 15 PSF
 WORK AREAS: 50 PSF
 DISPLAY STOR.: 05 PSF

FIRST FLOOR MEZZANINE
LIFE SAFETY PLAN

SCALE: 1/16" = 1/8" = 1'-0"

270 SQUARE FEET

B BUSINESS MEZZANINE



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FIRST FLOOR

PHOTOS



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— COMMERCIAL DIVISION —

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