

ONE

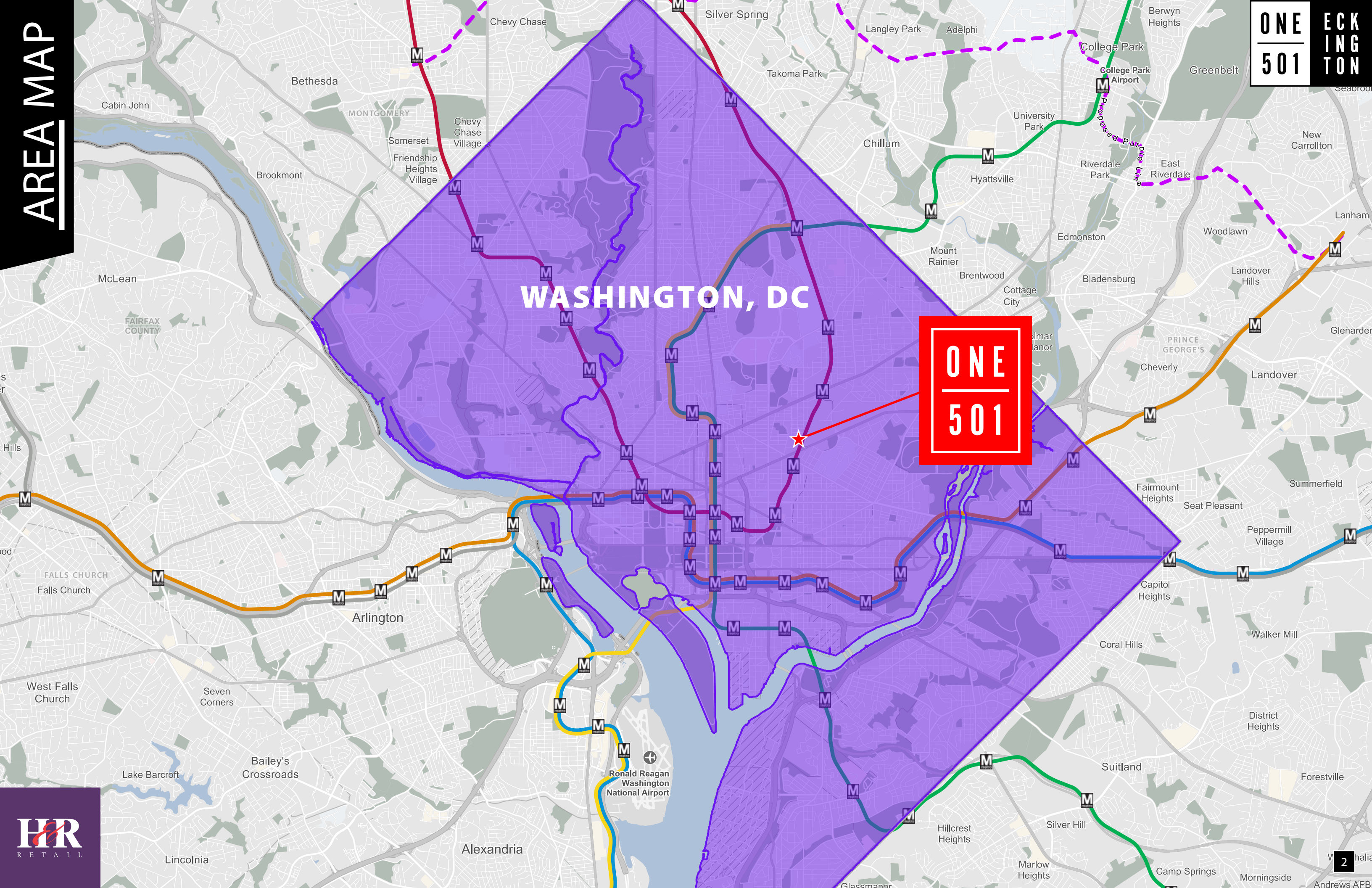
501

ECK
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WASHINGTON, DC

ONE
501



PROJECT

Foulger-Pratt acquired a 1.8 acre site in the NoMa/Eckington submarket in NE Washington, DC which will be redeveloped into a 328-unit community above 7,554 SF of retail. The urban infill site is a short walk to the NoMa/Gallaudet Metro and Union Market via the Metropolitan Branch Trail. Foulger-Pratt will deliver a luxury apartment community to a submarket that is poised to offer a strong retail, dining, and entertainment scene, and is rapidly evolving, into one of DC's hottest neighborhoods.

LOCATION:

- The development will front the 2 acre Tanner Park which will be home to a dog park, playground, and open lawn for events.
- Brooklyn Boulders and Union Kitchen are coming soon to the submarket
- Located less than 1/4 mile from the NoMa/Gallaudet Metro station on DC Metro's Red Line.

PROJECT:

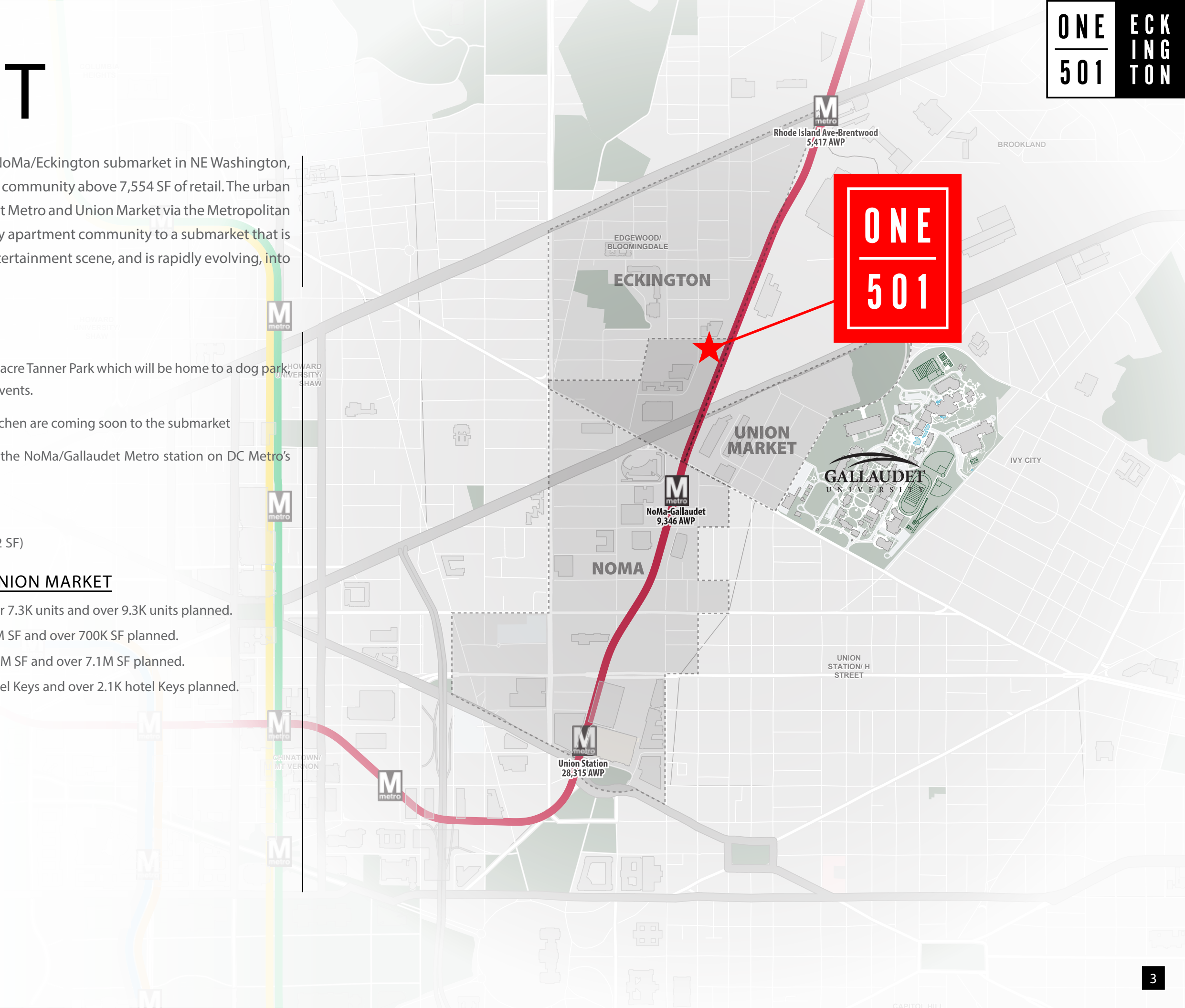
- Retail A (2,892 SF) Retail B (4,662 SF)

MARKET – ECKINGTON / UNION MARKET

- Residential: Currently, over 7.3K units and over 9.3K units planned.
- Retail: Currently, over 1.4M SF and over 700K SF planned.
- Office: Currently over 14.9M SF and over 7.1M SF planned.
- Hotels: Currently, 1.3K hotel Keys and over 2.1K hotel Keys planned.

TIMING – 2020 DELIVERY

- Retail delivery: Q4 2020



ONE
501



R ST NE

ECKINGTON

Q ST NE

P ST NE

O ST NE

N ST NE

FIRST ST NE

3rd ST NE

4th ST NE

6th ST NE

FLORIDA AV

HARRY THOMAS WAY NE

NEW YORK AVE NE

BRENTWOOD PKWY SE

CUBESMART self storage

ECKINGTON YARDS

UNION KITCHEN (coming soon)

BROOKLYN BOULDERS (coming soon)

Qualla coffee

FedEx

siriusxm SATELLITE RADIO

Wendy's

McDonald's

HYATT PLACE

MENOMALE (coming soon)

NOMA

WELLS FARGO

CVS

Bank of America

Meat Market

roti

Hilton Garden Inn

CONSTITUTION SQUARE

Harris Teeter

US BUREAU OF ALCOHOL, TOBACCO, FIREARMS AND EXPLOSIVES

FIVE GUYS BURGERS and FRIES

Domino's

COURTYARD Marriott

SUBWAY

7-Eleven

DUNKIN' DONUTS

NOMA-GALLAUDET U 10,179 AWP

THE JAMES

METROPOLITAN BRANCH TRAIL

NEW YORK AVE NE

47,000 AADT

PENN ST NE

UNION MARKET

TRADER JOE'S

STARR RESTAURANTS

MORSE ST NE

UNION MARKET EAST

UNION MARKET Eden's LLC

Ta Korean

BIDWELL RESTAURANT

AREPASON

60+ food stalls and retailers

HOMEWOOD SUITES BY HILTON

Eden's LLC

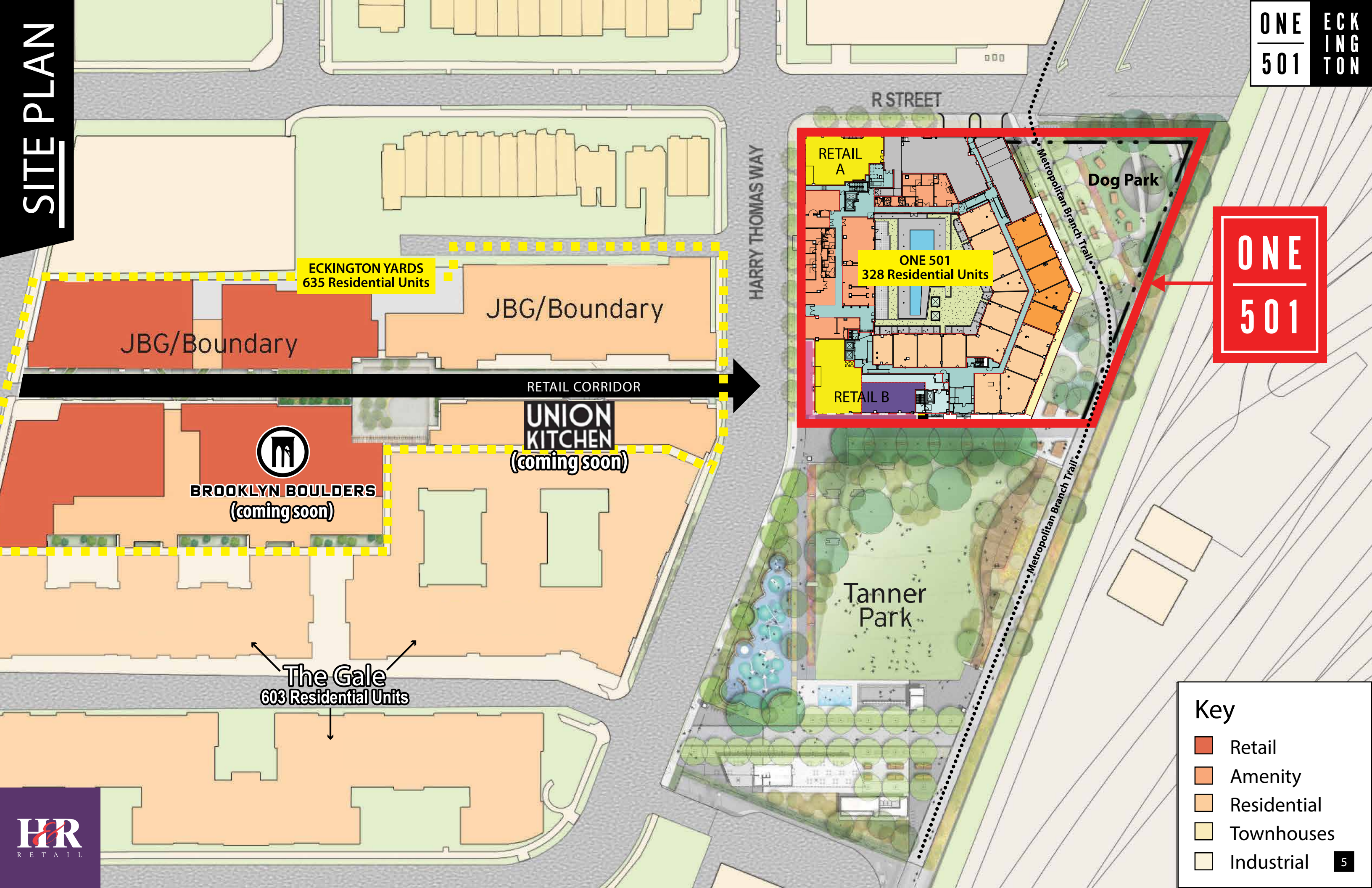
DOLCEZZA

MOGELUM

THE CENTER OF THE

NATIONAL PARK SERVICE

GALLAUDET UNIVERSITY



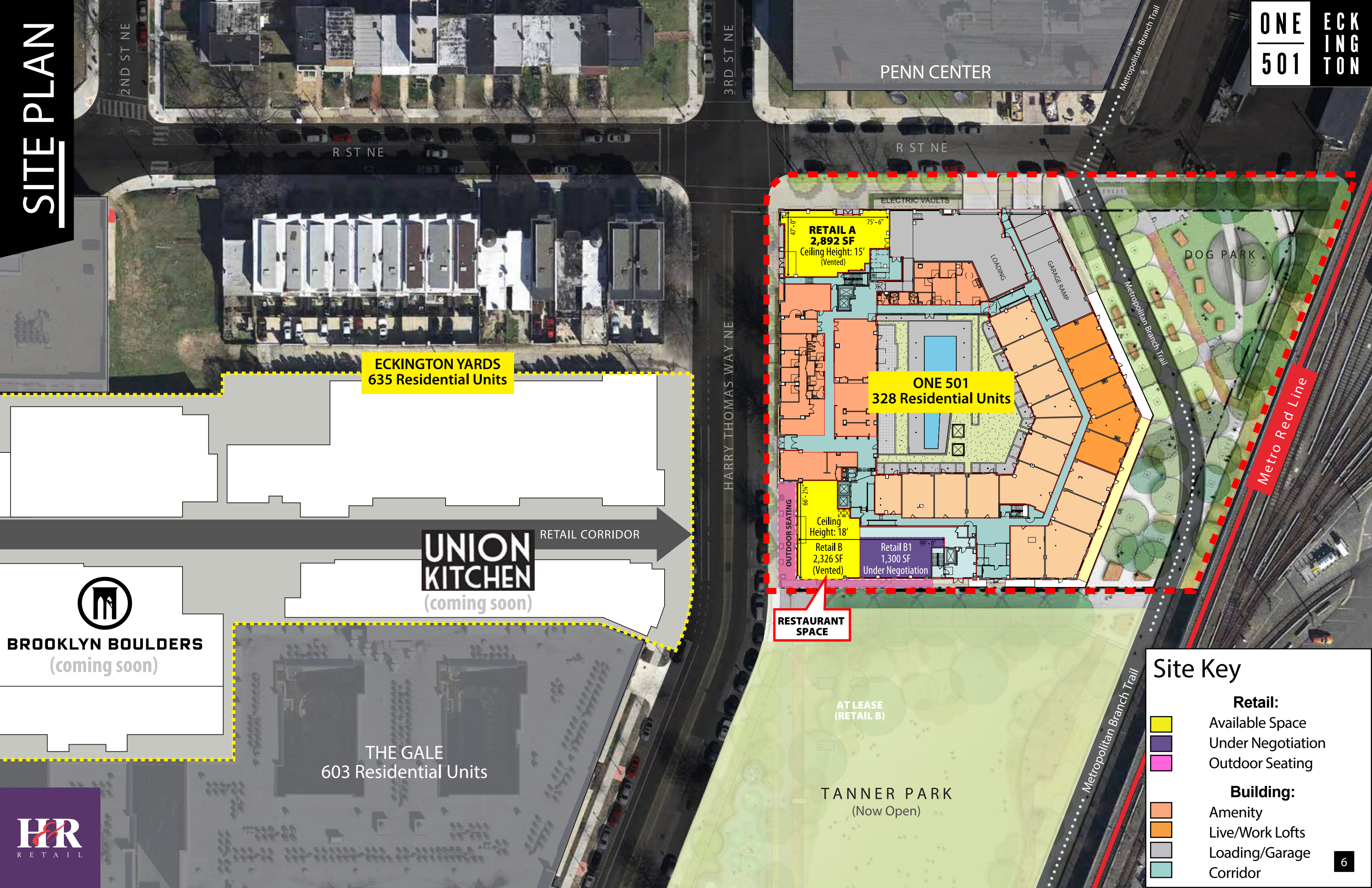
ONE
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Key

- Retail
- Amenity
- Residential
- Townhouses
- Industrial

SITE PLAN

**ONE
501
ECKINGTON**



ECKINGTON YARDS
635 Residential Units

UNION KITCHEN
(coming soon)
RETAIL CORRIDOR

BROOKLYN BOULDERS
(coming soon)

THE GALE
603 Residential Units

ONE 501
328 Residential Units

RETAIL A
2,892 SF
Ceiling Height: 15'
(Vented)

RETAIL B
2,326 SF
(Vented)

RETAIL B1
1,300 SF
Under Negotiation

RESTAURANT SPACE

OUTDOOR SEATING

AT LEASE (RETAIL B)

Site Key	
	Retail: Available Space
	Under Negotiation
	Outdoor Seating
Building:	
	Amenity
	Live/Work Lofts
	Loading/Garage
	Corridor

ECKINGTON YARDS
635 Residential Units



BROOKLYN BOULDERS
(coming soon)

UNION
KITCHEN
(coming soon)

ONE 501
328 Residential Units

THE GALE
603 Residential Units

Dog Park

Artist
Live/Work
Lofts

RETAIL B

Lawn/Event Space

Playground

TANNER PARK

The Pavillion

METROPOLITAN BRANCH TRAIL

HARRY THOMAS WAYNE

Q STINE

R STINE

METROPOLITAN BRANCH TRAIL



RETAIL B

TANNER PARK

HARRY THOMAS WAY NE



PARKING ENTRANCE

RETAIL A

R ST NE

HARRY THOMAS SWAYNE



Artist Live/Work Lofts

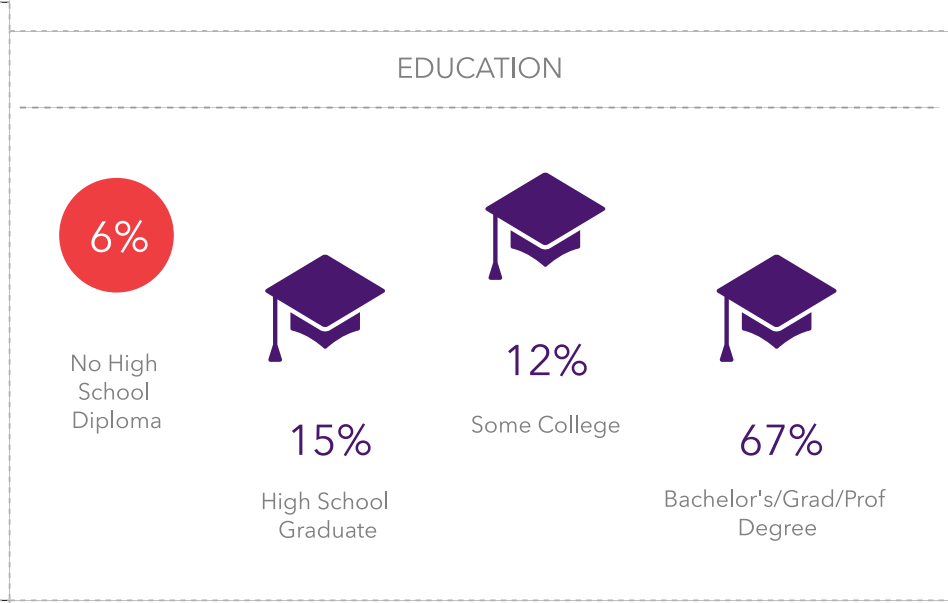
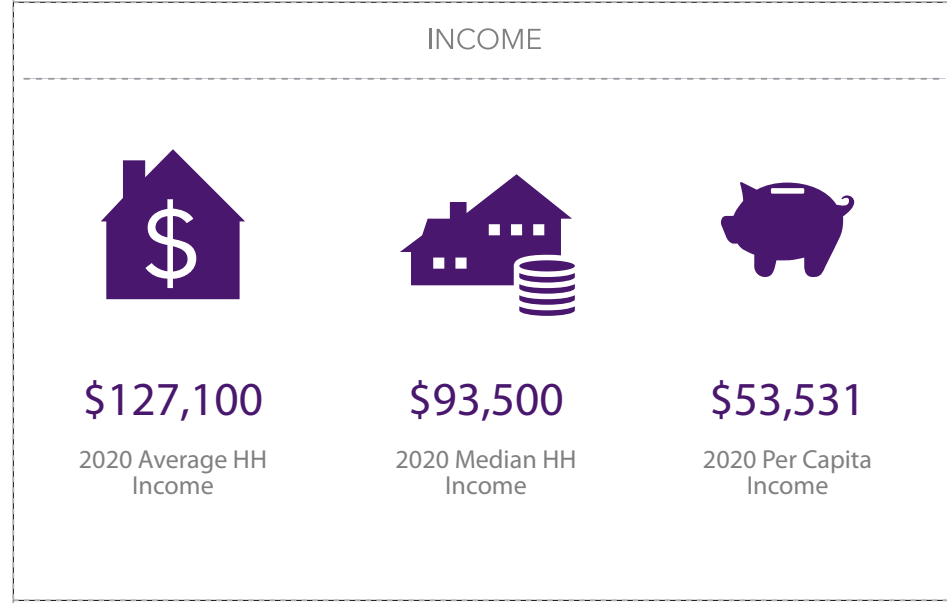
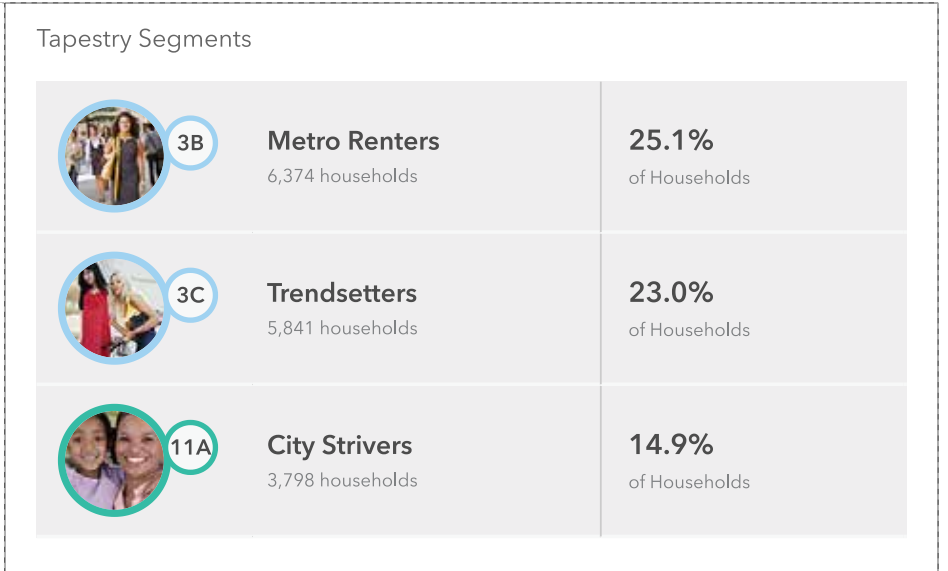
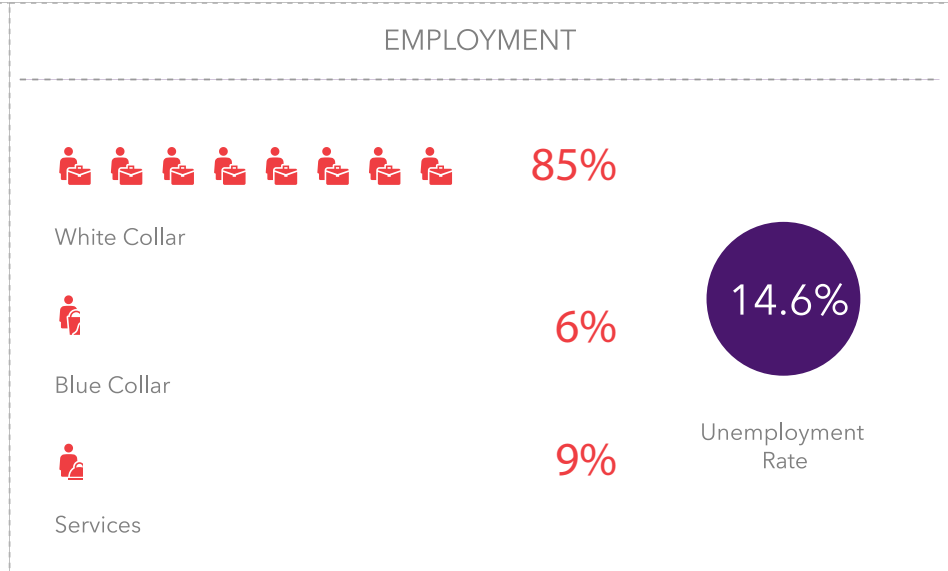
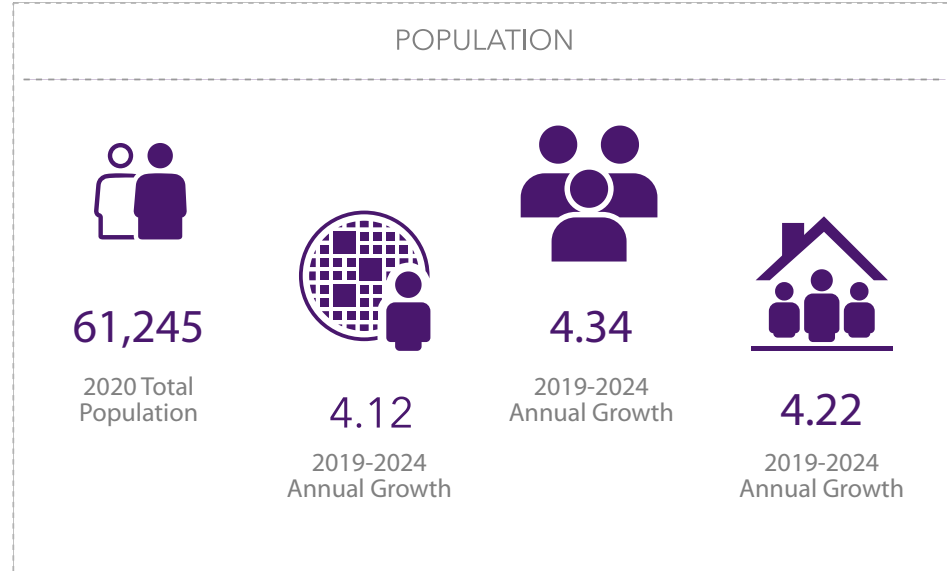
PARKING ENTRANCE

PARKING LOADING

METROPOLITAN BRANCH TRAIL

R ST NE →

2020 and 2025 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.91216/-77.00134



Metro Renters

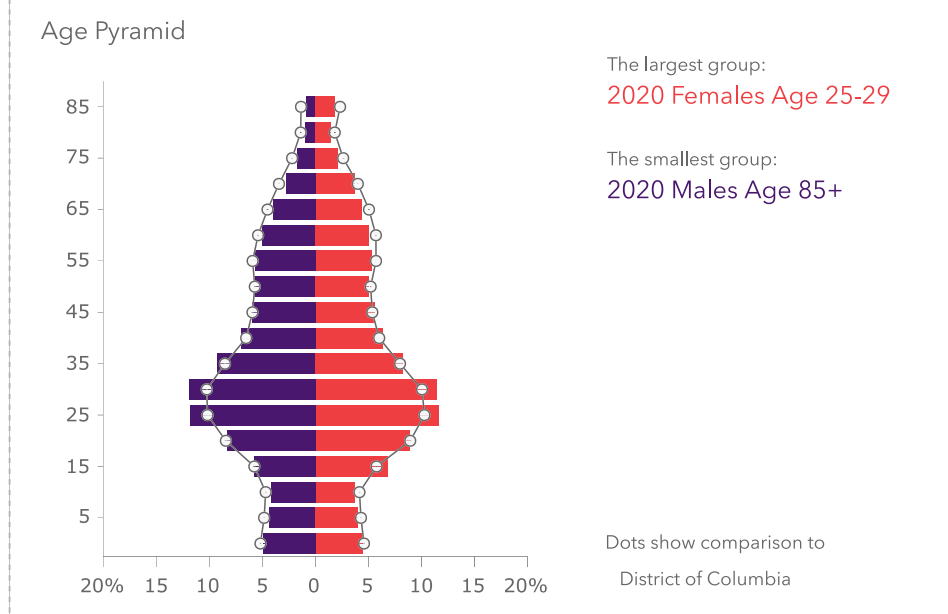
Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

Trendsetters

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

City Strivers

These high density city neighborhoods are characterized by a relatively young foreign-born population who have embraced the American lifestyle, yet retained their cultural integrity. To support their lifestyle, City Strivers residents commute long distances to find work in the service or retail industry. Their hard-earned wages and salary income goes toward relatively high rents in older multiunit buildings, but they've chosen these neighborhoods to maintain ties to their culture. Single parents are often the recipients of Supplemental Security Income and public assistance, but their close-knit community provides the invaluable support needed while they work. City Strivers consumers are bold in their purchasing decisions; they seek out deals on branded clothing, sometimes indulge in restaurants and personal services, and splurge on their cable TV package.





ONE
501 **ECK**
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RAY R. SCHUPP | 240.482.3611 | rschupp@hrretail.com
SEBASTIAN P. RESTIFO | 240.482.3602 | srestifo@hrretail.com
MOLLY S. BADGER | 240.482.3601 | mbadger@hrretail.com

BETHESDA, MD
3 Bethesda Metro Center, Suite 620
Bethesda, MD 20814

BALTIMORE, MD
1 W Pennsylvania Ave, Suite 320
Baltimore, MD 21204



hrretail.com

