



DOCHTER & ALEXANDER
RETAIL ADVISORS



2009 8TH STREET NW
WASHINGTON, DC | SHAW

Square Footage | Up to 4,987 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

PRIME SHAW PROPERTY

CONTACT

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HIGHLIGHTS

- ▶ **New residential development** with 132 units
- ▶ Located in trendy **Shaw neighborhood**, between shopping at The Shay and entertainment retail at Atlantic Plumbing
- ▶ **High ceilings** with distinguished facade

NEARBY TENANTS




1/2 Mile Demographics

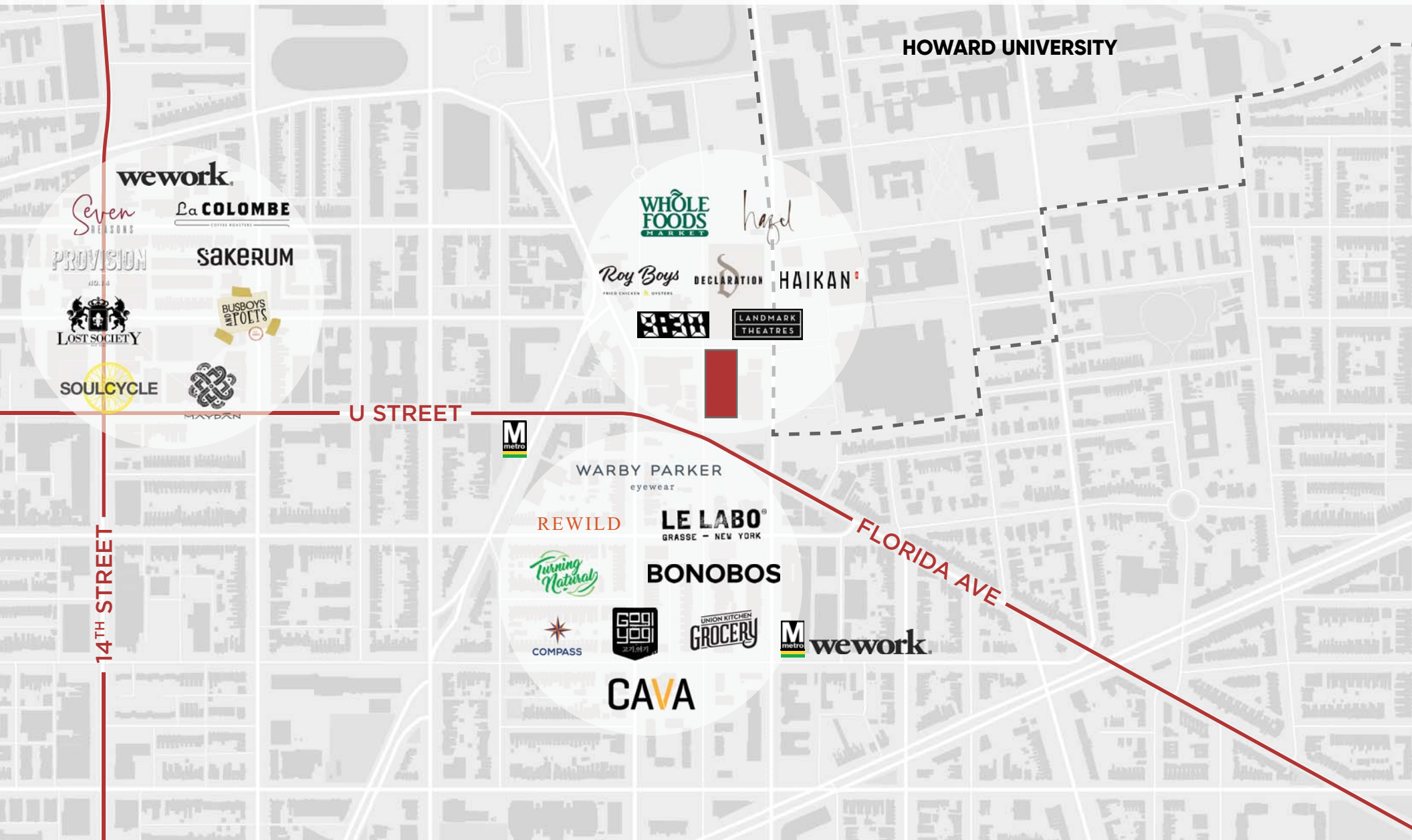
 17,252 Population

 \$142,198 Avg. HH Income

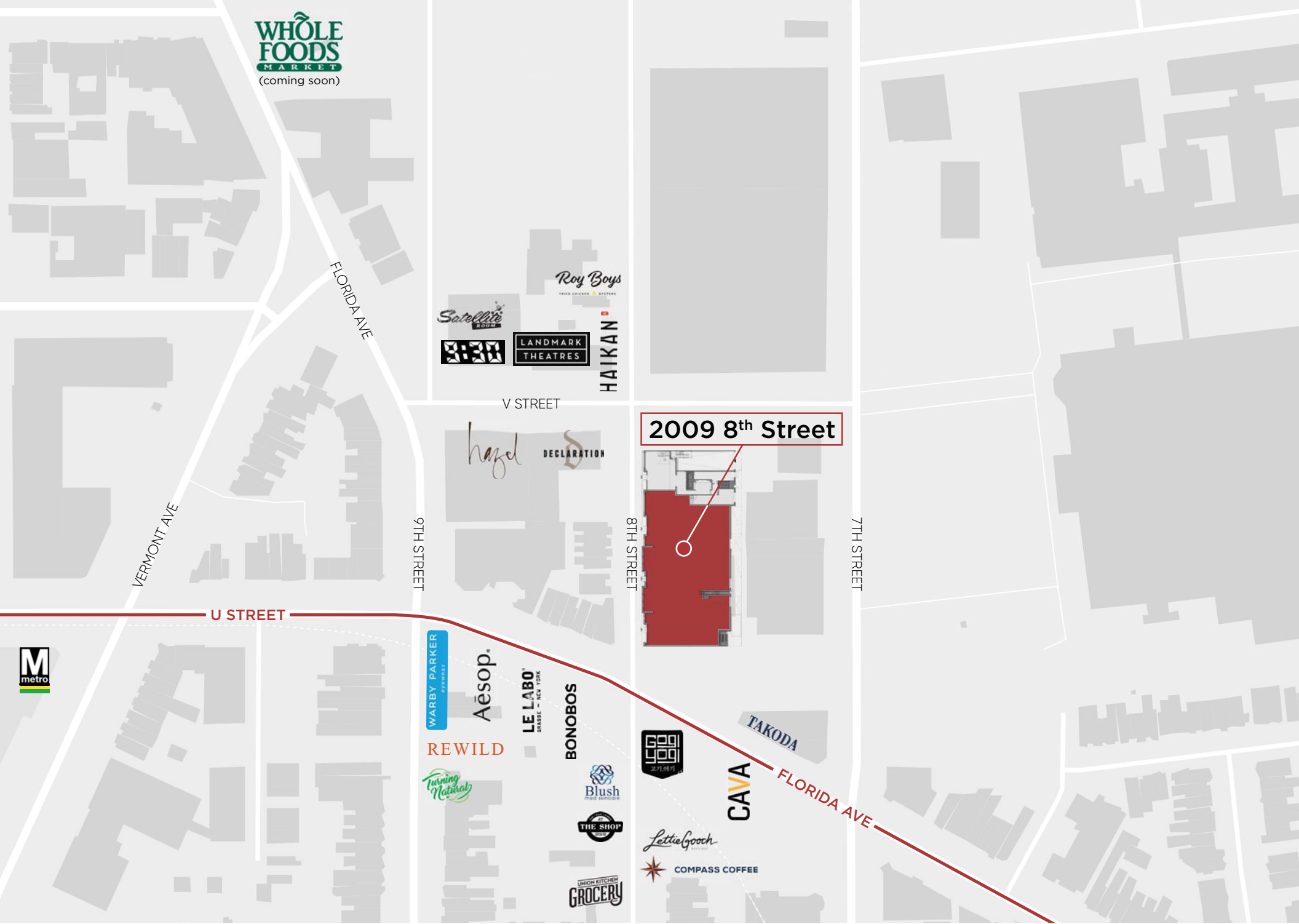
 18,919 Workers

 73% Bachelors Degree+ /
8,966 at Howard University

 1,047 Units
Under Construction



WHOLE FOODS MARKET
(coming soon)



2009 8th Street

2009 8th Street NW
Washington, DC


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SHAW


Shaw is a NW DC neighborhood that is connected to Downtown DC and U Street. Flagship fashion stores and new restauranteurs have all chosen Shaw to make their mark. Famed music concert hall the 9:30 club, Landmark Theatres, Warby Parker, LeLabo, Bonobos, and a Michelin Bib Gourmand restaurant flank the 2009 8th Street development which serves as the pathway between the flagship fashion stores, restaurants, and entertainment venues. Crowds of millennials and DC's creative class live in, and frequent the Shaw neighborhood making for a lively place to gather and shop.



Shaw Development



TRELLIS HOUSE
319 UNITS



THE WREN
433 UNITS



WHOLE FOODS
40K SF



9:30 MUSIC CLUB
500 CAPACITY



ATLANTIC PLUMBING
310 UNITS



ATLANTIC PLUMBING C
257 UNITS



THE ELLINGTON
190 UNITS



2020 LOFTS
146 UNITS



2030 AP
72 UNITS




2009 8TH
132 UNITS


U STREET 19,400 VPD



13U
129 UNITS



THE MODERNO
19 UNITS



THE SHAY
245 UNITS



HOWARD THEATRE
1,242 SEATS



THE SHAW
60 UNITS

FLORIDA AVE 28,915 VPD

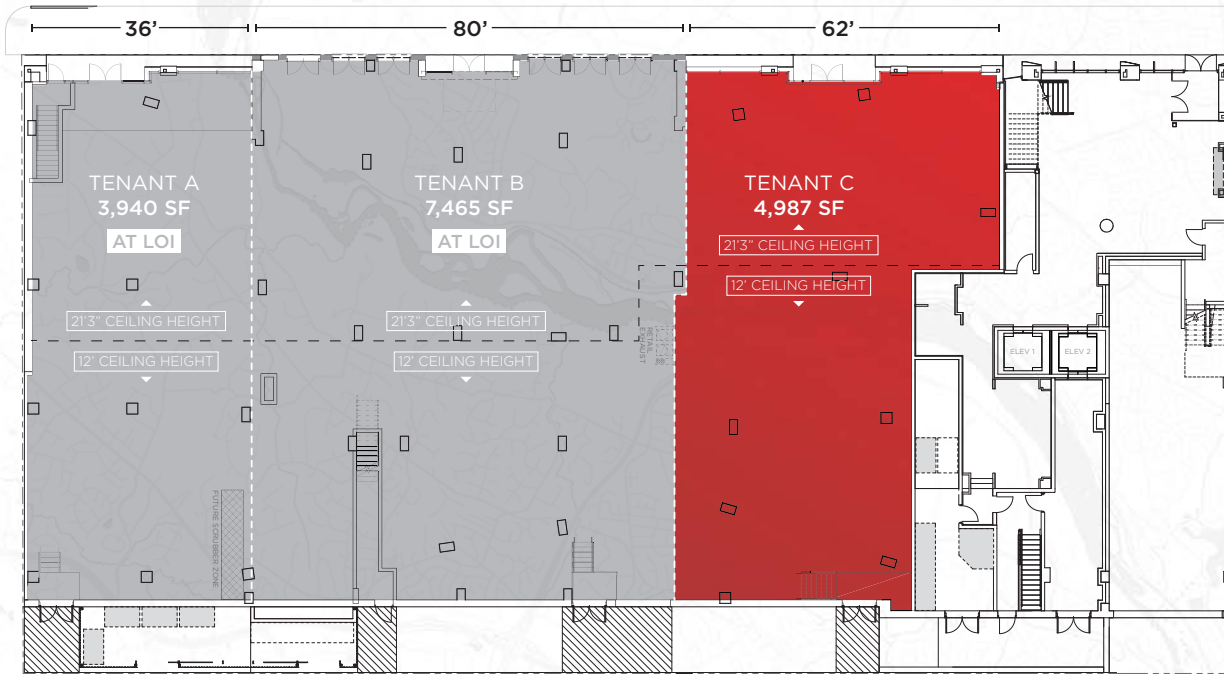
2009 8th Street NW
Washington, DC



7TH FLATS
205 UNITS

FLORIDA STREET NW

8TH STREET NW



SPECS

OPTION 1 FULL SPACE

Square Footage | 16,392 SF

Frontage | 178'

Timing | Immediate

Rent/Nets | Available Upon Request

OPTION 2 TENANT A

Square Footage | 3,940 SF

Frontage | 36'

Timing | Immediate

Rent/Nets | Available Upon Request

OPTION 3 TENANT B

Square Footage | 7,465 SF

Frontage | 80'

Timing | Immediate

Rent/Nets | Available Upon Request

OPTION 4 TENANT C

Square Footage | 4,987 SF

Frontage | 62'

Timing | Immediate

Rent/Nets | Available Upon Request

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RESIDENTIAL UNITS
IN BUILDING

132

NEARBY OFFICE TENANTS
W/IN ONE BLOCK



AVERAGE METRO RIDERS
AT U STREET AND SHAW STATIONS

18,002 U STREET STATION 6,848 SHAW STATION

NEARBY STUDENT POPULATION
ENROLLED AT HOWARD UNIVERSITY

8,966

DEMOGRAPHICS

| | .25 Miles | .5 Miles | 1 Mile |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 4,362 | 17,252 | 95,195 |
| HOUSEHOLDS | 1,409 | 7,844 | 47,128 |
| AVERAGE HOUSEHOLD INCOME | \$162,613 | \$142,198 | \$127,407 |
| EDUCATION: BACHELOR'S+ | 76% | 73% | 70% |
| DAYTIME POPULATION | 8,023 | 18,919 | 112,380 |