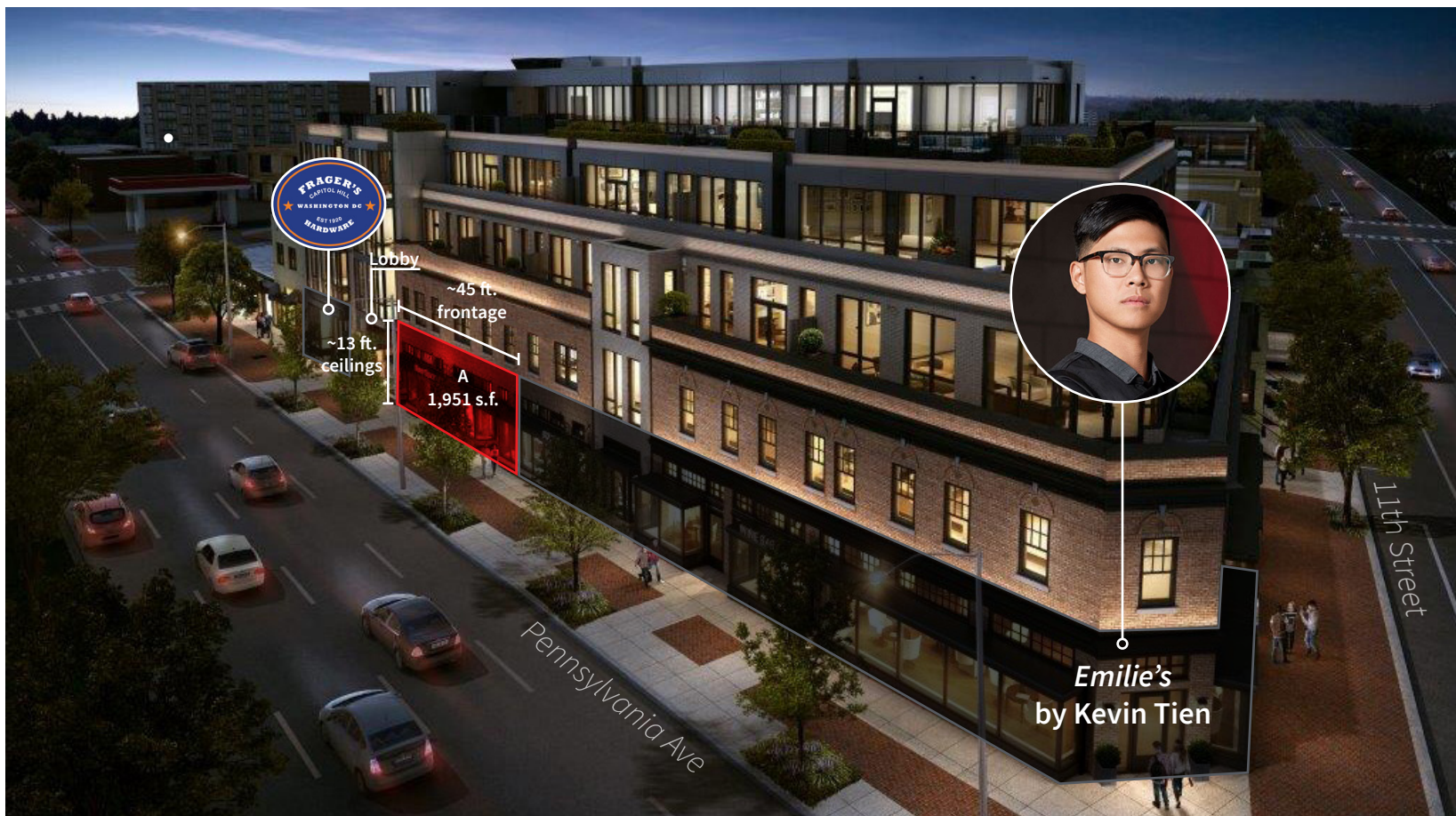




For Lease

An excellent retail opportunity in the heart of Capitol Hill

- 1,951 s.f. of rare, highly visible space in new development
- Fully vented, ~13 ft. ceilings and ~45 ft. frontage
- 34 new luxury condominiums within the project
- Located in affluent Capitol Hill of Washington DC
- \$145,000 average household income in trade area
- Surrounded by Eastern Market, Hine's School development, Trader Joe's, Barrack's Row and Harris Teeter
- Within 3 blocks of Eastern Market Metro
- Over 2.5M s.f. of extremely dense residential and mixed use development within .5 miles



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WESTBROOK PARTNERS



Capitol Hill by the numbers

Demographics from subject site

	.25 mi	.5 mi	1 mi
Population	2,814	13,395	43,976
Average HH Income	\$139,357	\$146,702	\$145,994
Households	1,382	6,428	19,761
Employees	4,052	10,599	46,189
Businesses	361	875	2,352

24,542

Total residents

81%

Possess a Bachelor's Degree or Higher

\$145,000

Average Household Income

35

Median age

95

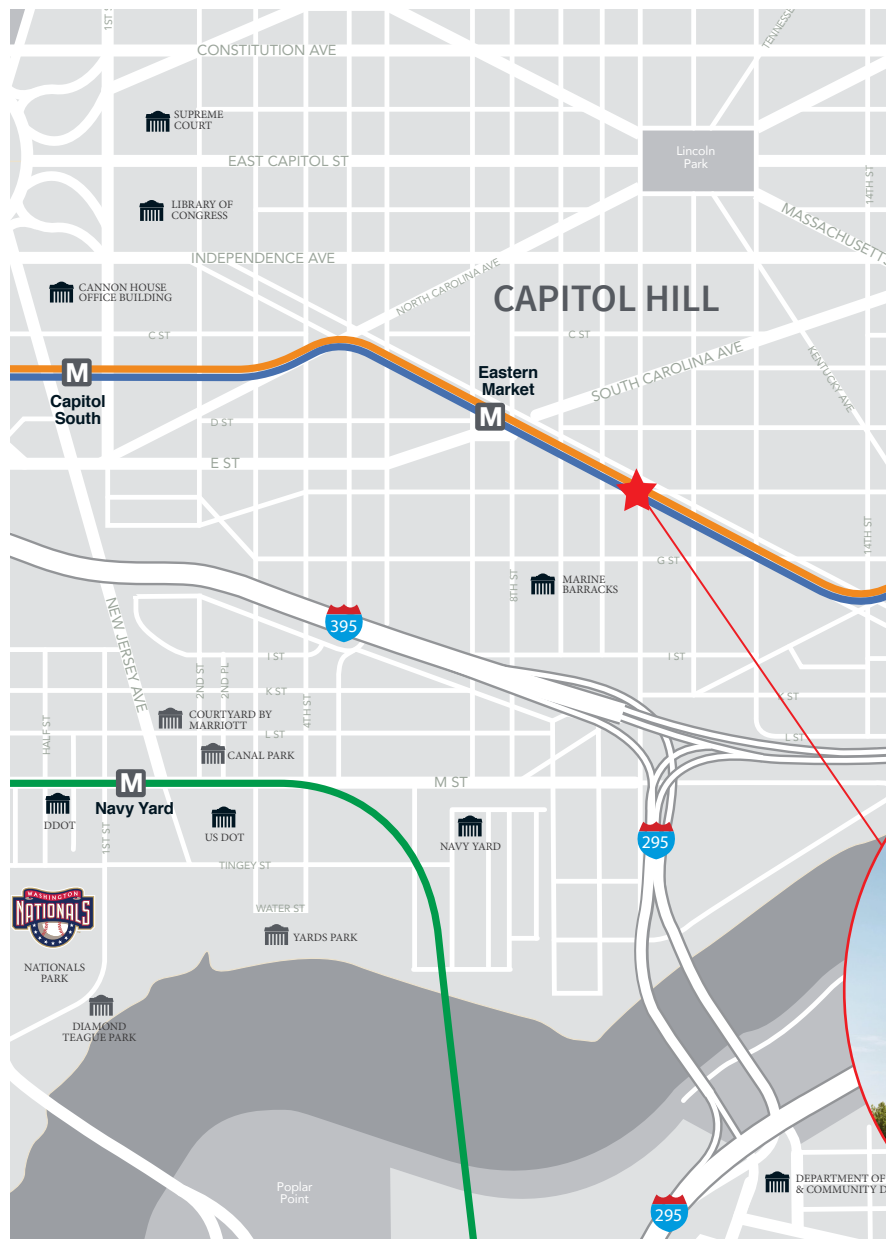
Walkscore - Walker's Paradise

6,056

Average weekday metro exists

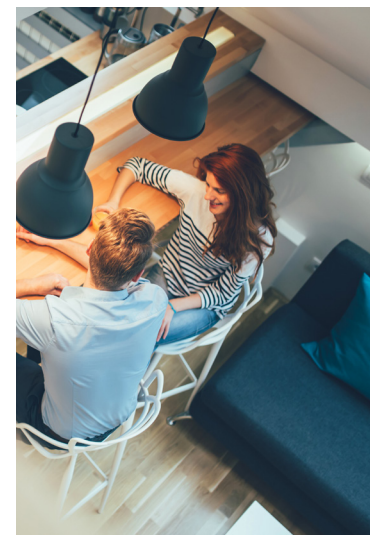
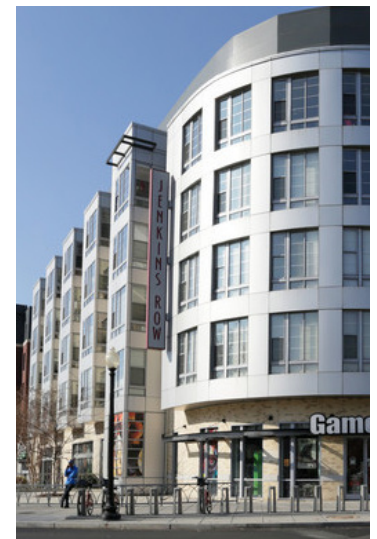
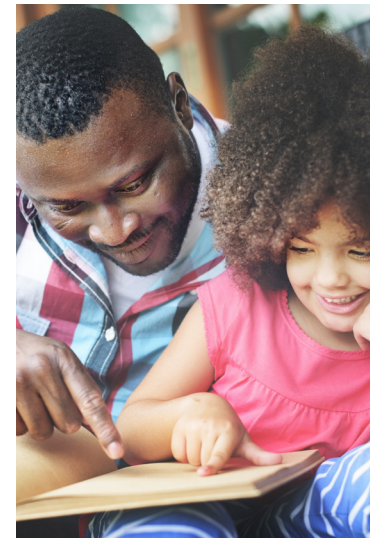
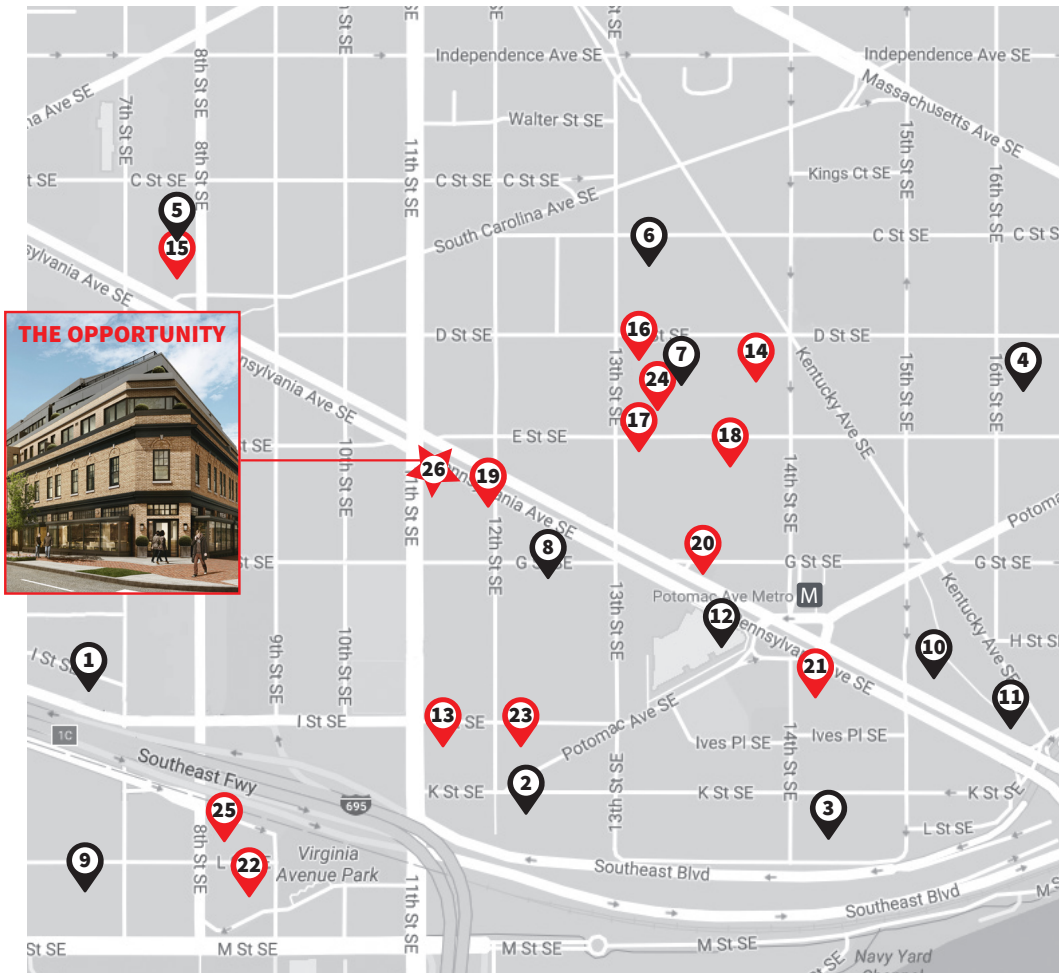
7,774

Average weekend metro exists



1101 Pennsylvania Ave, SE

Significant residential



EXISTING

1. **Townhomes on Capitol Hill**
750 6th St SE
134 units
2. **Hopkins Apartments**
1000 12th St SE
48 units
3. **Hopkins Apartments**
1025 13th St SE
158 units
4. **Four Twenty Condos**
420 16th St SE
31 units
5. **EXISTING**
777 C St SE
46 units
6. **Kentucky Courts Apartments**
1301 C St SE
118 units
7. **Buchanan Park**
1325 D St SE
41 units
8. **Potomac Gardens Apartments**
1225 D St SE
342 units
9. **The Bixby**
601 L St SE
195 units
10. **The One Five**
1500 Penn Ave SE
41 units
11. **1600 Penn**
1600 Penn Ave SE
77 units
12. **Jenkins Row**
1391 Penn Ave SE
247 units
13. **Kipling House**
912 11th St SE
49 units
14. **PROPOSED**
415 14th St SE
320 units
15. **The Residence at Eastern Market**
777 C St SE
82 units
16. **Buchanan Park Insight**
1325 D St SE
41 units
17. **Watkins Alley**
1311 E St SE
44 units
18. **Lockwood Apartments**
1339-1355 E St SE
145 units
19. **PROPOSED**
1123-1129 Penn Ave SE
34 units
20. **PROPOSED**
1330-1336 Penn Ave SE
18 units
21. **1401 PENN**
1401-1433 Penn Ave SE
167 units
22. **PROPOSED**
816-820 Potomac Ave SE
75 units
23. **PROPOSED**
1220 Potomac Ave SE
8 units
24. **The Buchanan School**
1324 S St SE
41 units
25. **PROPOSED**
801 Virginia Ave SE
22 units
- ★ 26. **Penn 11**
1101 Penn Ave SE
35 units

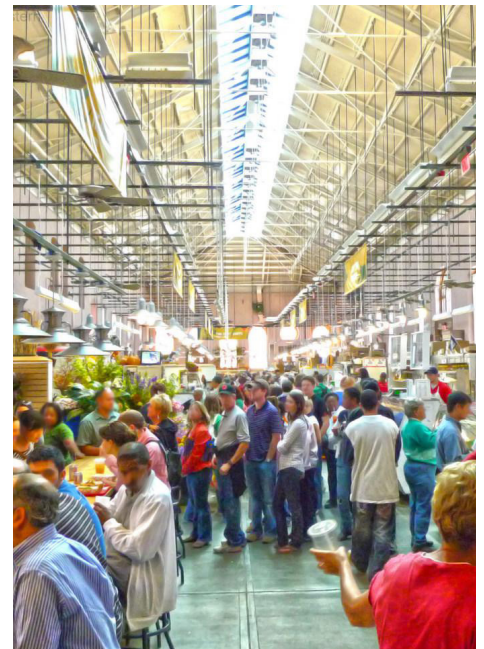
PROPOSED/UNDER CONSTRUCTION

1101 Pennsylvania Ave, SE

Surrounding retail & traffic counts



100+ RESTAURANTS, RETAILERS, & BUSINESSES



1101 Pennsylvania Ave, SE

The opportunity



1101 Pennsylvania Ave, SE



1101 Pennsylvania Ave, SE

The space



1101 Pennsylvania Ave, SE
Washington, DC



PENN

★ ELEVEN ★

An excellent retail/restaurant corner opportunity in the heart of Capitol Hill

**For more information,
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