



**AREA DEMOGRAPHICS:**

	.5 mile	1 mile	1.5 mile
Population	14,605	58,643	124,708
Average HH Income	\$111,114	\$114,114	\$119,719
Bachelor's Degree & Higher	75.1	64.5	62.1
Median Age	33.1	34.8	34.8

US CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2018 AND 2023 PROJECTIONS. ACTUAL DEMOGRAPHICS BASED ON 2018 FORECAST

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

**FOR MORE INFORMATION:**

**Jeff Edelstein**  
202.375.7946  
jeff@roadsidellc.com

**Nick Page**  
202.375.7947  
npage@roadsidellc.com

**Roadside Development LLC**  
1730 Rhode Island Avenue, NW  
Suite 512  
Washington, DC 20036

**site summary:**

- \* 417 Morse Street, NE  
1st Floor - 1,507 SF  
2nd Floor - 1,148 SF  
2nd Floor Rooftop Terrace
- \* 419 Morse Street, NE  
1st Floor - 1,507 SF  
2nd Floor - 1,148 SF  
2nd Floor Rooftop Terrace
- \* Up to 5,310 SF combined
- \* Ideal for retail, restaurant & fitness uses
- \* The market draws 2 million people annually and hosts over 200 events annually
- \*Union Market District Currently:  
178,000 SF retail  
790 residential units  
340 hotel keys  
50,000 SF office
- \*Union Market District by 2021:  
688,000 SF retail  
6,200 residential units  
997 hotel keys  
644,000 SF office

