



# LARGE VACANCY AT IVY CITY

1401 NEW YORK AVE NE, WASHINGTON, DC 20002



17,240 SF AVAILABLE

## IDEAL FOR:

- SALON SUITES
- URGENT CARE
- DESIGN CENTER
- OFFICES
- ANIMAL HOSPITAL/VET
- SCHOOL/LARGE DAYCARE

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[CLICK HERE FOR VIDEO WALK THRU](#)

NEW YORK AVENUE

71,070  
(2019 ADT)

FENWICK STREET NE

17,240 SF

21,000 SF  
AT LEASE

HECHT AVENUE



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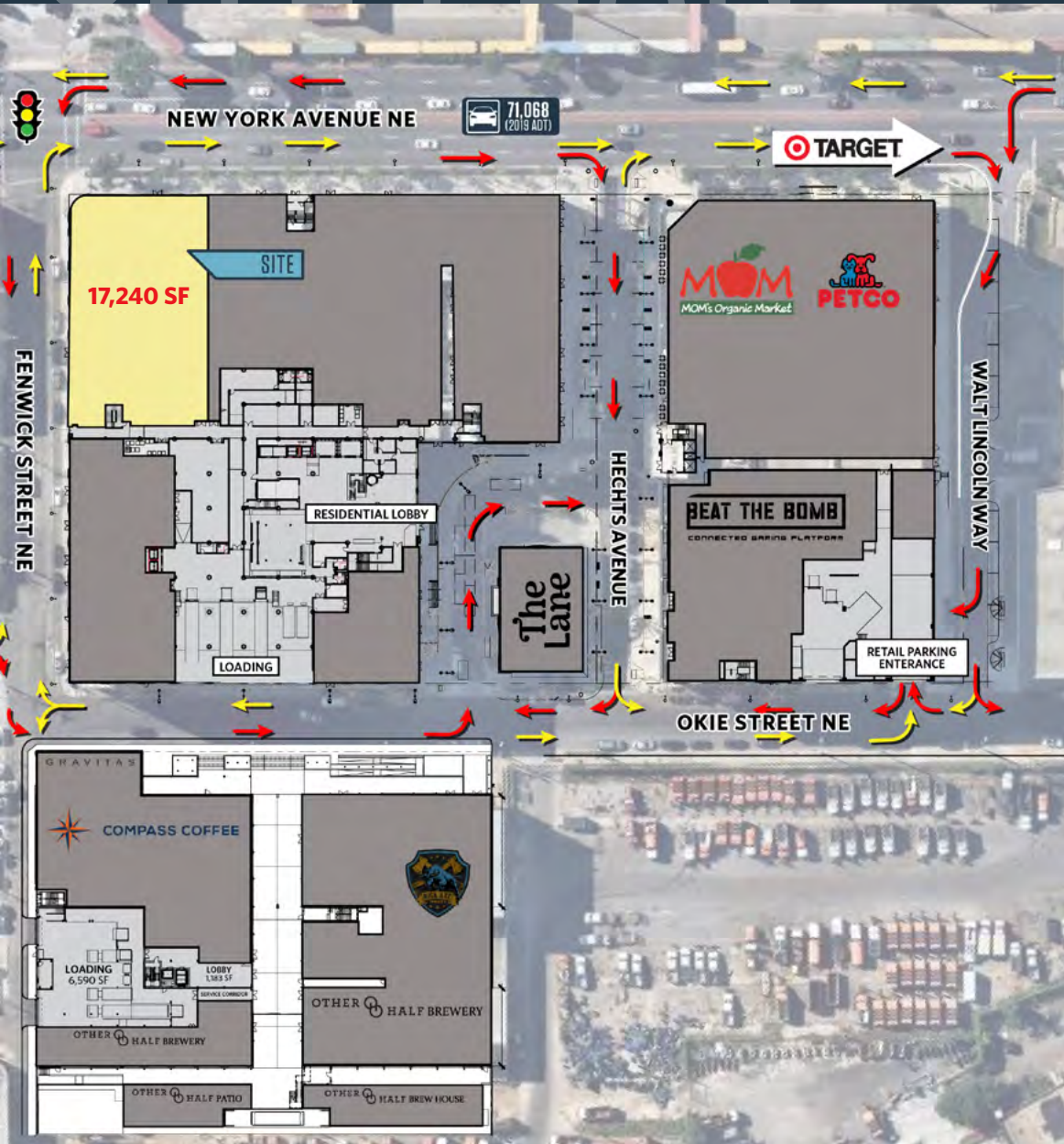
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# SITE PLAN

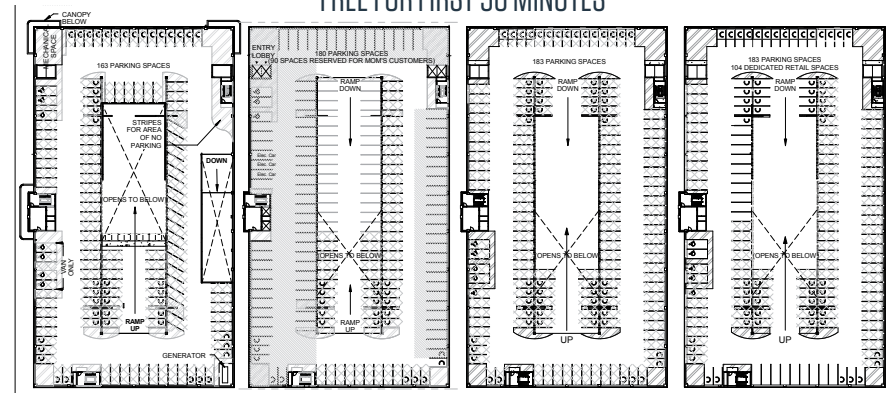
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## 630 DEDICATED RETAIL PARKING SPACES (LEVELS P1-P4)

FREE FOR FIRST 90 MINUTES



P-1: SECOND FLOOR PLAN      P-2: THIRD FLOOR PLAN      P-3: FOURTH FLOOR PLAN      P-4: FIFTH FLOOR PLAN

## RESIDENTIAL UNITS



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# LOCATION

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## 10 MINUTE DRIVE TIME TAPESTRY



### LAPTOPS & LATTES

HOUSEHOLDS: 22,852 (21.1%)  
MEDIAN AGE: 37.4



### METRO RENTERS

HOUSEHOLDS: 20,323 (18.7%)  
MEDIAN AGE: 32.5

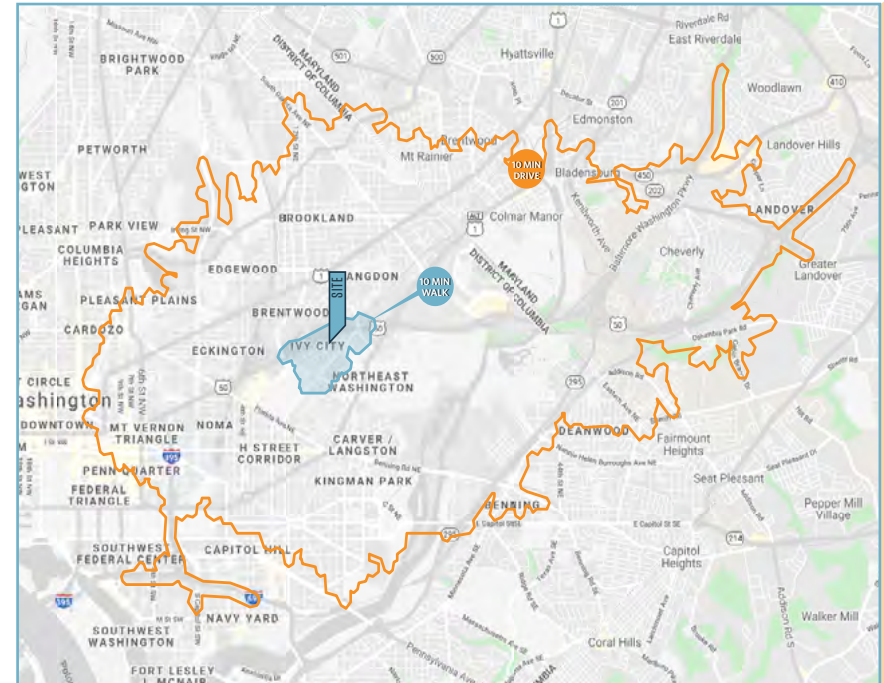


### TRENDSETTERS

HOUSEHOLDS: 13,391 (12.3%)  
MEDIAN AGE: 36.3

## 10 MIN DRIVE 10 MIN WALK

	POPULATION	255,196	2,099
	DAYTIME POPULATION	252,327	2,012
	AVG HH INCOME	\$134,075	\$63,647
	EDUCATION	34.7%	31.3%
	HOUSEHOLDS	108,447	841



## TRAFFIC COUNTS

NEW YORK AVE.....71,068 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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