



# 2 STORY OPPORTUNITY AT IVY CITY

1509 NEW YORK AVE NE, WASHINGTON, DC 20002

**JUST SIGNED!**

## Tatte

BAKERY & CAFÉ  
COMISSARY KITCHEN

**14,220 SF  
LEASED**

**4,686 SF  
AVAILABLE**

- IDEAL FOR:**
- OFFICE
  - SALON SUITES
  - VET
  - URGENT CARE
  - SHOWROOM

**VICTOR SALCIDO**

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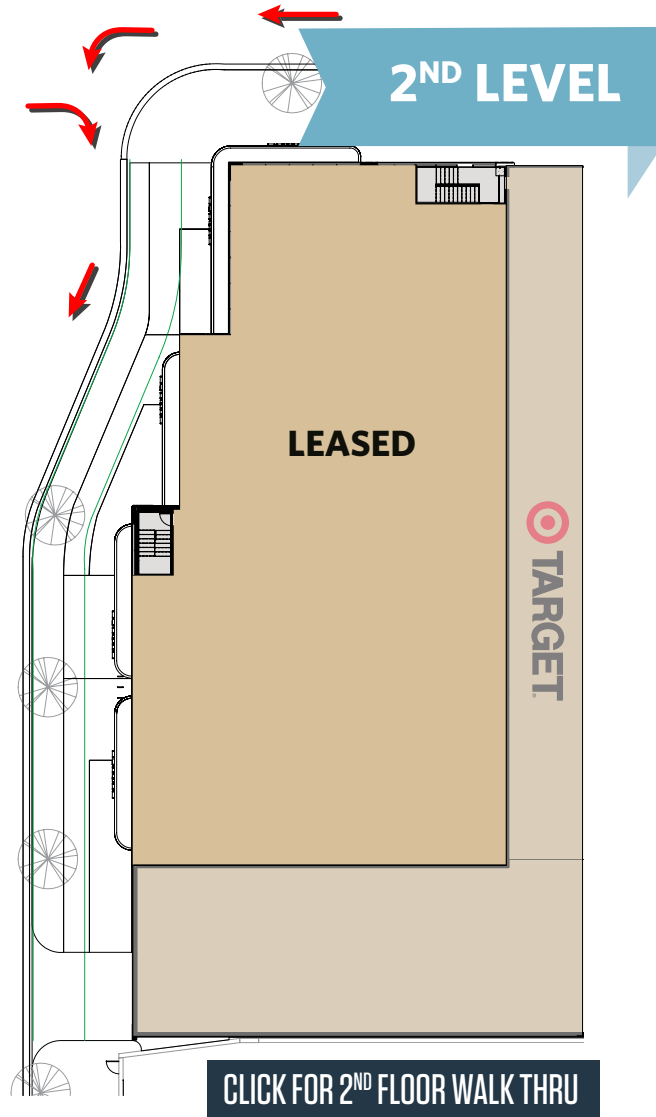
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NEW YORK AVENUE NE (US RT. 50)



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# SITE PLAN

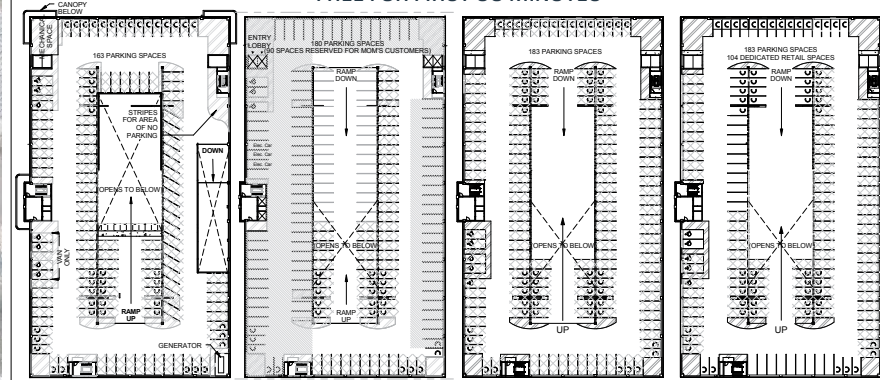
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## 630 DEDICATED RETAIL PARKING SPACES (LEVELS P1-P4)

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

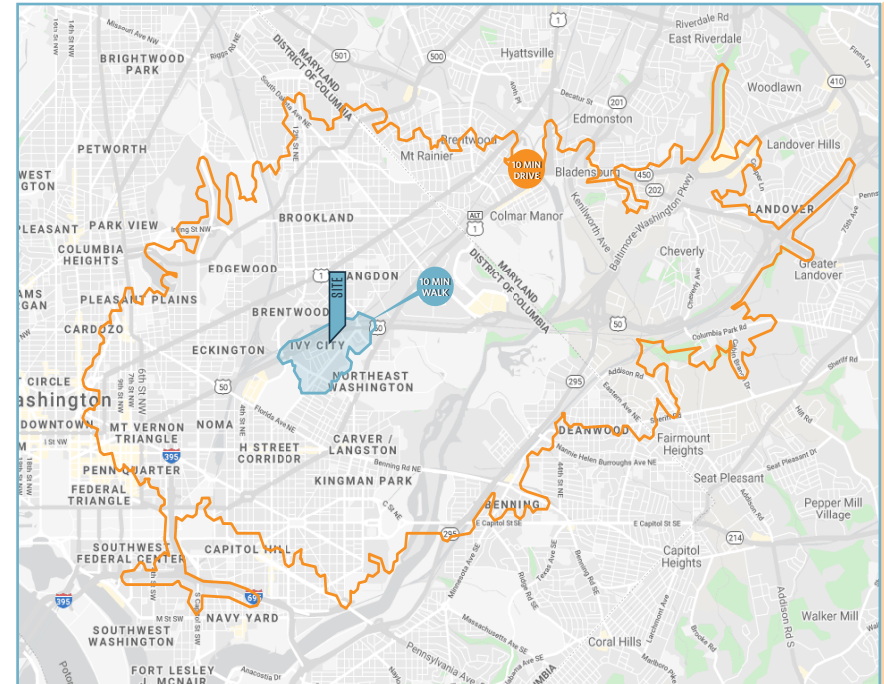


### TRENDSETTERS

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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