

JUST SIGNED!

Tatte

BAKERY & CAFÉ
COMMISSARY KITCHEN

**1,170 SF
2ND GEN RESTAURANT
LEASED**

**1,171 SF
2ND GEN SALON**

HECHT

1401

IDEAL FOR:

- FOOD - FAST CASUAL (PATIO SEATING AVAILABLE)
- SALON/BARBER
- SERVICE RETAIL
- DRINK

VICTOR SALCIDO

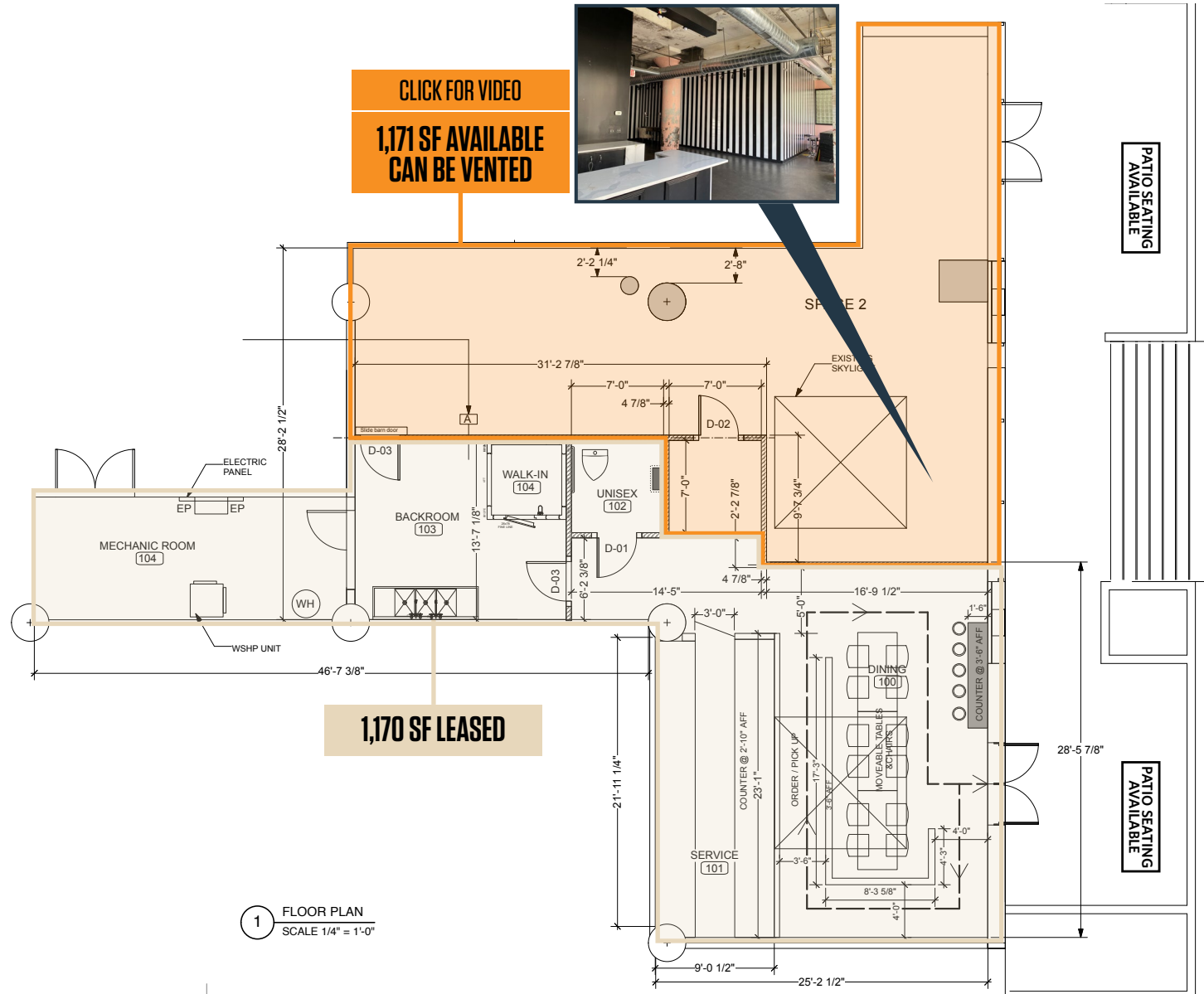
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JOE FLEISCHMANN

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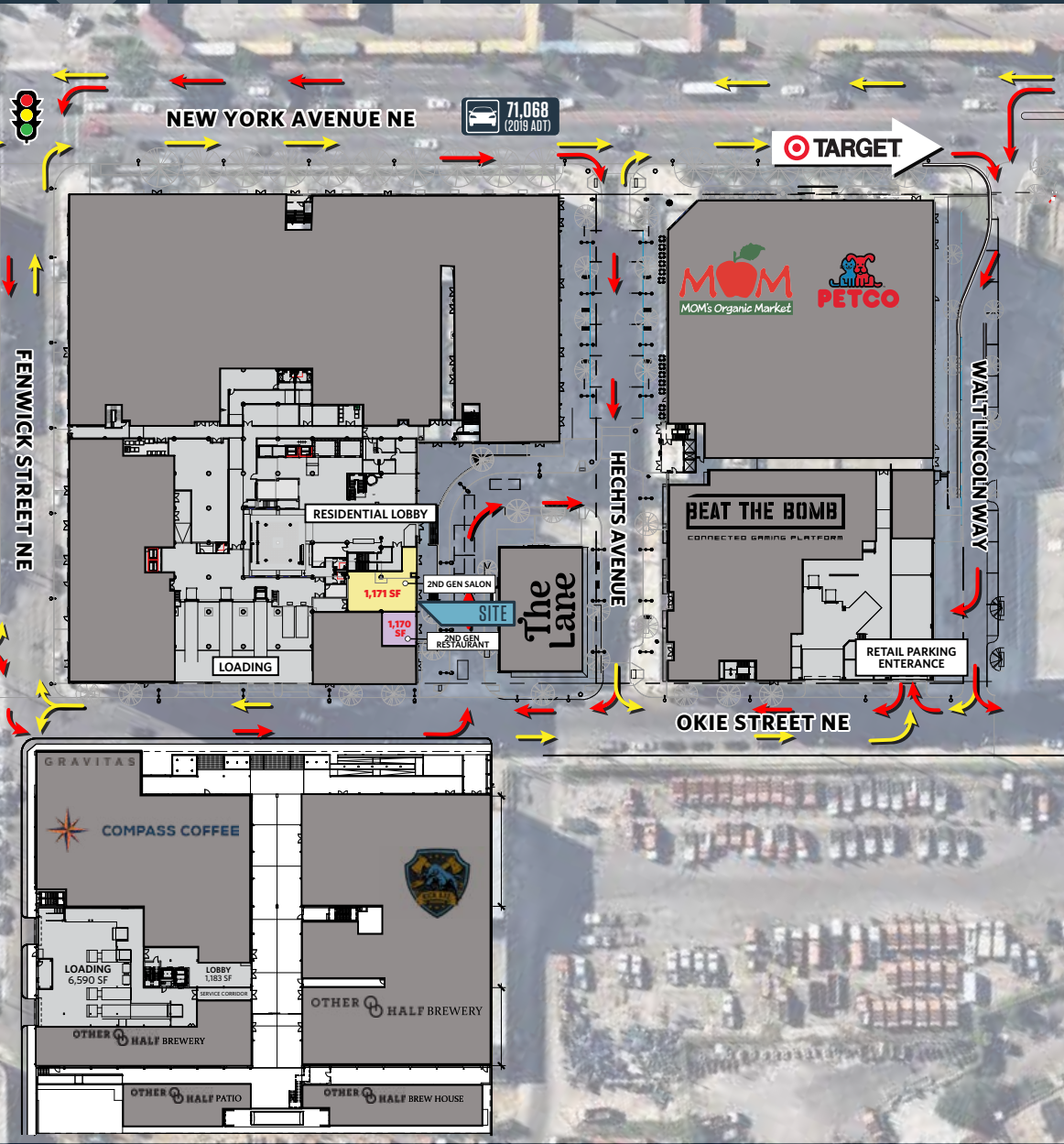
mpratt@klnb.com | 202-420-7765



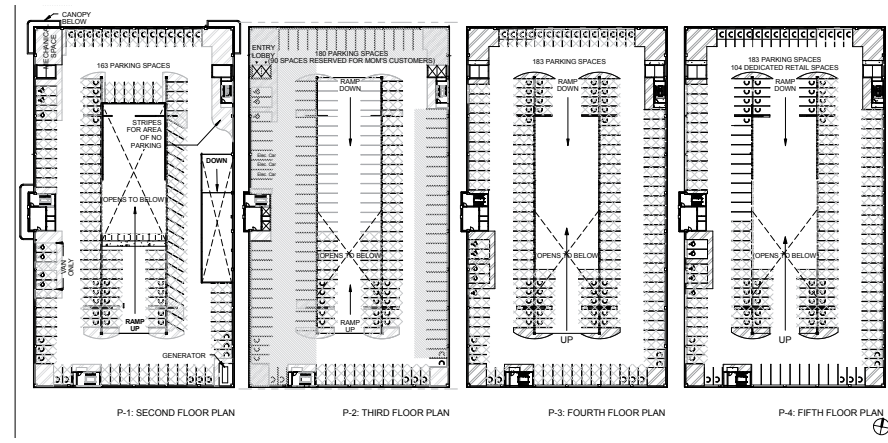
SITE PLAN

2ND GEN OPPORTUNITIES AT IVY CITY

2004 HECHT AVE NE, WASHINGTON, DC 20002



630 DEDICATED RETAIL PARKING SPACES (LEVELS P1-P4)



RESIDENTIAL UNITS



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LOCATION

2ND GEN OPPORTUNITIES AT IVY CITY

2004 HECHT AVE NE, WASHINGTON, DC 20002

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

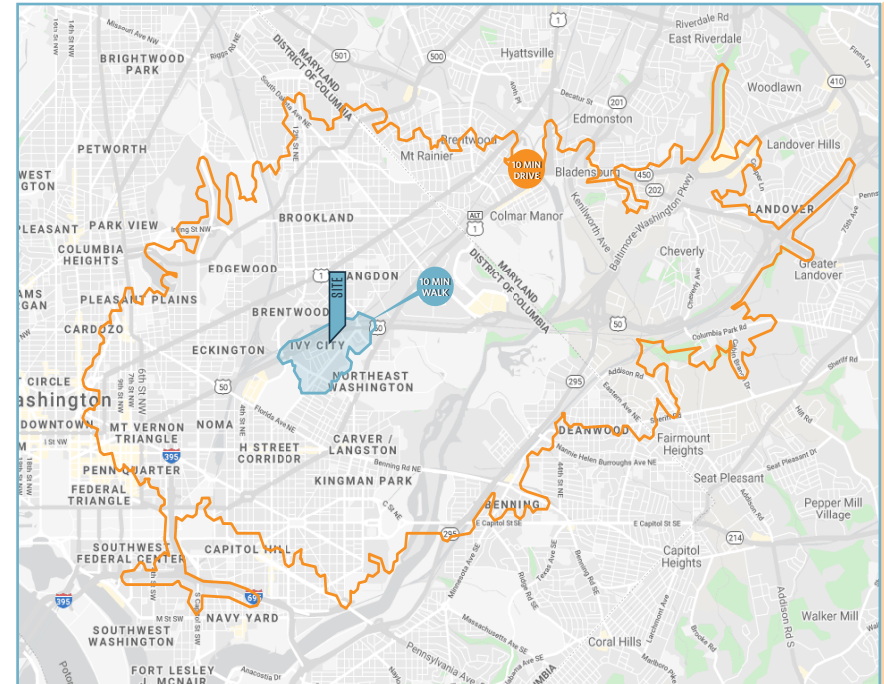


TRENDSETTERS

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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