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RETAIL FOR LEASE

- 2,046 SF available with venting ability and private patio area
- Located in a 396,000 SF office building in the heart of Capital Riverfront, DC's fastest growing neighborhood
- 1 block from the Navy Yard Metro (6,420 riders per day in 2023) and 2 blocks from Nationals Park (2.25 million visitors per year)
- 5,336 Residents and 27,044 Employees within a 10 minute walk

KIM STEIN

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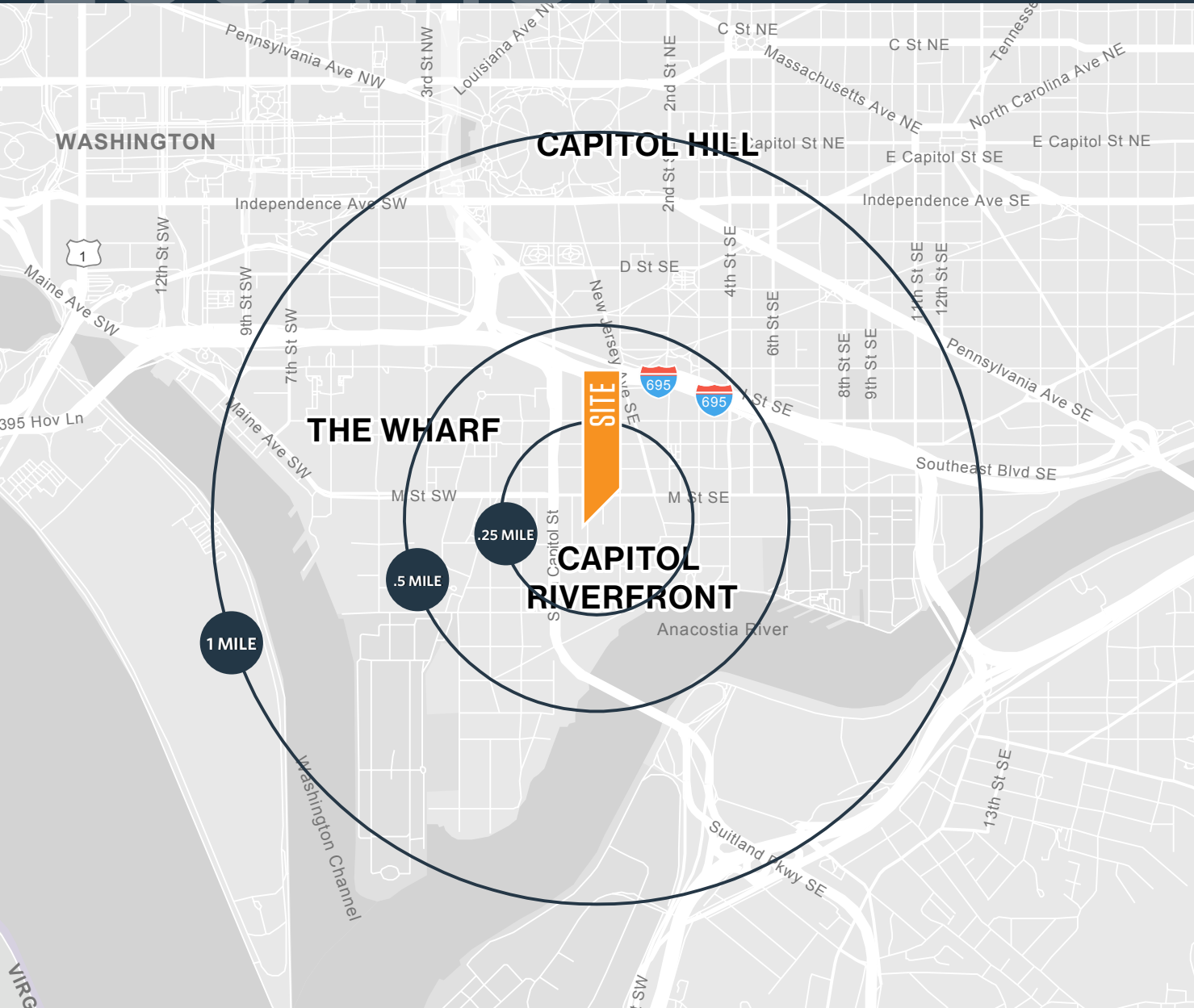
LINDSEY ST. MAXENS

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LOCATION

1015 HALF STREET, SE

WASHINGTON, DC 20003



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,046 SF	Negotiable	Cold Dark Shell	Immediate

DEMOGRAPHICS | 2023:

.25-MILE	.5-MILE	1-MILE
Population		
11,432	23,918	43,675
Daytime Population		
16,561	37,853	91,321
Households		
7,464	14,815	26,017
Average HH Income		
\$163,601	\$166,863	\$168,339

TRAFFIC COUNTS | 2023:

South Capital Street	34,656 ADT
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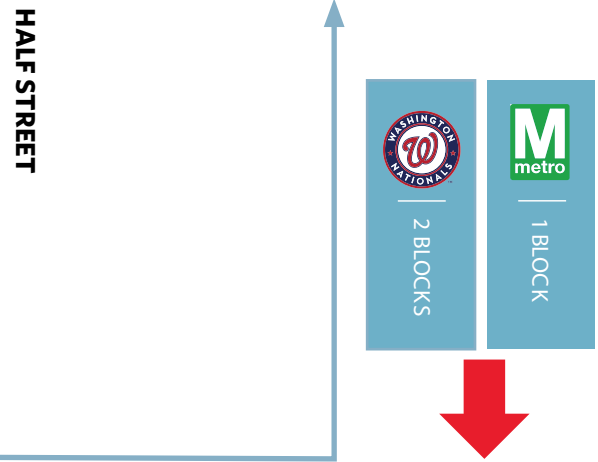
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SITE PLAN

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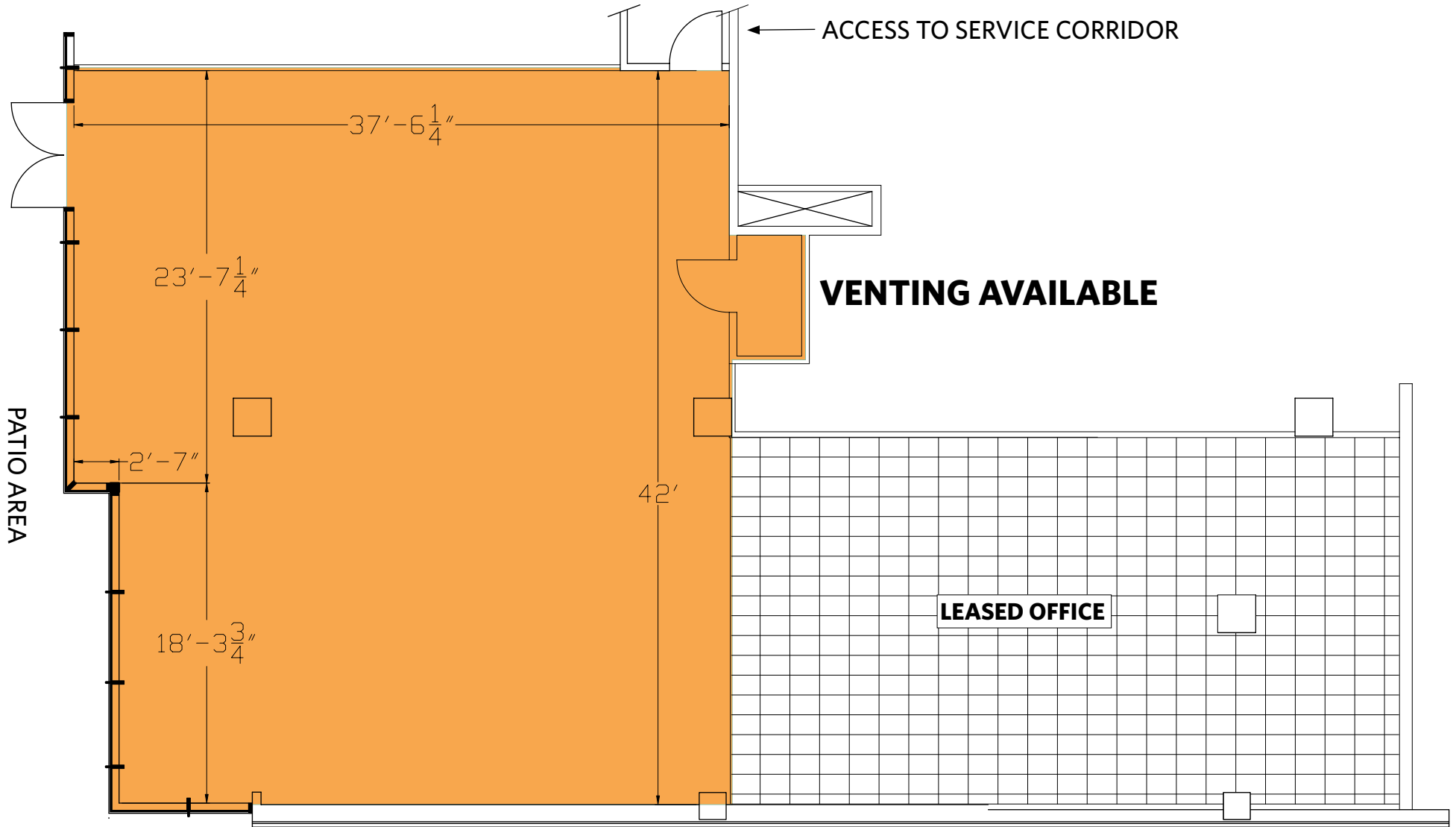
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PREMISES

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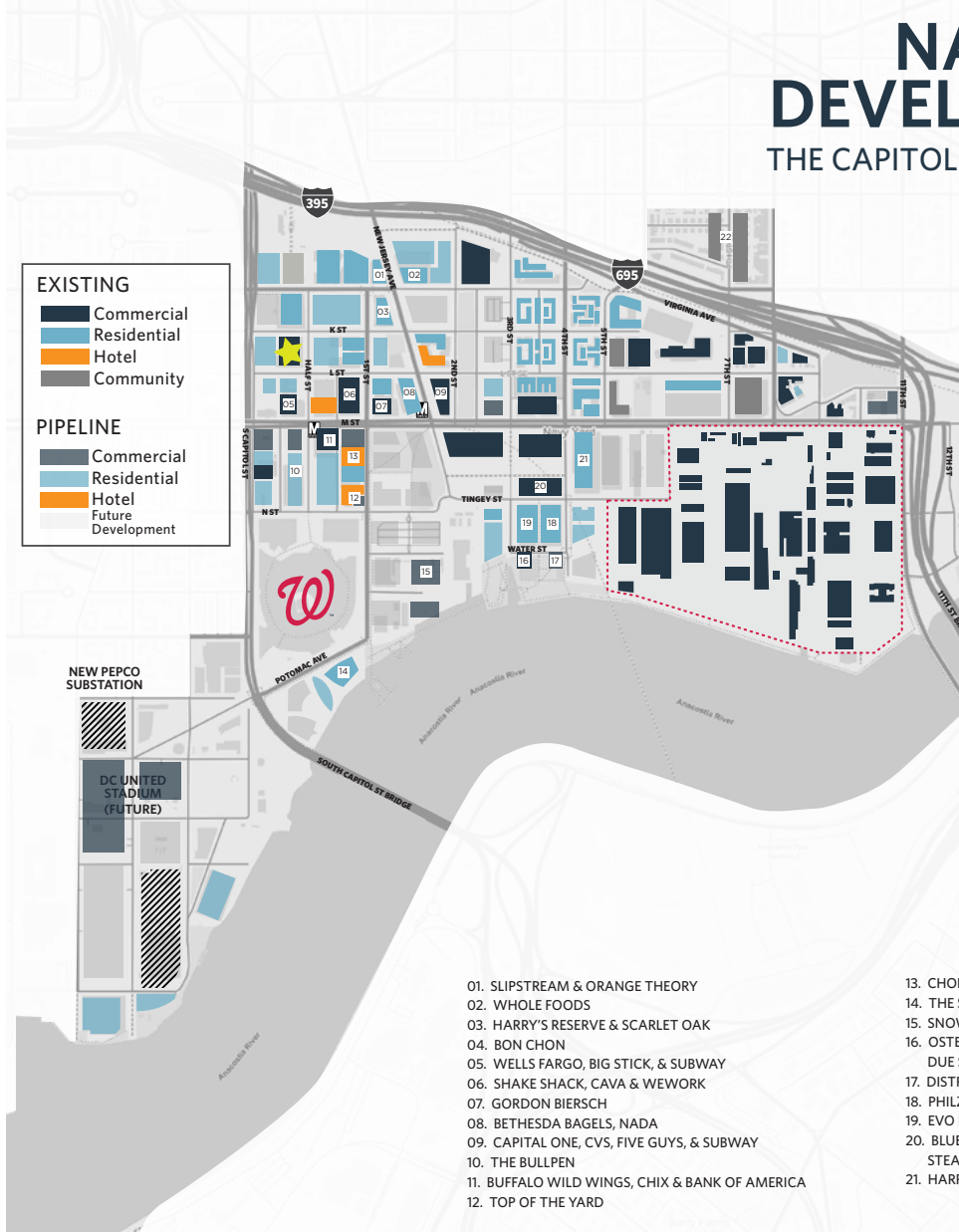
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NAVY YARD DEVELOPMENT MAP

THE CAPITOL RIVERFRONT NEIGHBORHOOD



CAP RIVERFRONT STATS:

TODAY

Residential	11,966 Units
Office	6,629,200 SF
Hotel	994 Keys
Retail	736,700 SF

DEVLIVERED + UNDER CONSTRUCTION

Residential	14,246 Units
Office	6,914,200 SF
Hotel	1,194 Keys
Retail	827,300 SF

2030 BUILDOUT

Residential	21,930 Units
Office	9,783,900 SF
Hotel	2,064 Keys
Retail	1,298,954 SF

01. SLIPSTREAM & ORANGE THEORY
02. WHOLE FOODS
03. HARRY'S RESERVE & SCARLET OAK
04. BON CHON
05. WELLS FARGO, BIG STICK, & SUBWAY
06. SHAKE SHACK, CAVA & WEWORK
07. GORDON BIERSCH
08. BETHESDA BAGELS, NADA
09. CAPITAL ONE, CVS, FIVE GUYS, & SUBWAY
10. THE BULLPEN
11. BUFFALO WILD WINGS, CHIX & BANK OF AMERICA
12. TOP OF THE YARD

13. CHOPT, TAYLOR, CHIPOTLE, ROTI, SOLIDCORE & RASA
14. THE SALT LINE, ALL PURPOSE
15. SNOWPLACE ICON THEATERS
16. OSTERIA MORINI, ICE CREAM JUBILEE, AGUA 301, DUE SOUTH, WHALEY'S
17. DISTRICT WINERY
18. PHILZ COFFEE, THE JUICE LAUNDRY, CONTE'S, CHOLE
19. EVO FURNITURE GALLERY, POTBELLY
20. BLUE JACKET, NANDOS, WILLIES, UNLEASHED, PACERS, GNC, STEADFAST SUPPLY
21. HARRIS TEETER, AURA SPA, VIDA, SWEETGREEN, TAKOREAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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