

# TRELLIS HOUSE

2323 SHERMAN AVE NW // WASHINGTON, DC 20001

3,119 SF  
AVAILABLE

AT LEASE

 **DISTRICT DOGS**  
NOW OPEN!

**CrossFit**  
NOW OPEN!

TRELLIS HOUSE  
WASHINGTON, D.C.

TRELLIS HOUSE

2323



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# AN EXCEPTIONAL RETAIL OPPORTUNITY

Trellis House is a 6-story, mixed use property consisting of 319 residential units and approximately 11,000 square feet of ground-floor retail space. Located at the corner of Sherman Avenue and Barry Place, Trellis House is situated at the intersection of two of Washington, D.C.'s most vibrant neighborhoods, Shaw and the U Street corridor, both known for their rich cultures, histories, and music scenes. Trellis House is a short walk from the area's diverse offering of shops and restaurants, and is also located adjacent to Howard University (9,809 undergraduate student enrollment in 2022). DC's newest Whole Foods recently opened 1 block south of Trellis House.

## THE NEIGHBORHOOD

Shaw and the U Street corridor are experiencing an urban renaissance of unprecedented proportions thanks to their proximity to the downtown core, excellent transportation access and lively cultural and entertainment venues. Residents enjoy the ever-increasing dining and retail commercial conveniences, while local and national retailers are drawn to the strong demographics. Once home to jazz legend Duke Ellington, the Shaw neighborhood still pulses with a rhythm felt by residents and visitors alike.

# SITE PLAN

## RETAIL A

AVAILABLE

3,119 SF

Frontage: 61'

Ceilings: 12-14'

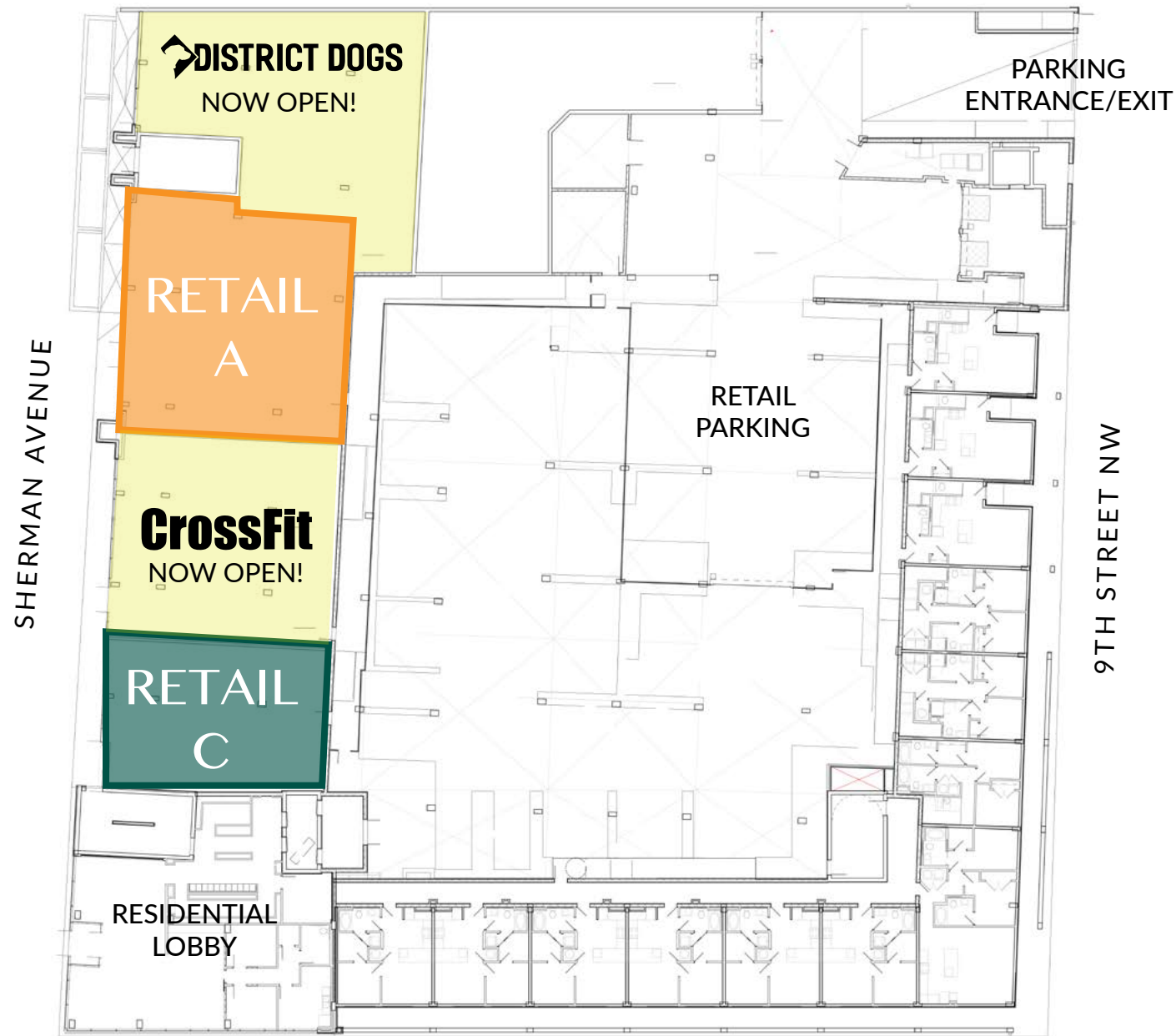
## RETAIL C

AT LEASE

2,050 SF






Frontage: 36'

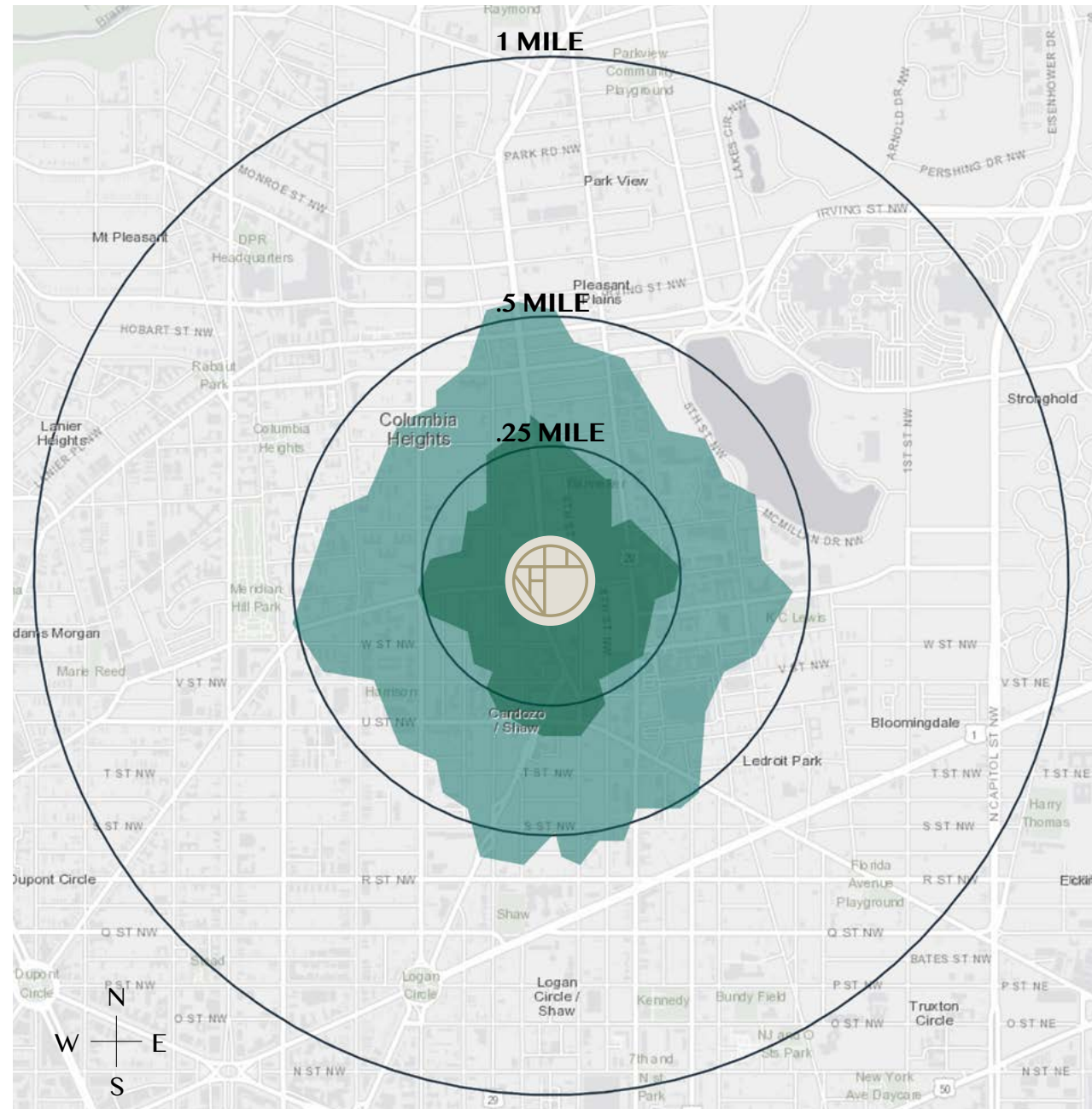
Ceilings: 17'



BARRY PLACE

# DEMOGRAPHICS

	WALK TIME				
	.25 MILE	.5 MILE	1 MILE	5 MINUTE	10 MINUTE
 POPULATION	5,241	24,457	102,342	5,429	18,963
 DAYTIME POPULATION	1,959	10,458	56,213	1,715	8,988
 AVERAGE HOUSEHOLD INCOME	\$163,509	\$166,774	\$158,003	\$117,688	\$131,107
 HIGHER EDUCATION	2,080	12,542	57,464	2,114	10,007
 HOUSEHOLDS	2,074	10,696	47,622	2,170	8,348



## IN THE NEIGHBORHOOD



**SHAW/HOWARD UNIVERSITY**  
GREEN/YELLOW LINE

**11,240 / 4,943**  
Weekday/Weekend  
Average Daily Riders



**20,928 ADT**  
**GEORGIA AVENUE**



**BIKE SHARE**  
MONTHLY RIDERS **4,507**

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