



HILL EAST WATERFRONT

1900 MASSACHUSETTS AVENUE, SE | AKA 1901 C STREET, SE , WASHINGTON, DC 20003



266 NEW RESIDENTIAL UNITS

DUFFY'S IRISH PUB

SALA THAI

LAST SPACE AVAILABLE
3,072 SF

Alpha-Bet-A



STADIUM-ARMORY
2,466 PPD



STEVE COMBS

scombs@klnb.com | 202-420-7776

MATT SKALET

mkalet@klnb.com | 202-420-7775

klnb.com



DEMOGRAPHICS | 2022:

| 10 MIN WALK | 0.25-MILE | 0.5-MILE | 1-MILE |
|--------------------|-----------|-----------|-----------|
| Population | | | |
| 8,039 | 4,040 | 8,618 | 36,960 |
| Daytime Population | | | |
| 5,116 | 1,870 | 5,692 | 29,283 |
| Average HH Income | | | |
| \$211,674 | \$194,556 | \$217,835 | \$184,583 |
| Median HH Income | | | |
| \$159,600 | \$151,809 | \$164,982 | \$125,322 |

METRO RIDERSHIP | 2021:



RETAIL SPACE AVAILABLE

- 60 plus acre multi-phased mixed use development
 - Initial phases to include **21,480 SF** of retail with approximately **350 residential units**
 - Phase I (Building G): **10,579 SF** of Retail with **266 residential units**
 - Phase II (Building F): **10,901 SF** of Retail with **91 residential units**
- Adjacent to Stadium/Armory Metro with approximately 2,466 riders per day
- Easily accessible from I-295, Independence Avenue and East Capitol Street
- Prime frontage on Massachusetts Avenue, SE
- Greatly underserved neighborhood

MATT SKALET

mkalet@klnb.com | 202-420-7775

STEVE COMBS

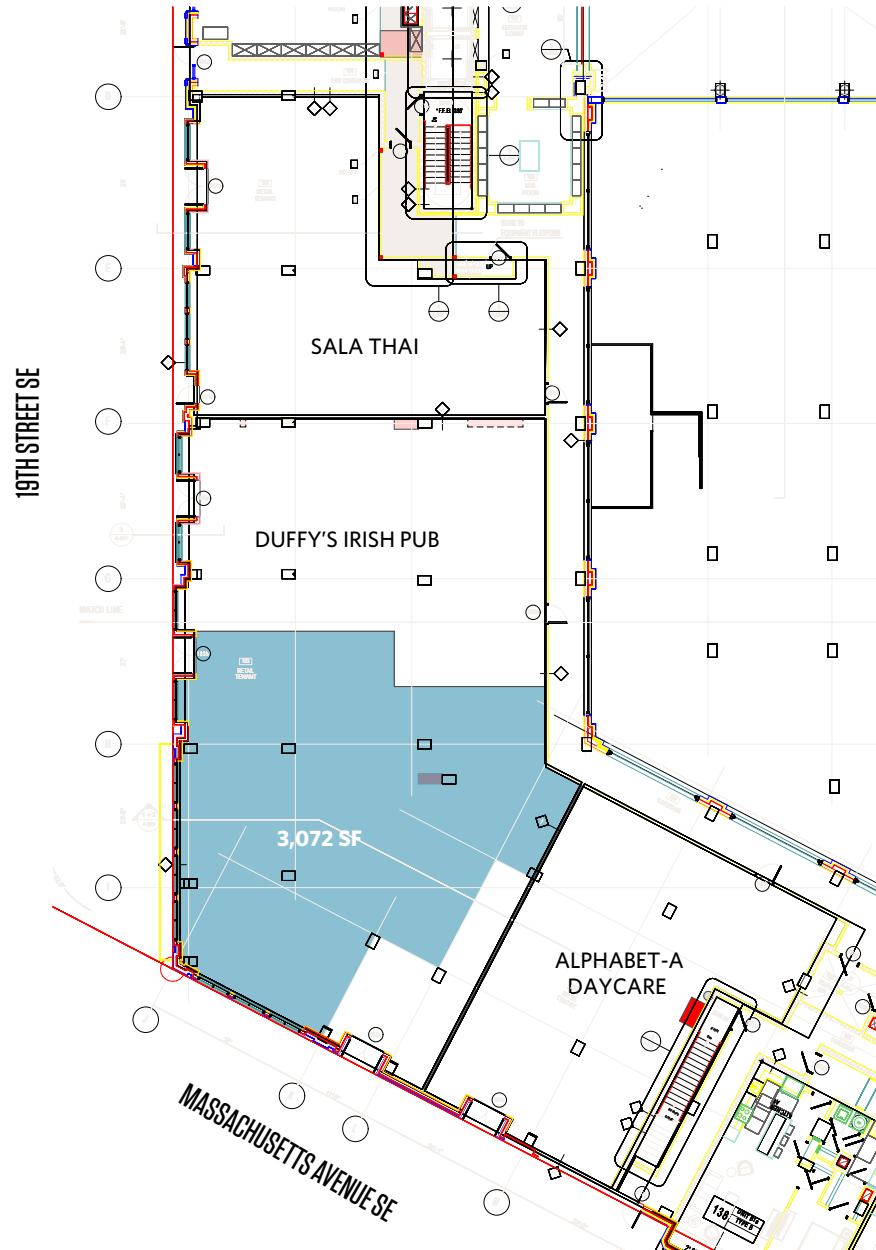
scombs@klnb.com | 202-420-7776

SITE PLAN

HILL EAST WATERFRONT

1900 MASSACHUSETTS AVENUE, SE | AKA 1901 C STREET, SE, WASHINGTON, DC 20003

PHASE 1
NOW AVAILABLE



STADIUM-ARMORY
2,466 PPD

MATT SKALET

mkalet@klnb.com | 202-420-7775

STEVE COMBS

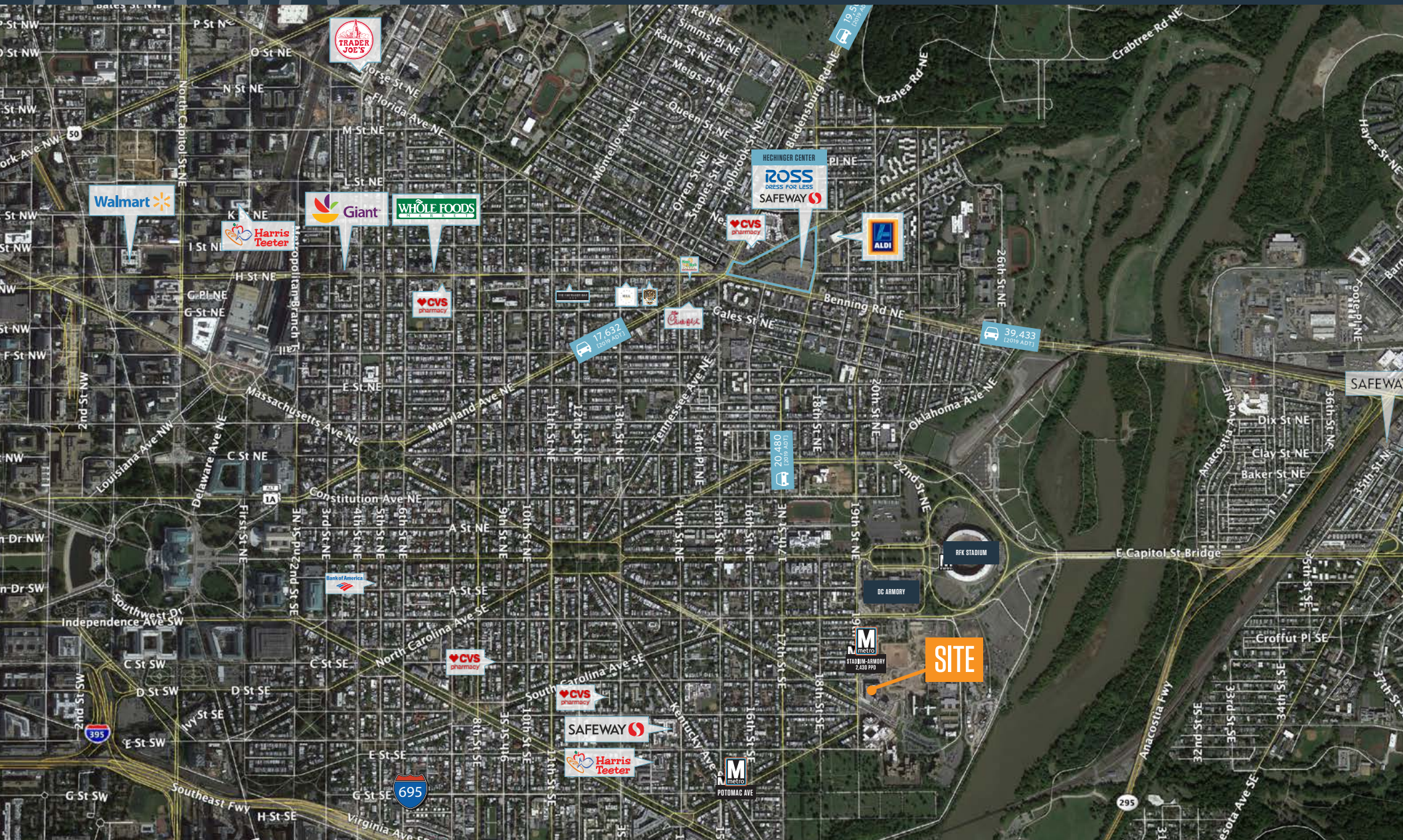
scombs@klnb.com | 202-420-7776

klnb

AERIAL

HILL EAST WATERFRONT

1900 MASSACHUSETTS AVENUE, SE | AKA 1901 C STREET, SE, WASHINGTON, DC 20003



MATT SKALET
mskalet@klnb.com | 202-420-7775

STEVE COMBS
scombs@klnb.com | 202-420-7776



AERIAL

HILL EAST WATERFRONT

1900 MASSACHUSETTS AVENUE, SE | AKA 1901 C STREET, SE, WASHINGTON, DC 20003



MATT SKALET
mskalet@klnb.com | 202-420-7775

STEVE COMBS
scombs@klnb.com | 202-420-7776

klnb

DEVELOPMENT PLAN

**BUILDING F
PHASE II
2023 DELIVERY**

**NOW AVAILABLE
BUILDING G
PHASE I**



HillEast WaterfrontRedevelopment

RENDERINGS

HILL EAST WATERFRONT

1900 MASSACHUSETTS AVENUE, SE | AKA 1901 C STREET, SE, WASHINGTON, DC 20003



MATT SKALET
mskalet@klnb.com | 202-420-7775

STEVE COMBS
scombs@klnb.com | 202-420-7776



RENDERINGS

HILL EAST WATERFRONT

1900 MASSACHUSETTS AVENUE, SE | AKA 1901 C STREET, SE, WASHINGTON, DC 20003



MATT SKALET
mskalet@klnb.com | 202-420-7775

STEVE COMBS
scombs@klnb.com | 202-420-7776





HILL EAST WATERFRONT

1900 MASSACHUSETTS AVENUE, SE | AKA 1901 C STREET, SE , WASHINGTON, DC 20003

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mkalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

1130 Connecticut Ave, NW, Suite 600, Washington, DC 20036

.....

klnb.com



[CLICK TO VIEW PROPERTY WEBSITE](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.