

THE WESTERLY

AVAILABLE NOW
LAST SPACE - 974 SF REMAINING!



JOIN:



AppleTree



GoodVets

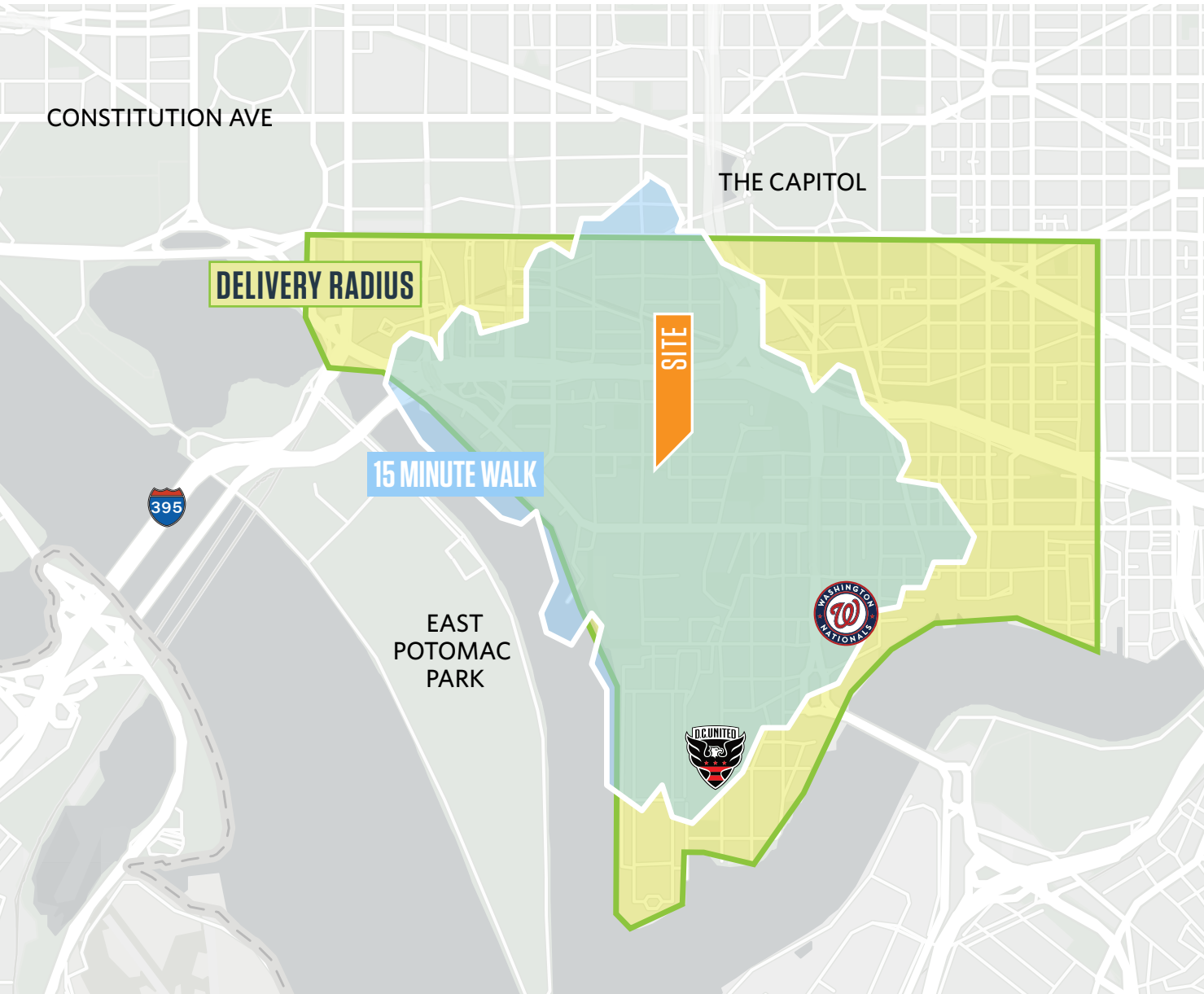
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HOFFMAN

LOCATION

THE WESTERLY

1000 4TH STREET SW, WASHINGTON, DC 20024



PROPERTY HIGHLIGHTS

- 449 Apartments with 30,000 SF of Retail space
- Located one block from the Waterfront Metro Station (4,381 ADR)
- 5 minute walk to Wharf and 10 minute walk to Navy Yard
- Captive dense residential surrounding

AVAILABLE SPACE

SIZE	RENT	NNNS	CONDITION
974 SF	Negotiable	\$18.00 PSF	Cold, dark shell with TIA available

DEMOGRAPHICS | 2023:

15 MINUTE WALK

Population
25,619

Daytime Population
41,162

Average HH Income
\$146,648

\$\$ Spent on Food Away from Home
\$89,351,075

\$\$ Spent on Services
\$22,360,497

\$\$ Spent on Fitness
\$6,152,158

DELIVERY RADIUS

39,474

90,785

\$164,738

\$148,158,456

\$36,920,290

\$10,252,983

TRAFFIC COUNTS | 2022:

4th Street SW	6,879 ADT
M Street SW	17,380 ADT
Southwest Waterfront Metro	4,361 ADR

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AERIAL

THE WESTERLY

1000 4TH STREET SW, WASHINGTON, DC 20024



L'ENFANT PLAZA

FIVE GUYS
BURGERS AND FRIES

Tanera
rōti

AMALIA
POTBELLY

STARBUCKS

AMERICA'S EXPRESS
SALON & SPA

UNDERSERVED MARKET
DENSITY WITHIN A FOUR BLOCK RADIUS:
OFFICE: 2M SF
RESIDENTIAL: 4,525 UNITS
HOTEL: 821 ROOMS

SITE
THE WESTERLY

WHARF DC

HELLS KITCHEN
GORDON RAMSAY FISH & CHIPS
Surfside
bartaco
Kilwins
Philippe
ANTHEM
LIMANI
BLANK STREET
POLITICS=PROSE
OFFICINA
Raspahanock
PEARL STREET
COLADA
MI-VIDA
SHAKE SHACK
canopy
PENDRY
KINFOLK
Del Mar

EAST POTOMAC PARK

WASHINGTON CHANNEL

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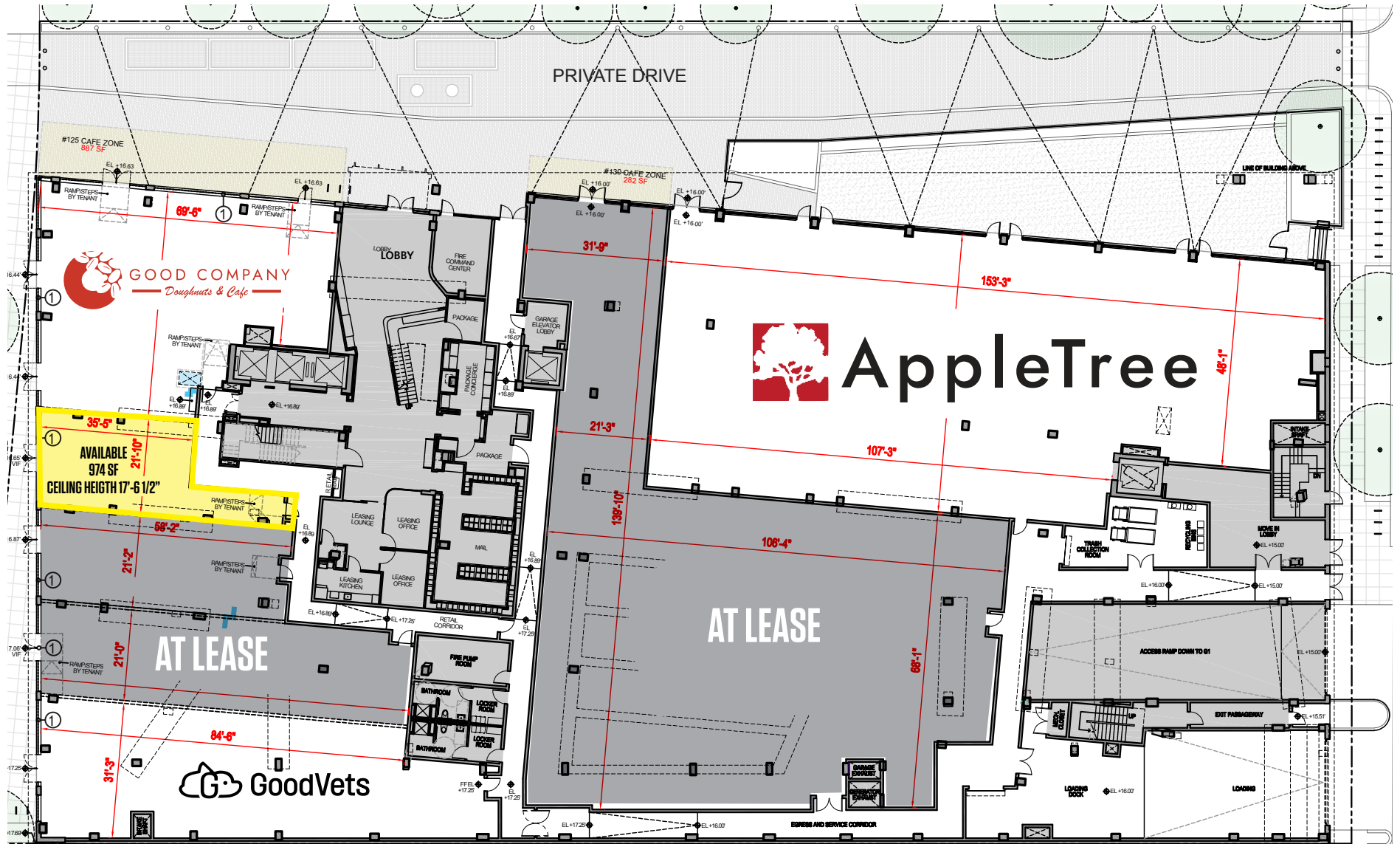
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SITE PLAN

THE WESTERLY

1000 4TH STREET SW, WASHINGTON, DC 20024

4TH STREET - 7,578 ADT



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