

**NOW OPEN!**

**Goodwill**  
Greater Washington goodwill

**1401 NEW YORK AVE NE, WASHINGTON, DC 20002**

the

# HECHT WAREHOUSE

at ivy city

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# EXCITING

## NIGHT LIFE!

### IVY CITY TENANT OVERVIEW

#### ENTERTAINMENT.....



##### THROW SOCIAL

THRŌW Social® is a social venue with a tropical vibe that combines 'backyard-style' games with food & libations. Good playful fun with friends old & new!



##### BEAT THE BOMB

Step into real-life video games at Beat The Bomb, the next generation of immersive group entertainment. Choose from our 1-hour Missions, where you suit up in hazmat gear, dodge lasers, and crack codes to Beat The Bomb.

#### FOOD & BEVERAGE .....



##### GRAVITAS

Gravitas is a Michelin star American restaurant by Chef Matt Baker dedicated to seasonal cooking and sourcing from local farms and waters. Our menu showcases the bounty of the Chesapeake Bay watershed in thoughtful, delicious and beautiful dishes that aim to nourish and surprise.



##### VIA GHIBELLINA

Earthy Tuscan fare, cocktails & wine in vast rustic-industrial space with marble bar & open kitchen.



##### OTHER HALF BREWING

In 2014, Sam Richardson, Matt Monahan, and Andrew Burman founded Other Half Brewing Company to create beers that they wanted to drink from a company that they wanted to be a part of. Their vision was to build a passionate team that brewed great beers done so with thoughtfulness—to represent the "Other Half" of the industry.



##### IVY CITY SMOKEHOUSE

The Tavern at Ivy City Smokehouse is Ivy City's first neighborhood restaurant. We smoke our own seafood, and serve with the freshest local and seasonal ingredients available. We are passionate about making food taste great, keeping it simple and innovative.



##### Vera

Lebanese & Mexican cuisine founded with a common joy for delivering elevated experiences through food, drinks & music. Once you step into our doors follow the enticing smells of spice and the hypnotic sounds travelling through our concrete walls to see for yourself what the beautiful fusion of Lebanese Mexican cuisine has to offer.



# Placer.ai

## VISITOR INFORMATION

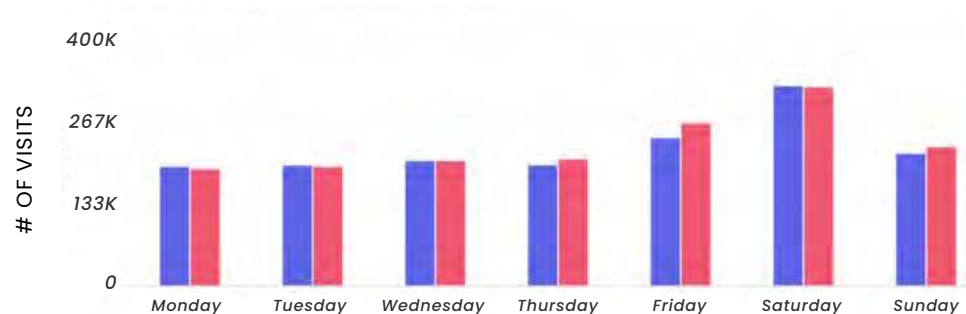
VISITORS **BEFORE**  
THE PANDEMIC

**410.3K**

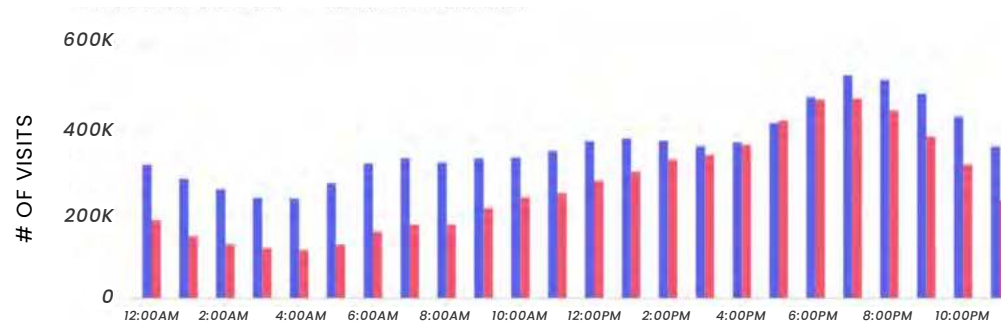
VISITORS **AFTER**  
THE PANDEMIC

**472.6K**

### DAILY VISITS



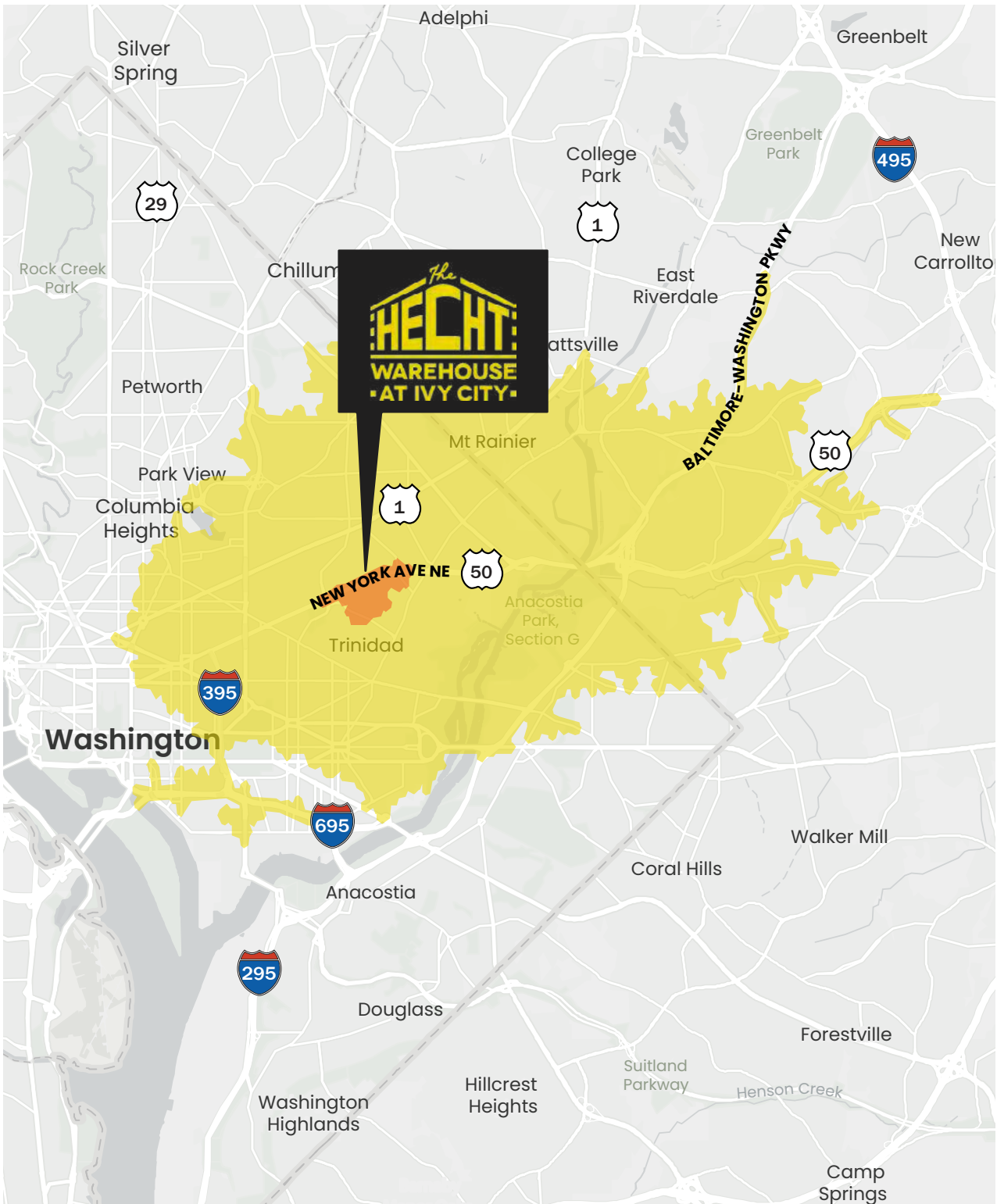
### HOURLY VISITS



BEFORE THE PANDEMIC

AFTER THE PANDEMIC





# DEMOGRAPHICS

	10 MIN DRIVE	10 MIN WALK
POPULATION	227,565	2,492
DAYTIME POPULATION	236,527	4,357
AVG HH INCOME	\$150,946	\$85,147
EDUCATION	61.7%	22.3%
HOUSEHOLDS	103,892	1,037

[CLICK TO VIEW DEMOGRAPHIC REPORTS](#)

# TRAFFIC COUNTS

NEW YORK AVE NE.....58,837  
ADT

# TAPESTRY DEMOGRAPHICS



**LAPTOPS & LATTES**  
HOUSEHOLDS: 22,852 (21.1%)  
MEDIAN AGE: 37.4

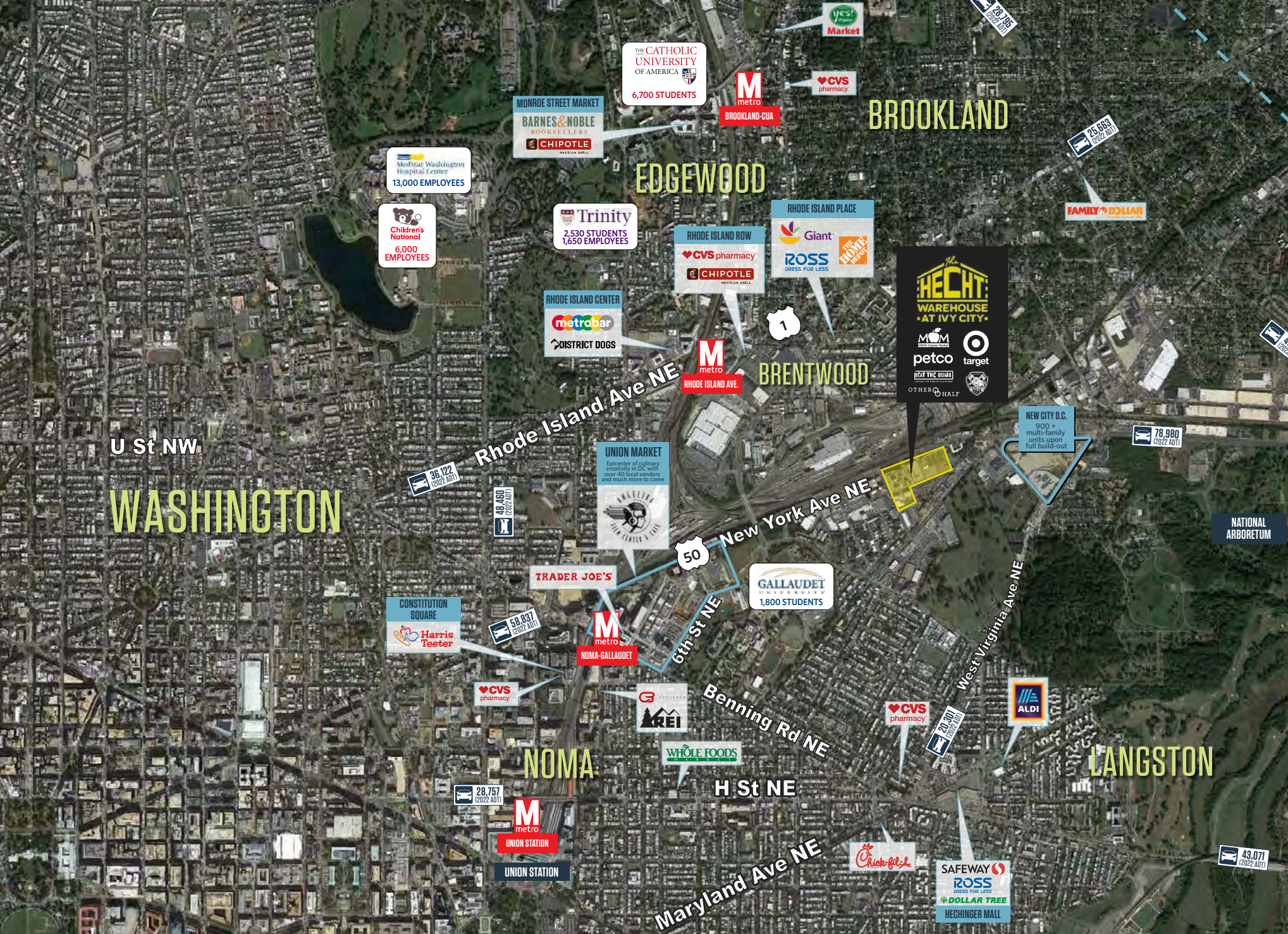


**METRO RENTERS**  
HOUSEHOLDS: 20,323 (18.7%)  
MEDIAN AGE: 32.5

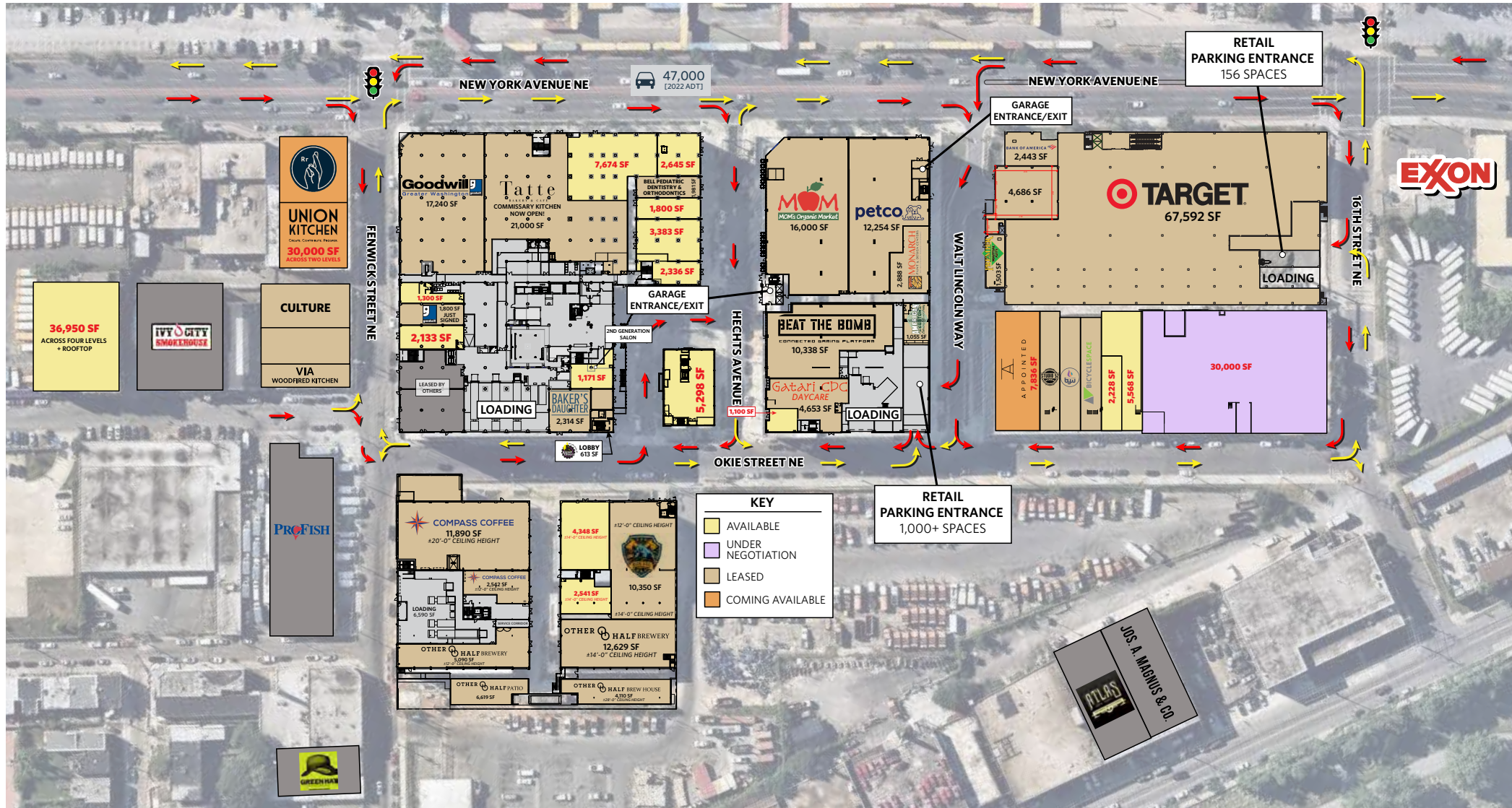


**TRENDSETTERS**  
HOUSEHOLDS: 13,391 (12.3%)  
MEDIAN AGE: 36.3

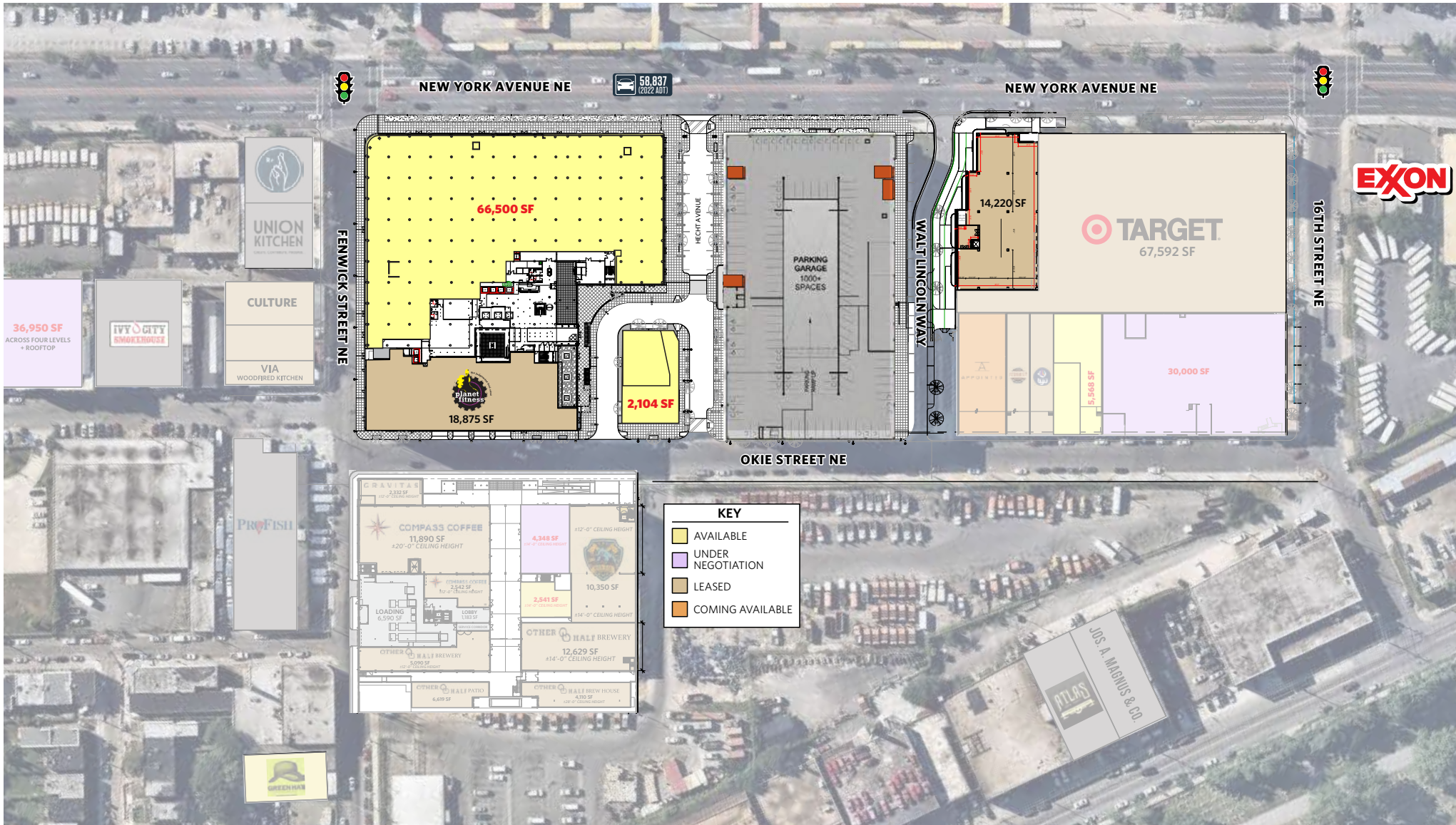
# RETAIL AERIAL



# FIRST LEVEL PLANS

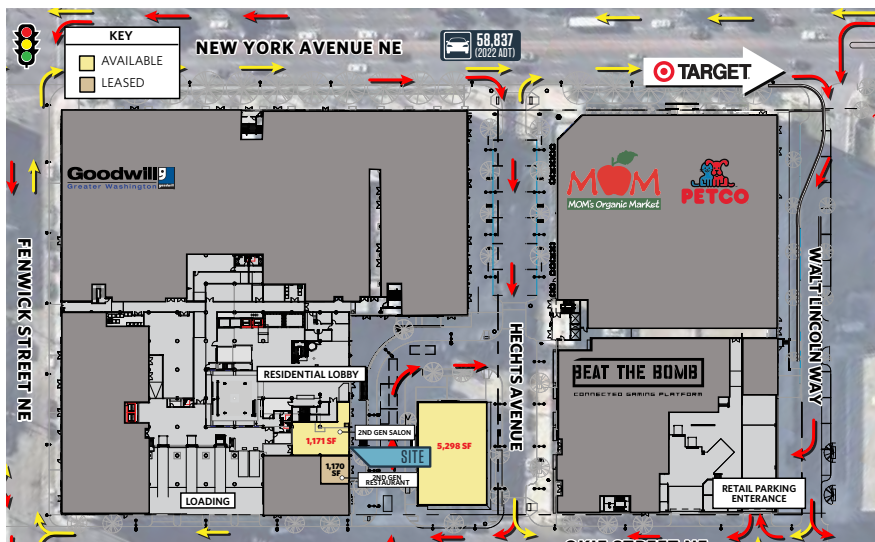


# SECOND LEVEL PLANS



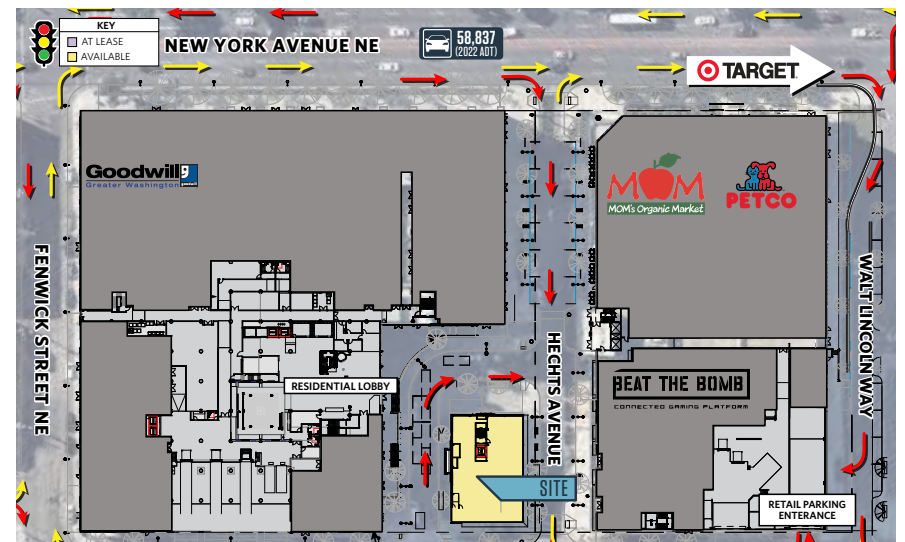
# AVAILABLE OPPORTUNITIES

## 2<sup>ND</sup> GEN OPPORTUNITY AT IVY CITY



[VIEW BROCHURE](#)

## ROOFTOP BAR OPPORTUNITY



[VIEW BROCHURE](#)



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