

THE WESTERLY

AVAILABLE NOW
LAST SPACE - 974 SF REMAINING!

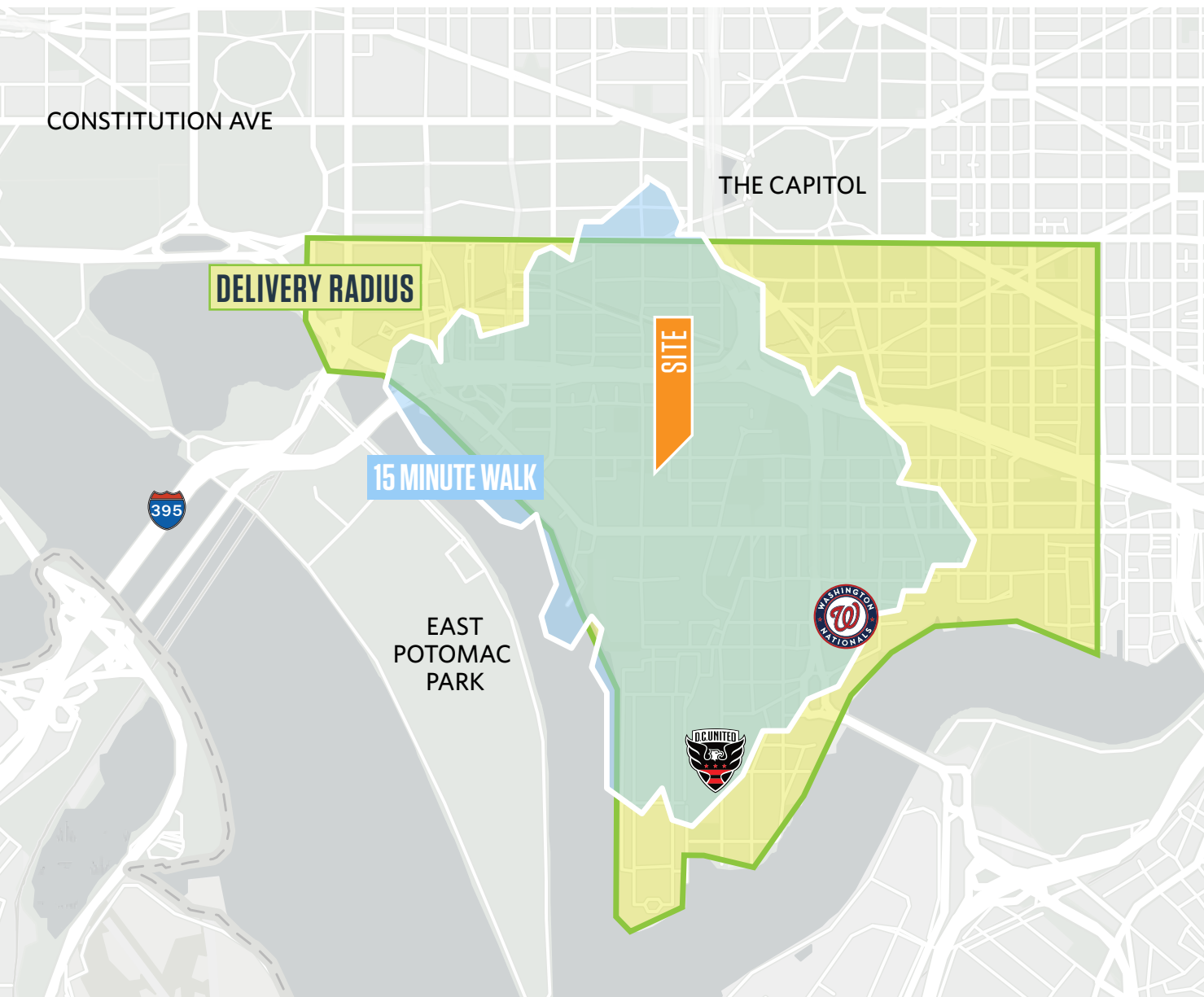
JOIN:



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

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

KELLEY MILLOY
kmlloy@klnb.com
202-420-7764

KELLY ATKINSON
katkinson@klnb.com
202-420-7762

JENNIFER PRICE
jprice@klnb.com
202-420-7768



1000 4TH STREET SW, WASHINGTON, DC 20024



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

KELLEY MILLOY
kmilloy@klnb.com
202-420-7764

KELLY ATKINSON
katkinson@klnb.com
202-420-7762

JENNIFER PRICE
jprice@klnb.com
202-420-7768

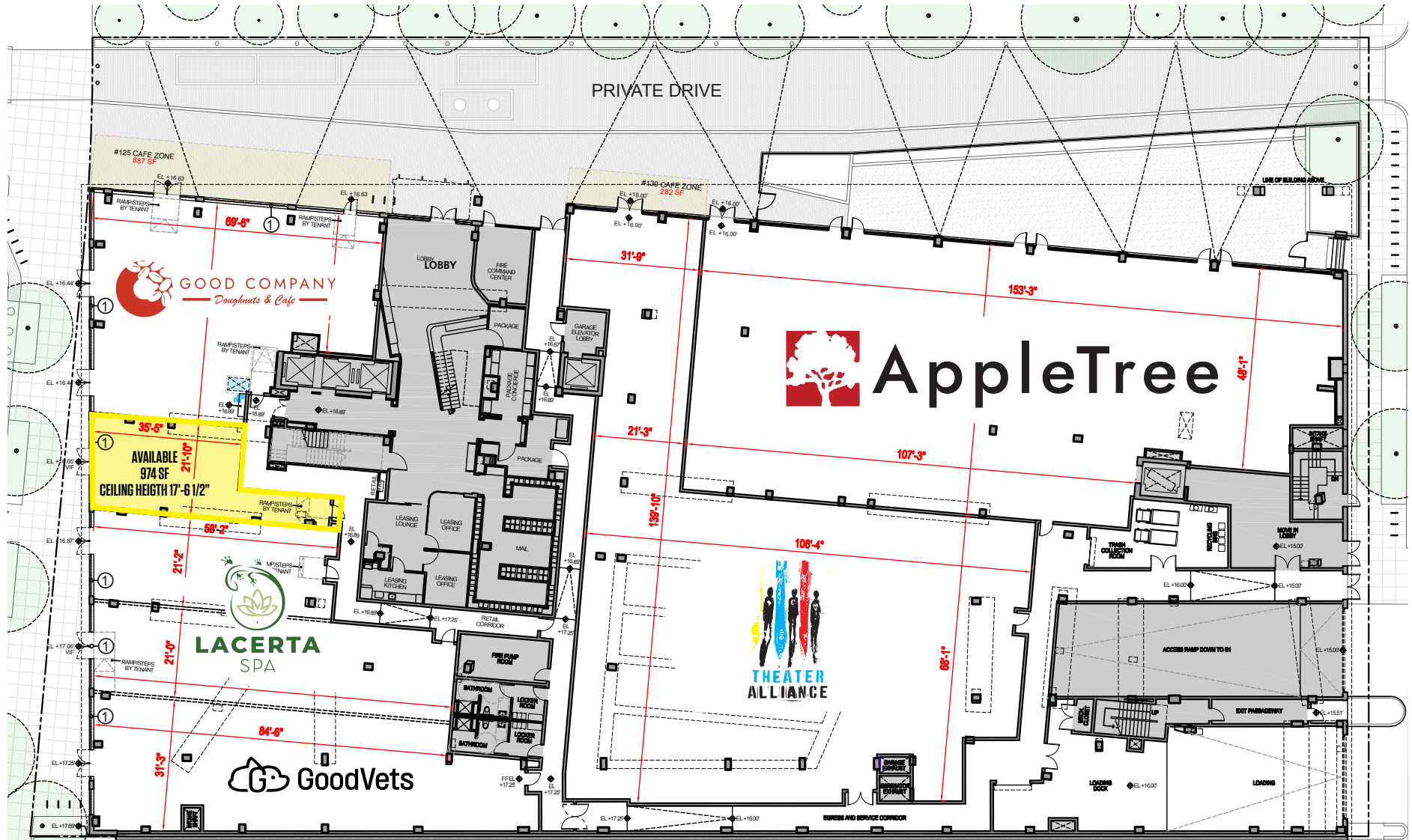


SITE PLAN

THE WESTERLY

1000 4TH STREET SW, WASHINGTON, DC 20024

4TH STREET - 7,578 ADT



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

KELLEY MILLOY
kmilloy@klnb.com
202-420-7764

KELLY ATKINSON
katkinson@klnb.com
202-420-7762

JENNIFER PRICE
jprice@klnb.com
202-420-7768

klnb **HOFFMAN**



FOR MORE INFORMATION, PLEASE CONTACT:

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

KELLEY MILLOY
kmilloy@klnb.com
202-420-7764

KELLY ATKINSON
katkinson@klnb.com
202-420-7762

JENNIFER PRICE
jprice@klnb.com
202-420-7768

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

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.