

# THE WESTERLY

AVAILABLE NOW

LAST SPACE - 974 SF REMAINING!



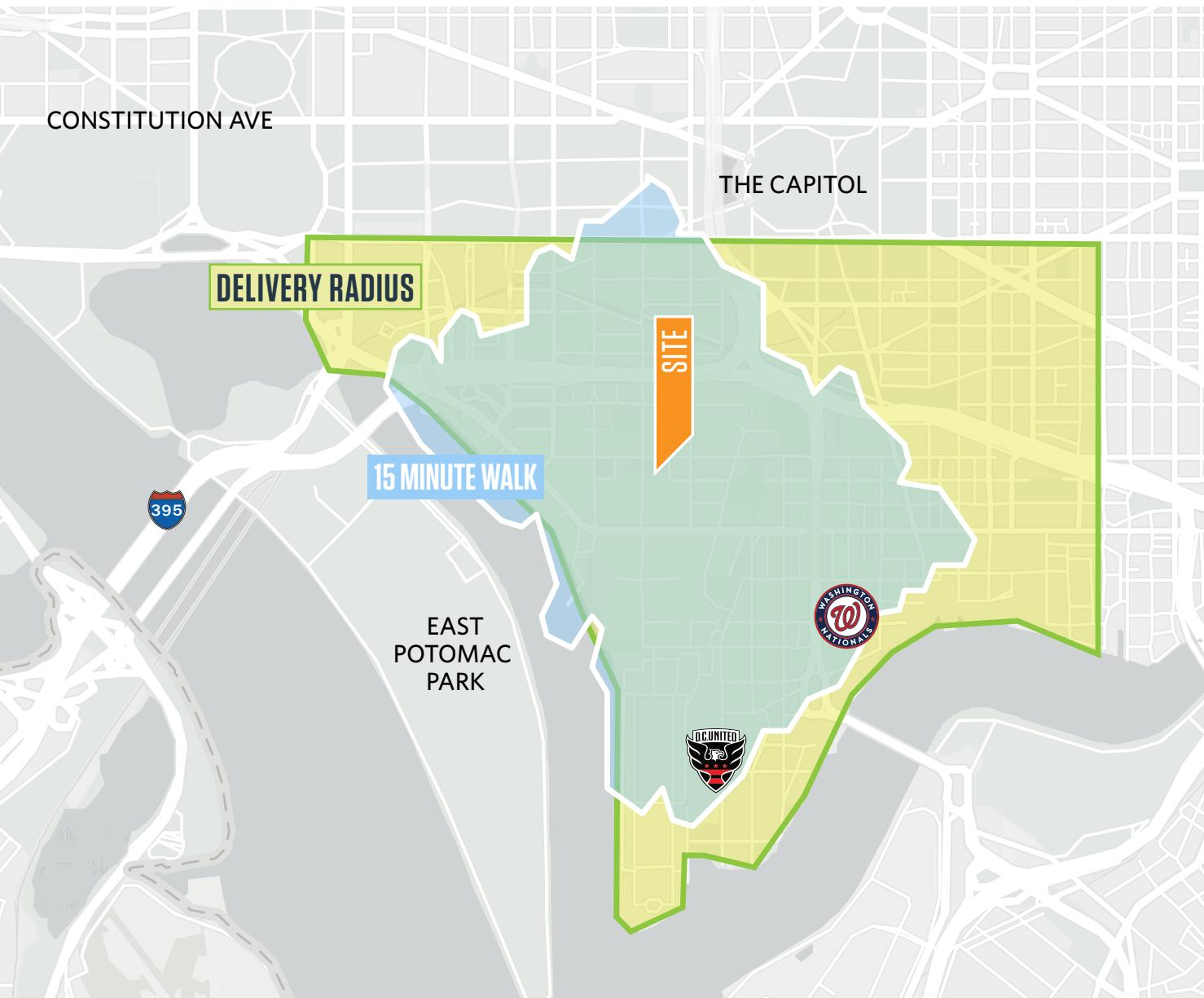
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# LOCATION

## THE WESTERLY

1000 4TH STREET SW, WASHINGTON, DC 20024



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### 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

#### DELIVERY RADIUS

Population	25,619	39,474
Daytime Population	41,162	90,785
Average HH Income	\$146,648	\$164,738
\$\$ Spent on Food Away from Home	\$89,351,075	\$148,158,456
\$\$ Spent on Services	\$22,360,497	\$36,920,290
\$\$ Spent on Fitness	\$6,152,158	\$10,252,983

### TRAFFIC COUNTS | 2022:

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

# AERIAL

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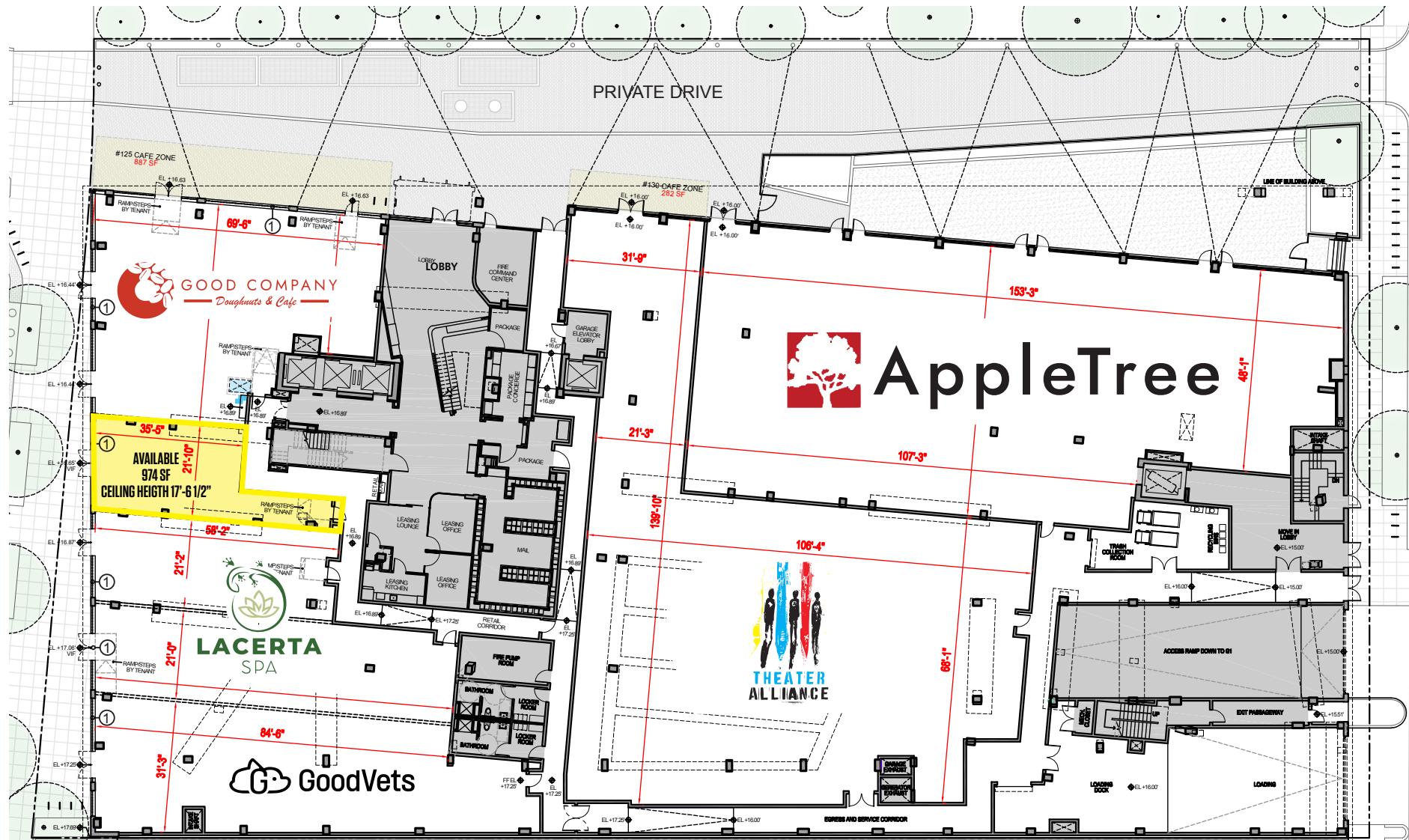
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# SITE PLAN | THE WESTERLY

1000 4TH STREET SW, WASHINGTON, DC 20024

4TH STREET - 7,578 ADT



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