

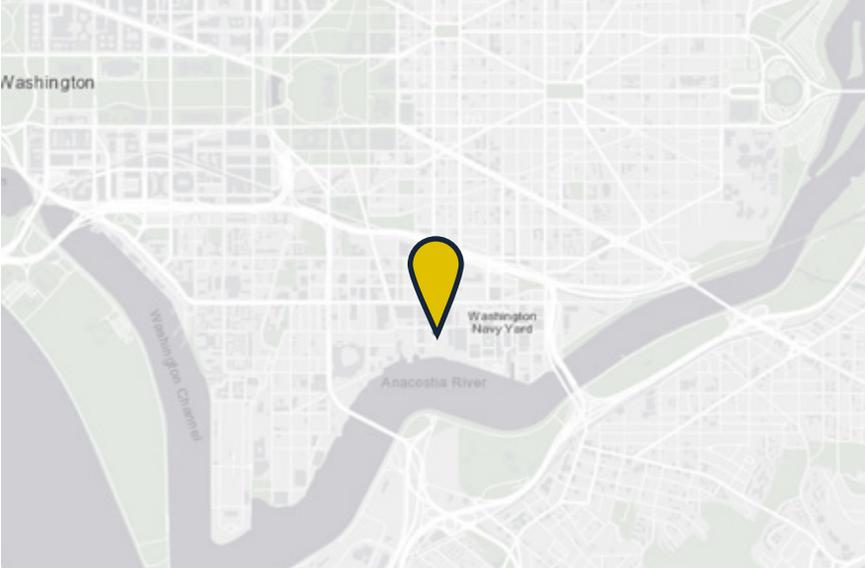
# THE BOWER

WASHINGTON DC



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# DEVELOPMENT MAP

THE CAPITOL RIVERFRONT NEIGHBORHOOD



**DEMOGRAPHICS (2018):**

.25 MILE	.5 MILE	1 MILE
<b>POPULATION</b>		
3,424	13,047	29,582
<b>HOUSEHOLDS</b>		
2,017	7,582	17,038
<b>AVG HH INCOME</b>		
\$91,061	\$94,626	\$120,784
WALK SCORE	87	
DAYTIME POP.	34,000	

# CAPITOL RIVERFRONT

**6.2 M SF** of office space with **34,000** daytime employees

**3 MILLION** VISITORS ANNUALLY

**72%** of Capitol Riverfront residents are between the ages of **18-34**

## LOCAL RETAILERS



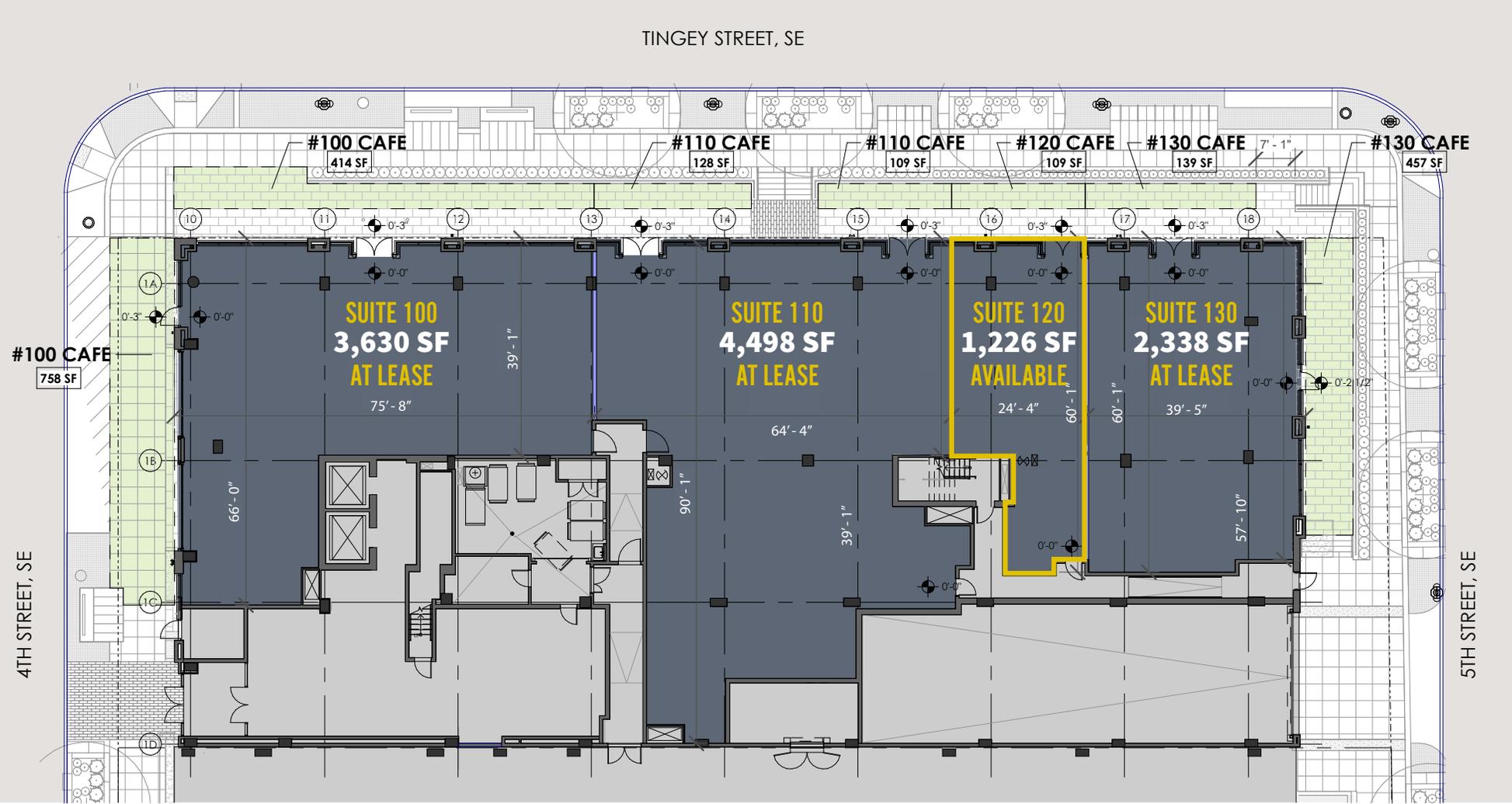


Divisible ground floor retail available in various layouts below 138 luxury condominiums, now over 70% sold

Centrally located in DC's fastest-growing neighborhood with direct access to parks, waterfront, retail amenities, residences and lifestyle



# Site Plan | Ground Floor : 1,226 SF AVAILABLE





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