

TRELLIS HOUSE

2323 SHERMAN AVE NW // WASHINGTON, DC 20001

3,119 SF
AVAILABLE

2,050 SF
AVAILABLE

 **DISTRICT DOGS**
NOW OPEN!

CrossFit
NOW OPEN!

TRELLIS HOUSE
WASHINGTON D.C.

TRELLIS HOUSE

2323



JENNIFER PRICE | jprice@klnb.com | 202.420.7768

KIM STEIN | kstein@klnb.com | 202.652.2338

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

klNb



AN EXCEPTIONAL RETAIL OPPORTUNITY

Trellis House is a 6-story, mixed use property consisting of 319 residential units and approximately 11,000 square feet of ground-floor retail space. Located at the corner of Sherman Avenue and Barry Place, Trellis House is situated at the intersection of two of Washington, D.C.'s most vibrant neighborhoods, Shaw and the U Street corridor, both known for their rich cultures, histories, and music scenes. Trellis House is a short walk from the area's diverse offering of shops and restaurants, and is also located adjacent to Howard University (9,809 undergraduate student enrollment in 2022). DC's newest Whole Foods recently opened 1 block south of Trellis House.

THE NEIGHBORHOOD

Shaw and the U Street corridor are experiencing an urban renaissance of unprecedented proportions thanks to their proximity to the downtown core, excellent transportation access and lively cultural and entertainment venues. Residents enjoy the ever-increasing dining and retail commercial conveniences, while local and national retailers are drawn to the strong demographics. Once home to jazz legend Duke Ellington, the Shaw neighborhood still pulses with a rhythm felt by residents and visitors alike.

SITE PLAN

RETAIL A

AVAILABLE

3,119 SF

Frontage: 61'

Ceilings: 12-14'

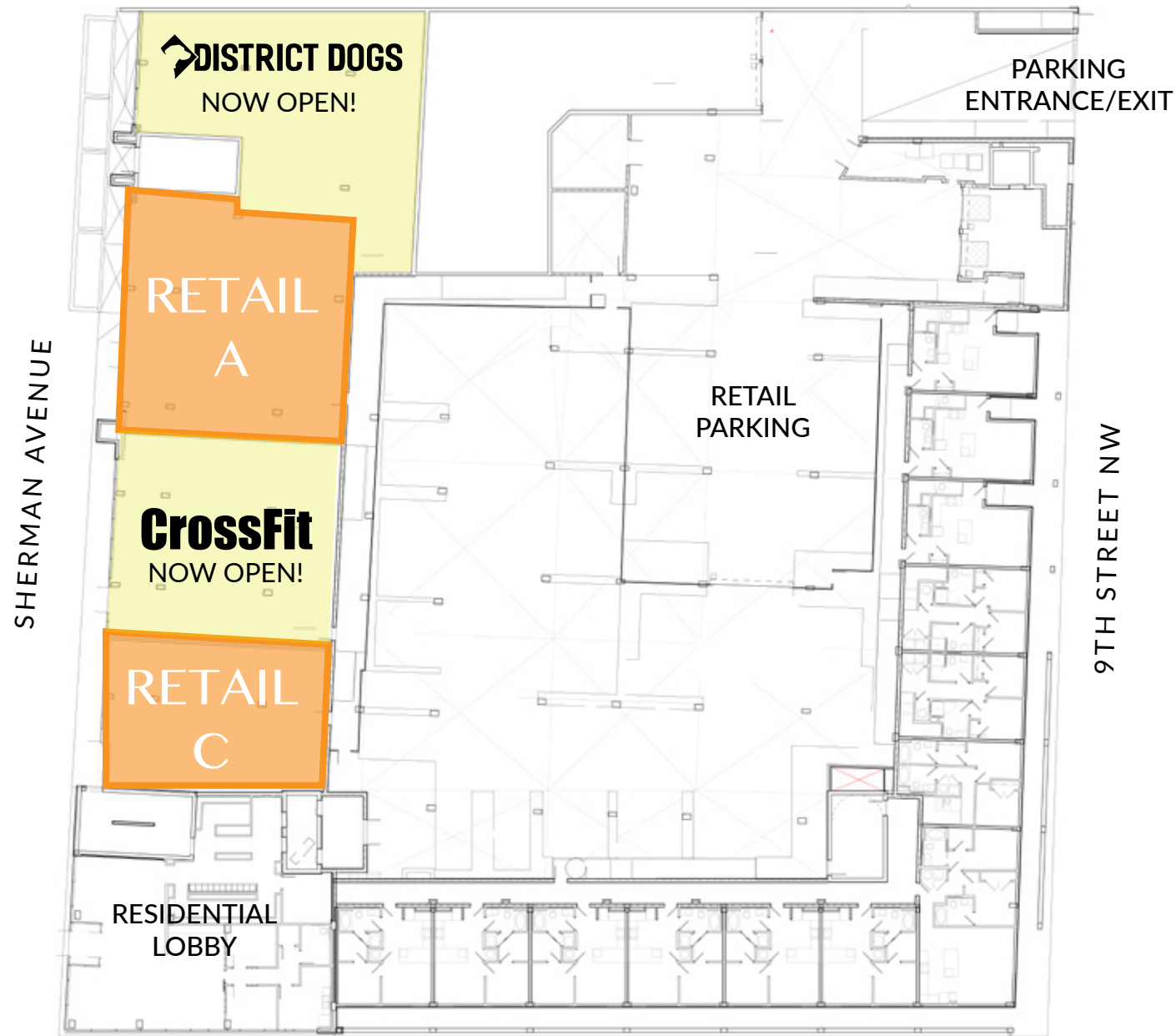
RETAIL C

AVAILABLE

2,050 SF

Frontage: 36'






Ceilings: 17'

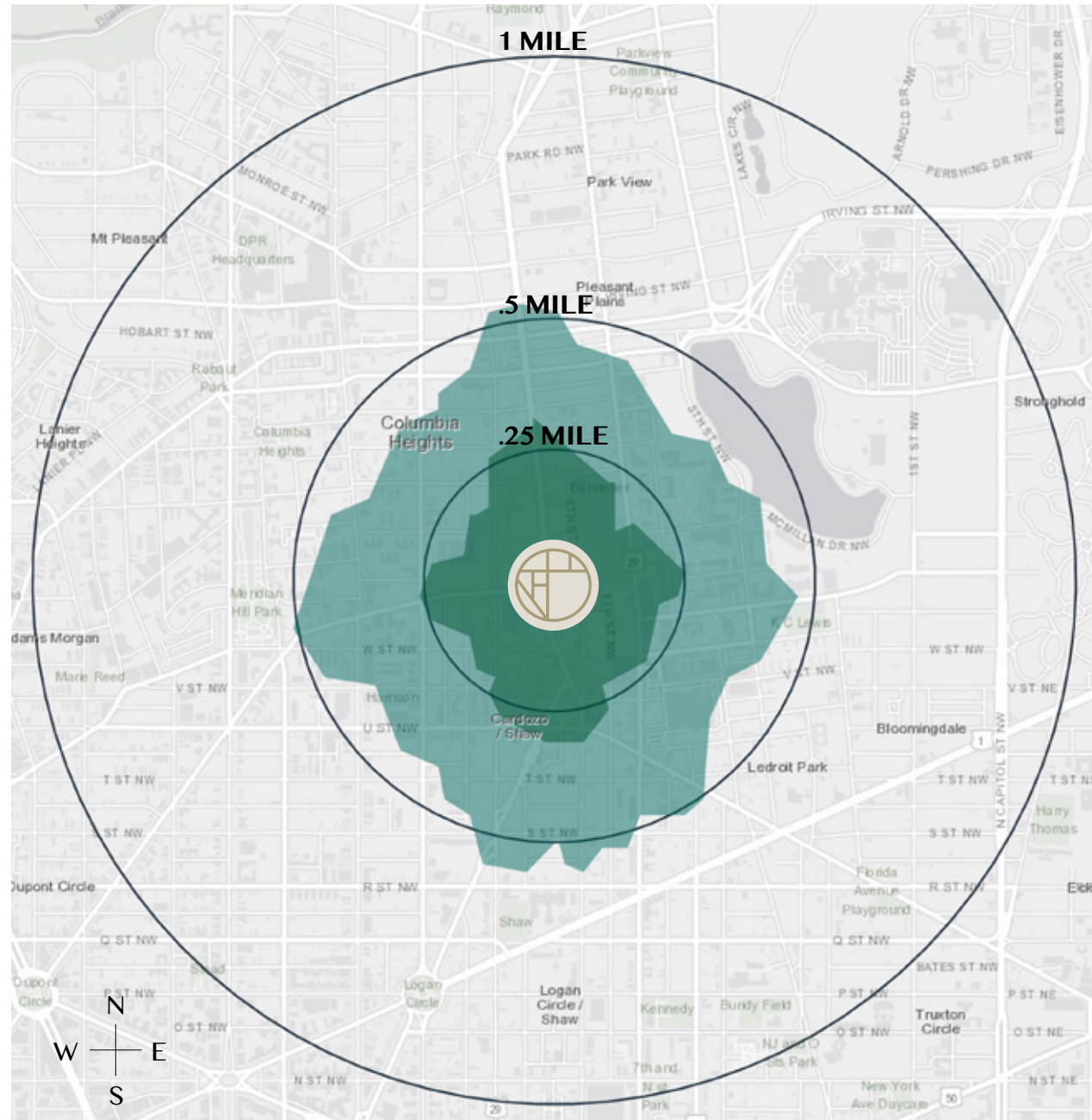


BARRY PLACE

DEMOGRAPHICS

WALK TIME

	.25 MILE	.5 MILE	1 MILE	5 MINUTE	10 MINUTE
 POPULATION	5,241	24,457	102,342	5,429	18,963
 DAYTIME POPULATION	1,959	10,458	56,213	1,715	8,988
 AVERAGE HOUSEHOLD INCOME	\$163,509	\$166,774	\$158,003	\$117,688	\$131,107
 HIGHER EDUCATION	2,080	12,542	57,464	2,114	10,007
 HOUSEHOLDS	2,074	10,696	47,622	2,170	8,348



IN THE NEIGHBORHOOD



SHAW/HOWARD UNIVERSITY
GREEN/YELLOW LINE

11,240 / 4,943
Weekday/Weekend
Average Daily Riders



20,928 ADT
GEORGIA AVENUE



BIKE SHARE
MONTHLY RIDERS **4,507**





TRELLIS HOUSE

2323 SHERMAN AVE NW // WASHINGTON, DC 20001

klnb

JENNIFER PRICE | jprice@klnb.com | 202.420.7768

KIM STEIN | kstein@klnb.com | 202.652.2338

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

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