

# T STREET, NW

Washington, DC

# BRAND NEW GROUND FLOOR RETAIL

SHAW



Monument  
RETAIL

FOR MORE INFORMATION,  
PLEASE CONTACT

**Roger Carlson**  
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WALK SCORE  
**98**

BRAND NEW  
GROUND FLOOR  
**RETAIL**

*Luxury Condos Above*

UP TO  
**7,400 SF**  
AVAILABLE & DIVISIBLE

THE "IT" NEIGHBORHOOD  
IN THE DISTRICT

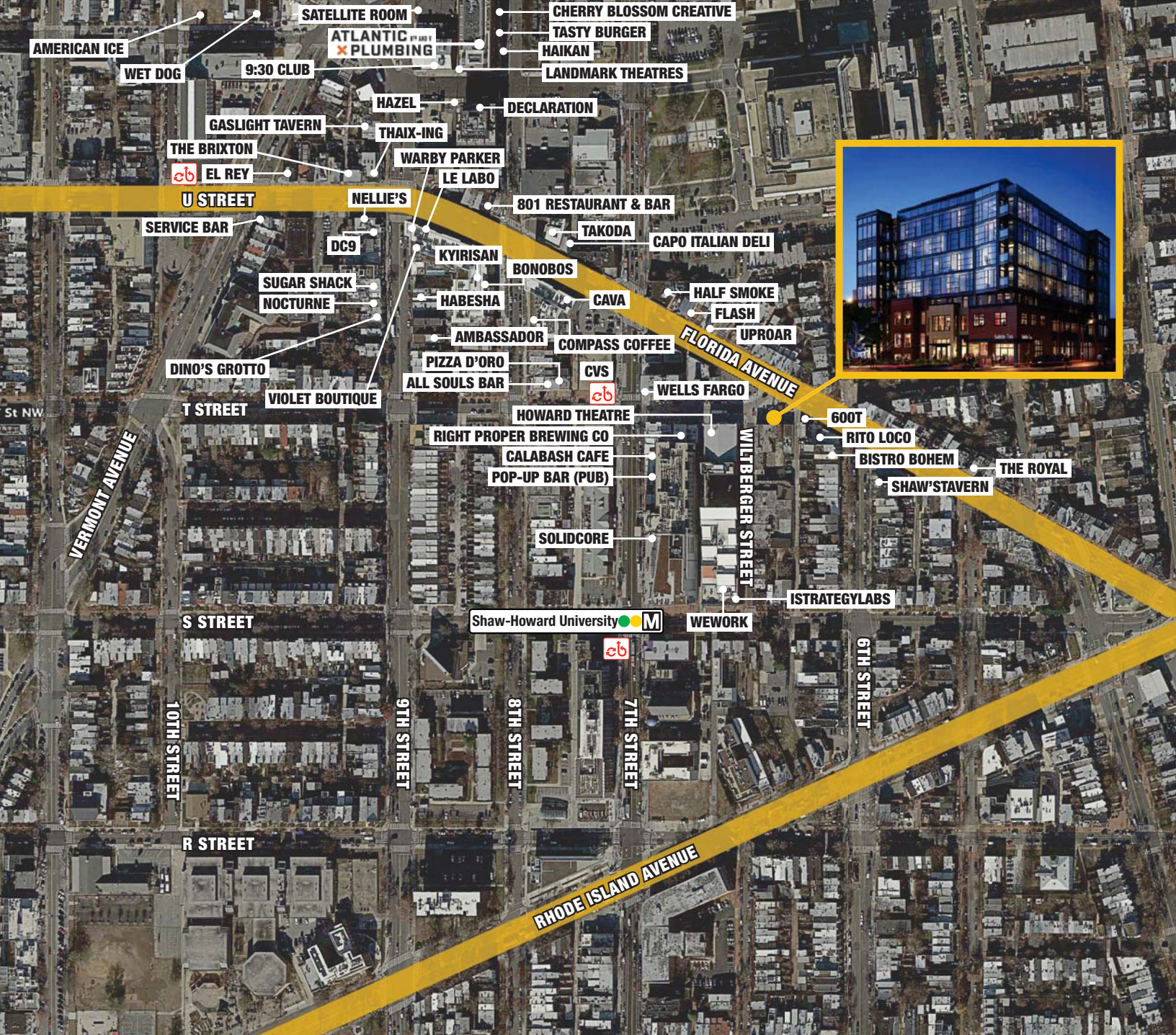
**1** BLOCK FROM WEWORK  
& ISTRATEGYLABS



1 BLOCK  
FROM  
METRO

High traffic  
location. &  
Walker &  
bikers paradise

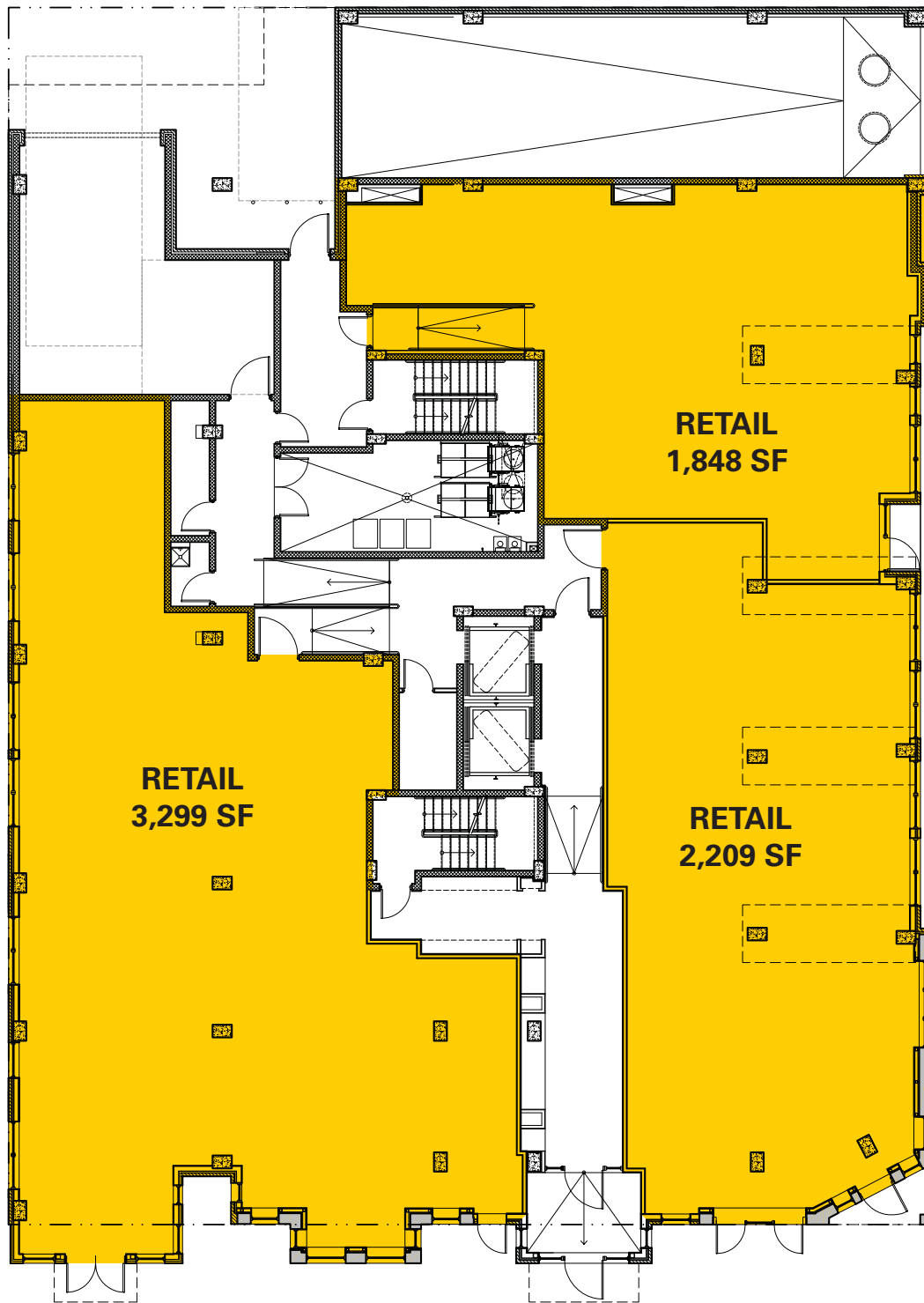




POPULATION OVERVIEW	¼ MILE	½ MILE	1 MILE
2016 Total Population	3,810	16,686	88,886
2021 Population	4,327	19,006	100,092
Population Change 2016 to 2021	13.6%	13.9%	12.6%
Total Daytime Population	5,903	16,630	107,958
Median Age	30.7	31.1	32.4
College or Advanced Degree	64.7%	64.1%	67.2%

HOUSING OVERVIEW	¼ MILE	½ MILE	1 MILE
2016 Average Household Income	\$120,909	\$124,082	\$117,004
Average Household Size	2.3	2.2	2.1
2016 Households	1,568	6,845	40,954
Household Change 2016 to 2021	11.9%	12.0%	9.3%

# 7,400 SF OF RETAIL SPACE AVAILABLE



WILBERGER STREET, NW

# T STREET, NW

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