

# UNION SQUARE

WASHINGTON, DC





RAPPAPORT



## UNION SQUARE WASHINGTON, DC

- Up to 10,000 SF of highly visible street-front retail along N Capitol Street
- Ideal for fast-casual or full-service restaurants, fitness, or cafe uses
- Beautiful renovations with high ceilings and a new hotel addition that will deliver larger more visibility and all-hours foot traffic

### DEMOGRAPHICS 2019

	0.5 MILE	.75 MILE	1 MILE
 POPULATION	21,671	44,271	71,412
 DAYTIME POPULATION	48,417	84,402	117,544
 HOUSEHOLD INCOME	\$120,411	\$118,464	\$124,647
 TRAFFIC COUNTS	30,256 on N Capitol Street		

### AREA RETAILERS



**UNION SQUARE**  
WASHINGTON, DC

**NEW YORK AVENUE NE 31,300 VPD**

**N CAPITOL STREET NE 30,256 VPD**

**FLORIDA AVENUE NE**

**UNION MARKET**  
40 LOCAL ARTISTS/MERCHANTS

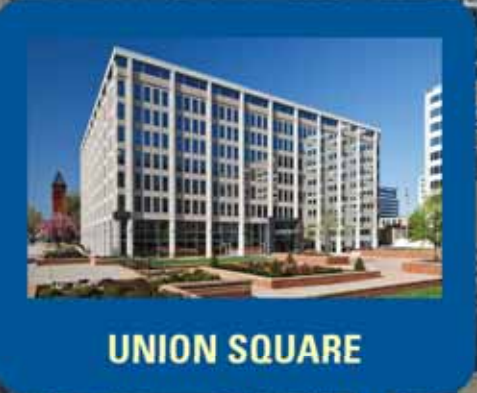
**GALLAUDET UNIVERSITY & JBG COMPANIES DEVELOPMENT**  
(6TH STREET & FLORIDA AVENUE)  
DELIVERS 2019-2022  
1.5M SF  
1.3 SF RESIDENTIAL  
135K SF RETAIL  
116K SF OFFICE

**ULINE ARENA**  
OPENED LATE 2016  
172K SF OFFICE  
73K SF RETAIL  
51K SF REI



**STOREY PARK**  
65,000 SF RETAIL  
350 RESIDENTIAL UNITS  
282,000 SF OFFICE

**GALLAUDET UNIVERSITY**  
1,011 STUDENTS



**UNION SQUARE**

**BURNHAM PLACE**  
PROPOSED 3M SF DEVELOPMENT  
TO BE BUILT ABOVE  
UNION STATION YARD  
MIXED-USED  
DEVELOPMENT

**L STREET**

**Union PLACE**

**INDIGO**

**K STREET**

**I STREET**

**H STREET**



# SITE PLAN

UNION SQUARE | WASHINGTON, DC



 AVAILABLE RETAIL



**UNION SQUARE**  
WASHINGTON, DC



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