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- Best in class national retail, restaurants, and entertainment concepts
- Only major retail development with direct access to New York Avenue (71,068 ADT)

OWNED & MANAGED BY



JOE FLEISCHMANN

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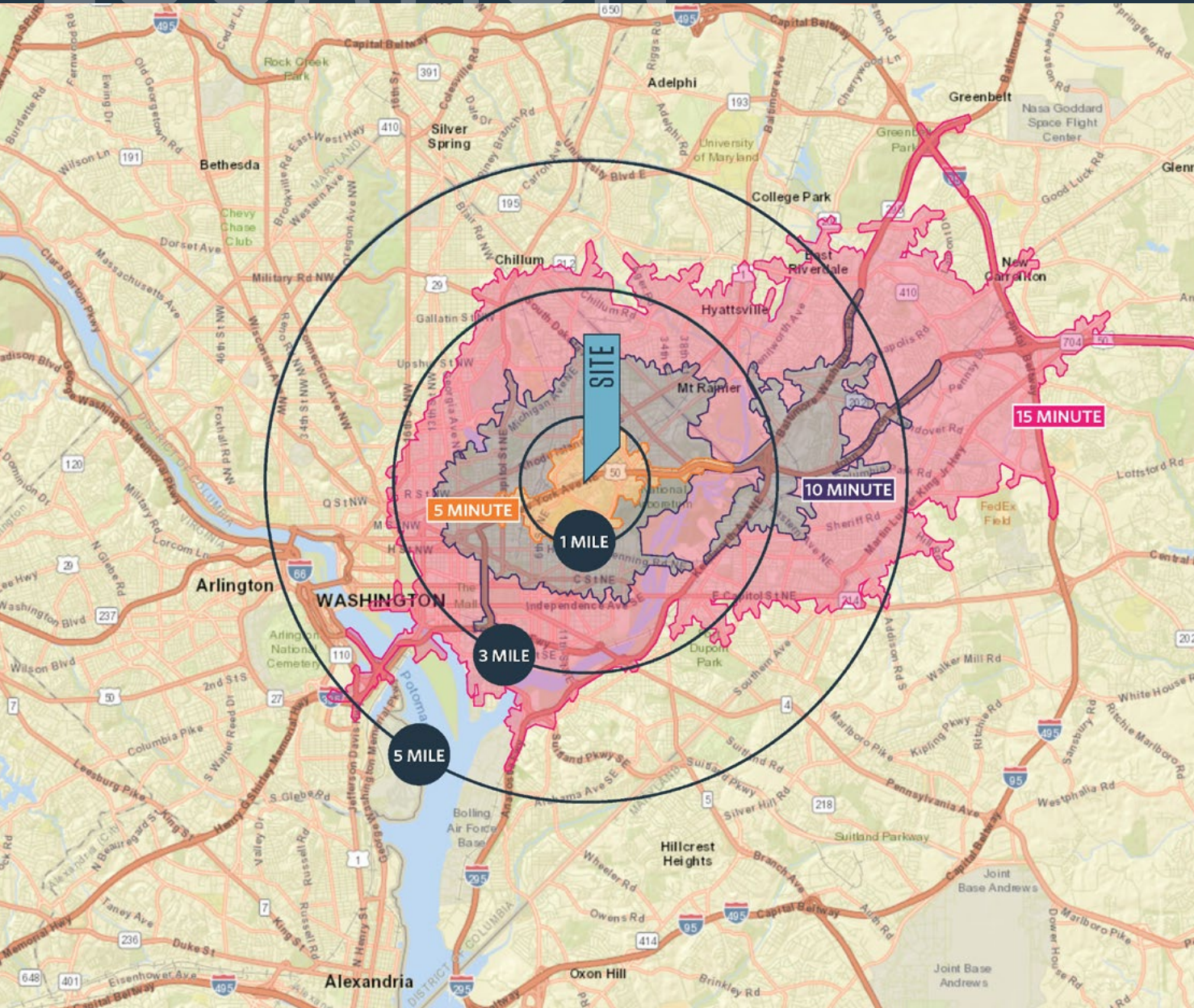
MICHAEL PRATT

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LOCATION

THE HECHT WAREHOUSE AT IVY CITY

1401 NEW YORK AVENUE NE, WASHINGTON, DC 20002



DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
30,860	360,509	777,735
Daytime Population		
15,286	360,404	687,059
Households		
12,295	161,961	331,888
Average HH Income		
\$77,719	\$124,820	\$118,385

DRIVE TIME DEMOGRAPHICS | 2018:

5-MINUTE	10-MINUTE	15-MINUTE
Population		
22,288	161,424	478,638
Daytime Population		
12,851	118,512	453,579
Households		
8,642	70,314	201,362
Average HH Income		
\$71,196	\$108,327	\$101,999

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

New York Avenue 71,068 ADT

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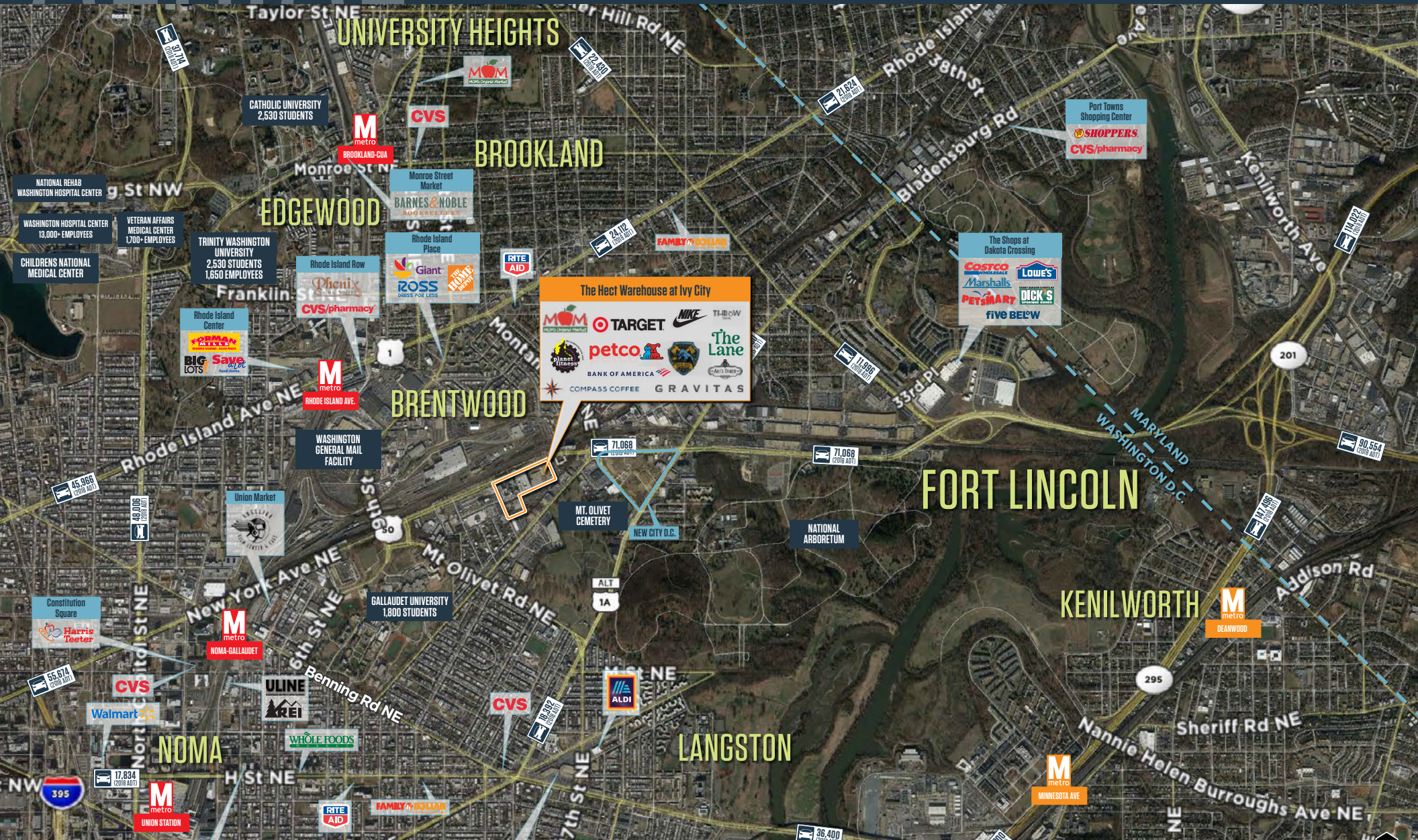
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AERIAL

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SITE PLAN

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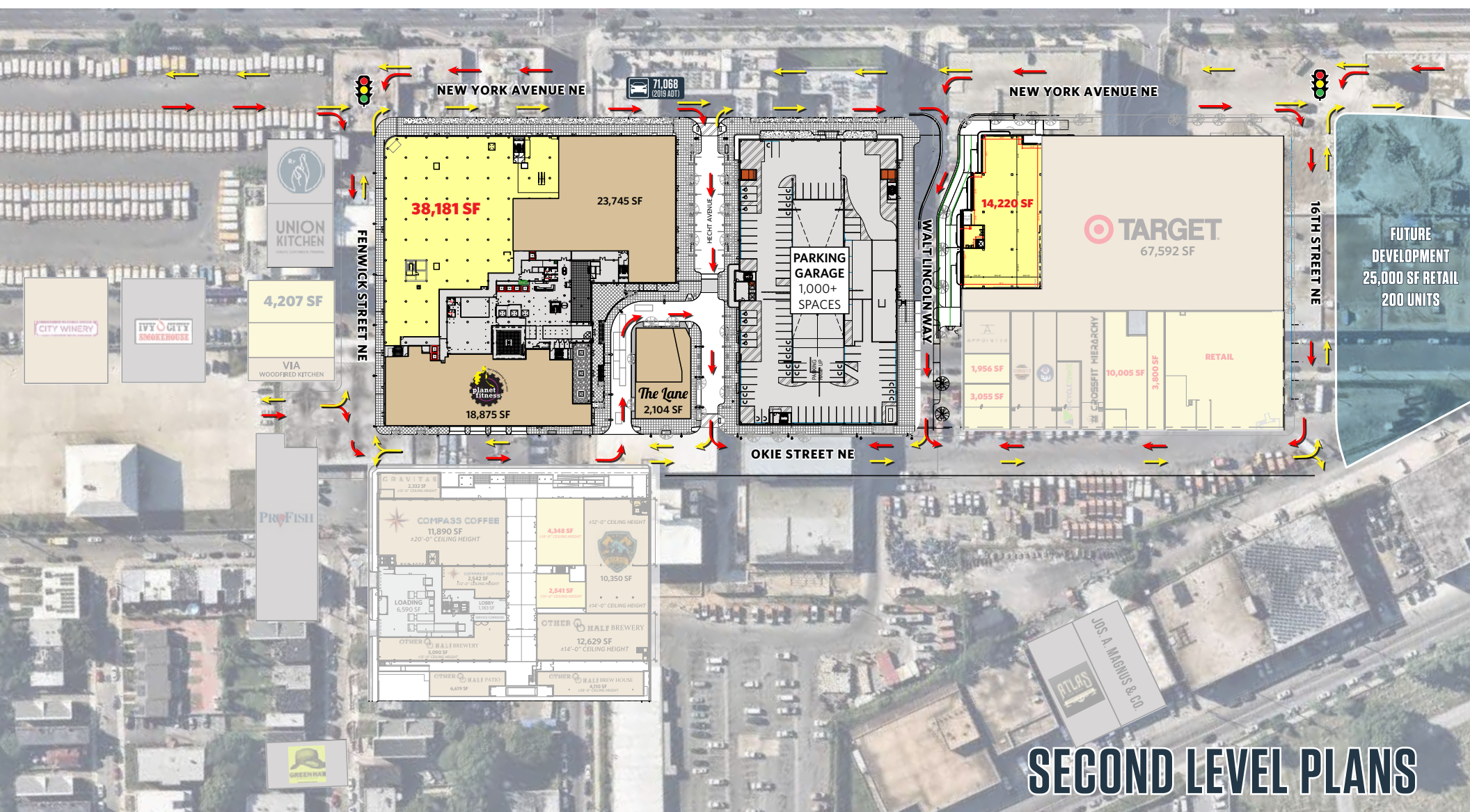
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SECOND LEVEL PLANS

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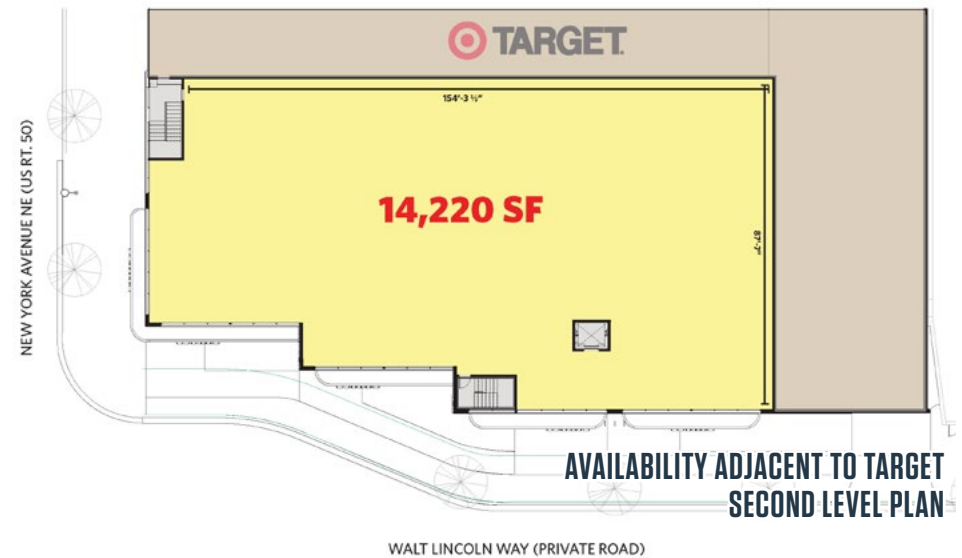
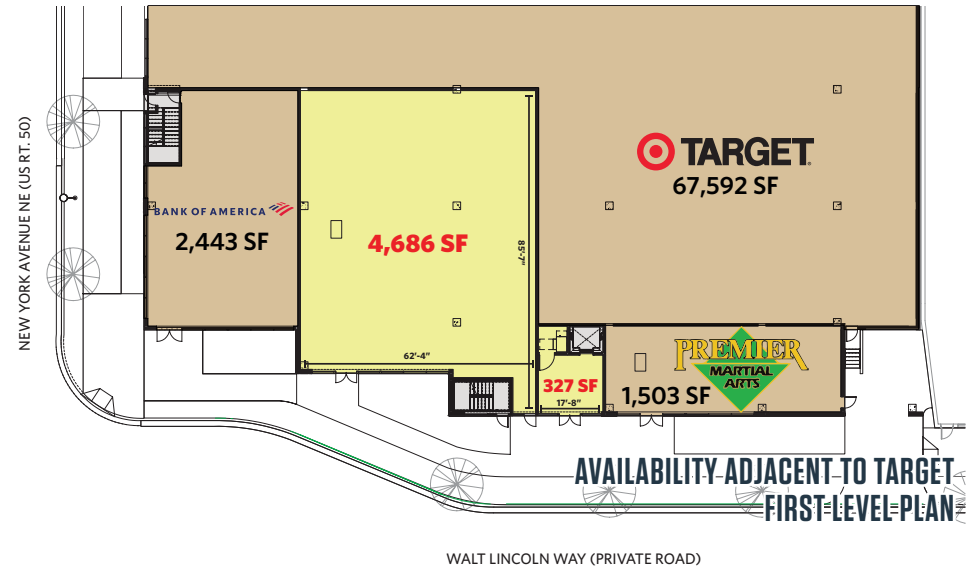
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