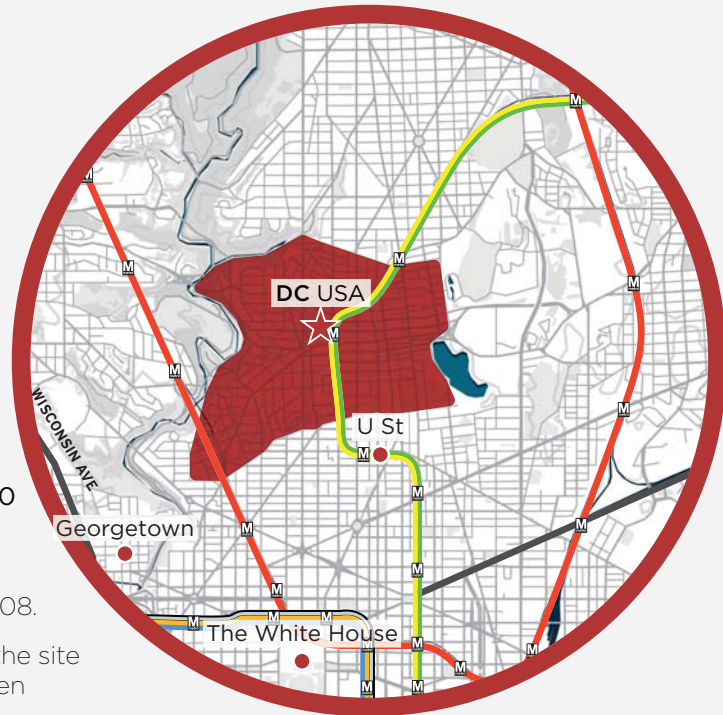




## Retail Space Available

- Square Footage**  
2,345-4,735 SF
- Rent**  
Available Upon Request
- Timing**  
Immediate
- Highlights**

- DC USA, the **largest retail development in DC**, is a 540,000 SF pedestrian-orientated retail complex located at 14th and Irving Streets, NW in historic Columbia Heights.
- DC USA is anchored by a two-level 180,000 SF Target, Bed Bath & Beyond, Best Buy, Staples, Marshalls and Washington Sports Club.
- There is a two-level underground parking facility containing **1,000 spaces** in addition to 90 covered bicycle storage spots on site.
- Easy access to Columbia Heights metro which ridership has **increased by 25%** since DC USA's grand opening in February 2008.
- On a typical weekday, approximately **50,000 pedestrians pass** the site between the hours of 7AM and 7PM – with the number being even higher on weekends.



## Site Demographics

.25 Mile Radius .5 Mile Radius 1 Mile Radius

Population	8,932	36,358	85,820
Median Household Income	\$57,557	\$68,646	\$76,657
Households	3,926	15,744	38,785
Employees	7,708	11,854	44,480
Businesses	268	878	2,668

## Nearby Tenants

**TARGET**

**BED BATH & BEYOND**

**Marshalls**

**BEST BUY**

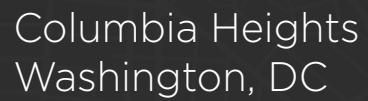
**DSW**  
DESIGNER SHOE WAREHOUSE®

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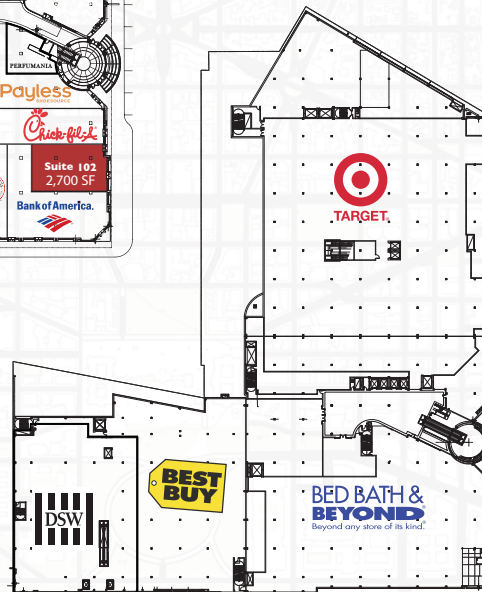
POPULATION:	8,932
AVG. HH INCOME:	\$78,220
<hr/>	
POPULATION:	36,358
AVG. HH INCOME:	\$87,527
<hr/>	
POPULATION:	85,820
AVG. HH INCOME:	\$97,593

.25 MILE .5 MILE 1 MILE





FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**Square Footage**  
2,345 - 4,735 SF

**Rent**  
Available Upon  
Request

**Timing**  
Immediate

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