



DOCHTER & ALEXANDER
RETAIL ADVISORS



CARROLL SQUARE

WASHINGTON, DC | EAST END

Square Footage | +/- 514 - 36,688 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

F STREET RETAIL SPACE

CONTACT

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HIGHLIGHTS

- ▶ Prominent retail available along **F Street** adjacent to **Michelin Star** nominee **Moon Rabbit**
- ▶ Strong retail co-tenancy with **Lululemon**, **Sephora**, **Nordstrom Rack** and **Saks Off Fifth** nearby
- ▶ Major tourist destination just blocks from the **White House** and neighboring the **National Theater & Warner Theater**

NEARBY TENANTS

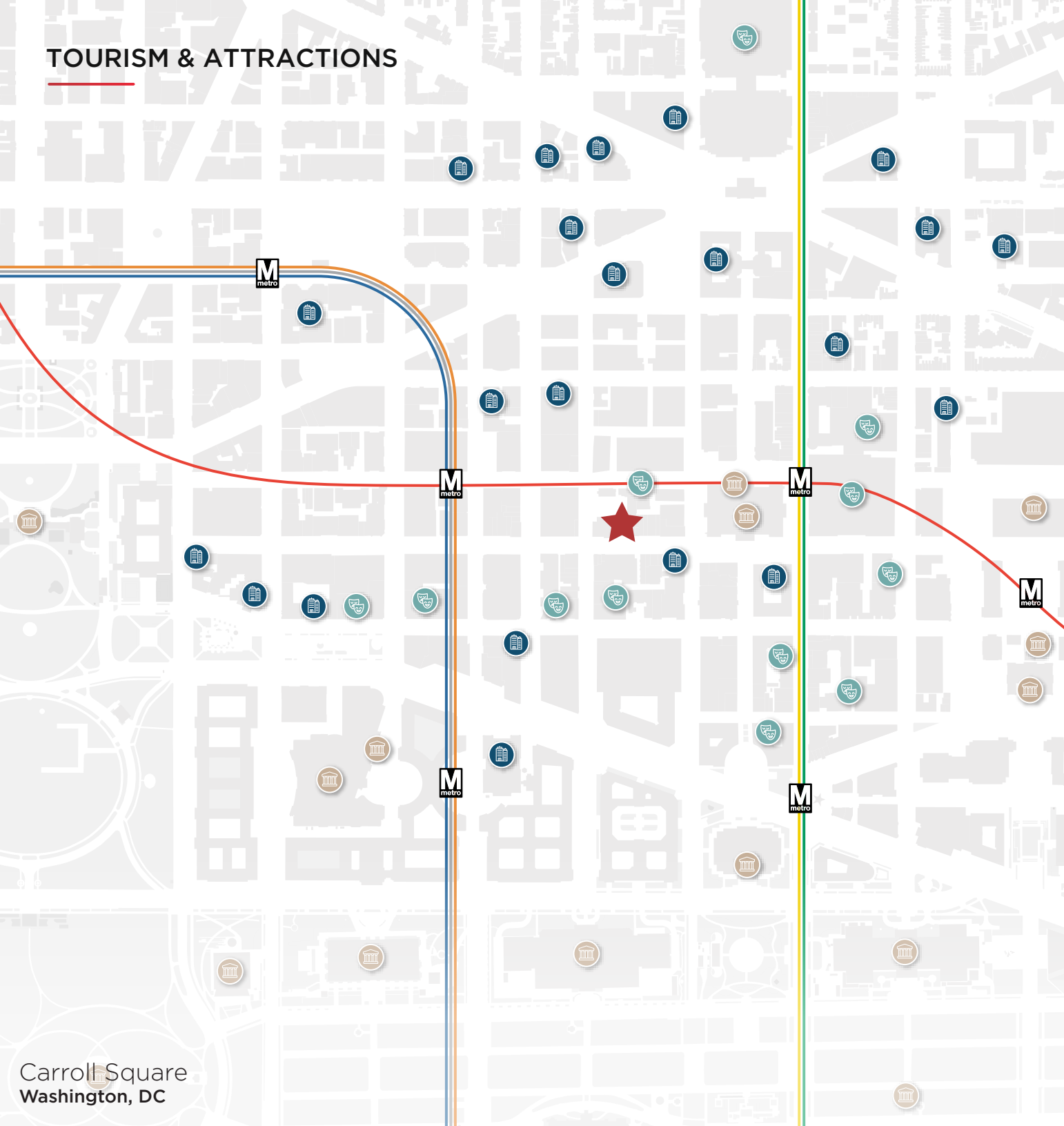


CO-TENANCY



Demos	1 Mile	2 Mile	3 Mile
Population	43,334	221,788	391,080
Average Household Income	\$149,283	\$160,674	\$153,879
Bachelors Degree +	72%	79%	73%
Daytime Population	193,800	448,881	648,425

TOURISM & ATTRACTIONS



HOTELS TOTAL ROOMS | 8,298

SLS Lux Hotel & Residences	198
Hampton by Hilton	228
Renaissance Hotel	807
Embassy Suites by Hilton	384
Harrington Hotel	242
Marriott Washington	459
Hilton Garden Inn	300
Hotel Washington	326
Kimpton Hotel Monaco	184
Riggs DC	181
Fairfield Inn & Suites	198
Motto by Hilton	245
Grand Hyatt Washington	897
AC Hotels	234
MOXY	200
Eaton	209
Marriott Marquis	1175
The Henley Park Hotel	96
Conrad	360
Trump International Hotel	263
JW Marriott Hotel	777
InterContinental Willard	335

ENTERTAINMENT TOTAL CAPACITY | 72,915

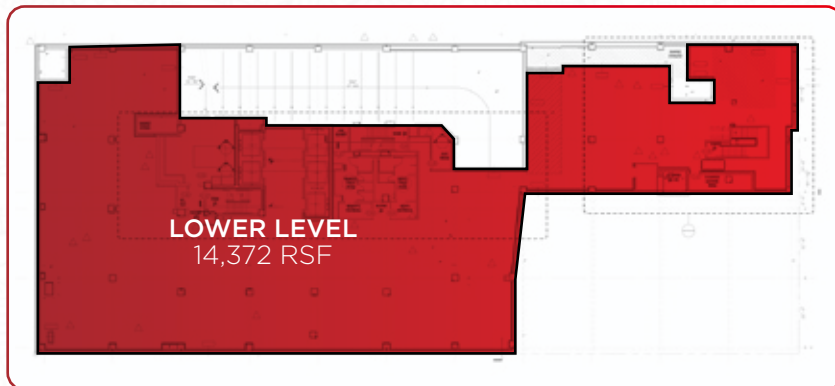
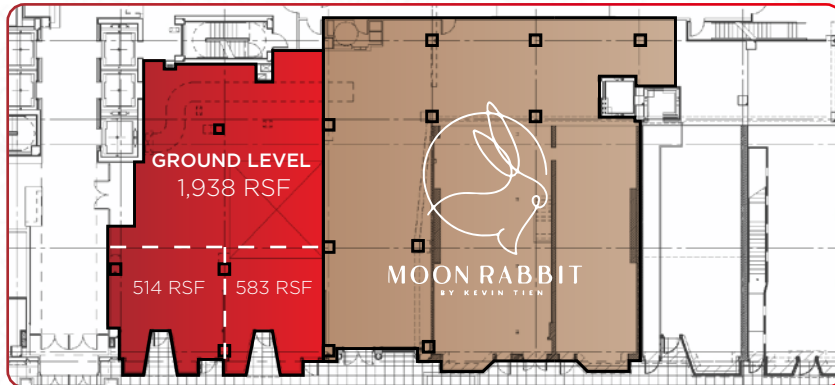
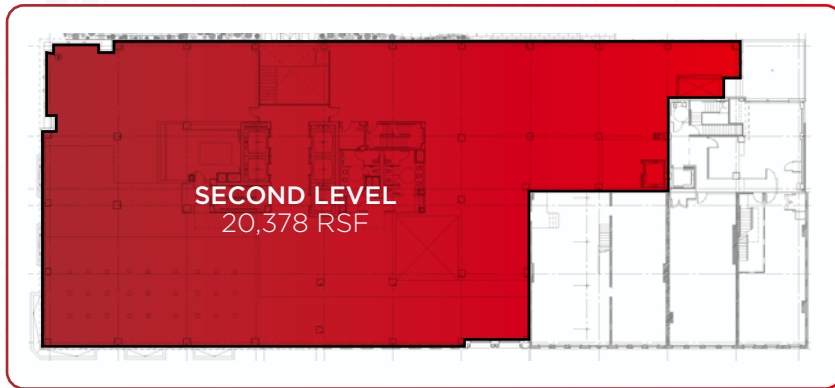
Capital One Arena Center	20,356
Walter E. Convention Center	42,000
National Theatre	1,676
Warner Theatre	1,847
E Street Cinema	2,080
Regal Gallery Place	2,800
Shakespeare Theater Company	1,226
Woolly Mammoth Theater Co	265
Ford's Theater	665

MUSEUMS & LANDMARKS TOTAL VISITORS | 18.95M

The White House	1.25M
Ronald Reagan Building	1M
National Portrait Gallery	1.7M
American Art Museum (Smithsonian)	2M
National Archives	1M
National Air and Space Museum (Smithsonian)	3.2M
National Museum of African American History	2M
National Museum of American History	2.8M
National Gallery of Art	4M

Visitor stats from 2019

FLOORPLAN



SPECS

POTENTIAL FOR CREATIVE LAYOUT OPTIONS

SECOND LEVEL

Square Footage | 20,378 RSF

Ceiling Heights | 11' 8"

Timing | Immediate

Rent/Nets | Pricing Upon Request

GROUND LEVEL

Square Footage | 514 - 3,035 RSF

Timing | Immediate

Rent/Nets | Pricing Upon Request

LOWER LEVEL

Square Footage | 14,372 RSF

Ceiling Heights | 12' 3"

Timing | Immediate

Rent/Nets | Pricing Upon Request

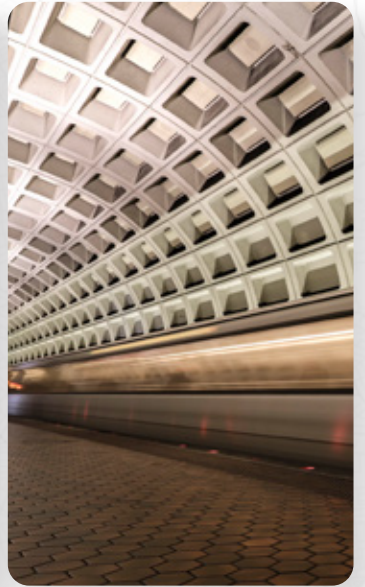
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[DOCHALEX.COM](https://www.dochalex.com)



OFFICE SF
WITHIN A HALF MILE

42.4M SF

RESIDENTIAL UNITS
WITHIN A HALF MILE

5,820

AVERAGE METRO RIDERS
AT METRO CENTER & GALLERY PLACE IN 2023

13,690 WKDY EXITS **12,235** WKDY EXITS
METRO CENTER GALLERY PLACE

HOTEL ROOMS
WITHIN A MILE

18,655

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	40,850	146,799	358,974
AVERAGE HOUSEHOLD INCOME	\$251,947	\$188,590	\$168,326
EDUCATION: BACHELOR'S+	89%	84%	78%

**2023 Data*