12TH STREET MARKET
WASHINGTON, DC  |  BROOKLAND

CONTACT
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HIGHLIGHTS

- **Brookland's Main Street** at Monroe & 12th, a mix of neighborhood retail and restaurants
- Within 3 blocks of **Brookland Metro Station**, with 4,885 average weekday exits
- Local **restaurant destination** neighboring Catholic University of America

NEARBY TENANTS

- &pizza
- Masala Sling in Indian cuisine
- Fox Loves Taco
- ACE Hardware
- Halal Food
- Yes! Organic
- Sushi Station
- Salumeria 1908
- Brookland Pin
- Sweetgreen
- Sugar Bowl
- Pizzaville

Timing | Arranged
Rent/Nets | Pricing Upon Request

Square Footage | 800 - 5,000 SF
<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Population</th>
<th>Avg HH Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brookland</td>
<td>35,527</td>
<td>$110,665</td>
</tr>
<tr>
<td>Shaw</td>
<td>48,140</td>
<td>$135,259</td>
</tr>
<tr>
<td>NoMa</td>
<td>35,527</td>
<td>$10,665</td>
</tr>
<tr>
<td>Takoma</td>
<td>16,402</td>
<td>$120,257</td>
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<tr>
<td>Hyattsville</td>
<td>14,432</td>
<td>$80,966</td>
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</tbody>
</table>

**10 Minute Drive**
- Population: 144,106
- Employees: 75,164
- Businesses: 3,834
- Avg HH Income: $83,403
- Bachelors Degree +: 43.1%

**10 Minute Walk**
- Population: 5,058
- Employees: 1,970
- Businesses: 230
- Avg HH Income: $123,521
- Bachelors Degree +: 60.6%

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3500 12th Street NE
Washington, DC
“This increasingly trendy - and pricey - Brookland neighborhood in Northeast has joined DC’s growing seven-figure club”
*Washington Post*

“New food incubator, Tastemakers, coming to Brookland”
*Washington Business Journal*

“The team tasked with running Starbucks’ experimental Reserve Bar in Brookland is constantly working to mix up beverages that defy expectations. This is 1 of only 20 in the country”

“[Tom] Sietsma calls Primrose a Brookland Beacon”
*Eater & Washington Post*

“Yet another fast developing Washington neighborhood is Brookland”
*The New York Times*

“The offerings slated to open over the next couple of years are likely to provide new gathering places not only for Brookland residents but also potentially folks from all over the city.”
*Washington Post*

“Metropolitan Branch Trail to connect from Brookland to Fort Totten”
*NBC Washington*

“They get to build on school land, and the schools get to help shape vibrant neighborhoods. Catholic University, in Brookland was the first mover.”
*Washingtonian*
### Timing
- Arranged

### Rent/Nets
- Available Upon Request

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#### SPECs

<table>
<thead>
<tr>
<th>Spec</th>
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<tbody>
<tr>
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