

Jenkins Row

1391 Pennsylvania Ave SE, Washington, DC



JENKINS ROW LOCATION

ABOUT DC A GROWING METROPOLITAN REGION

Over 6.5 million people make DC the 7th largest U.S. metropolitan population.

DISPOSABLE INCOME

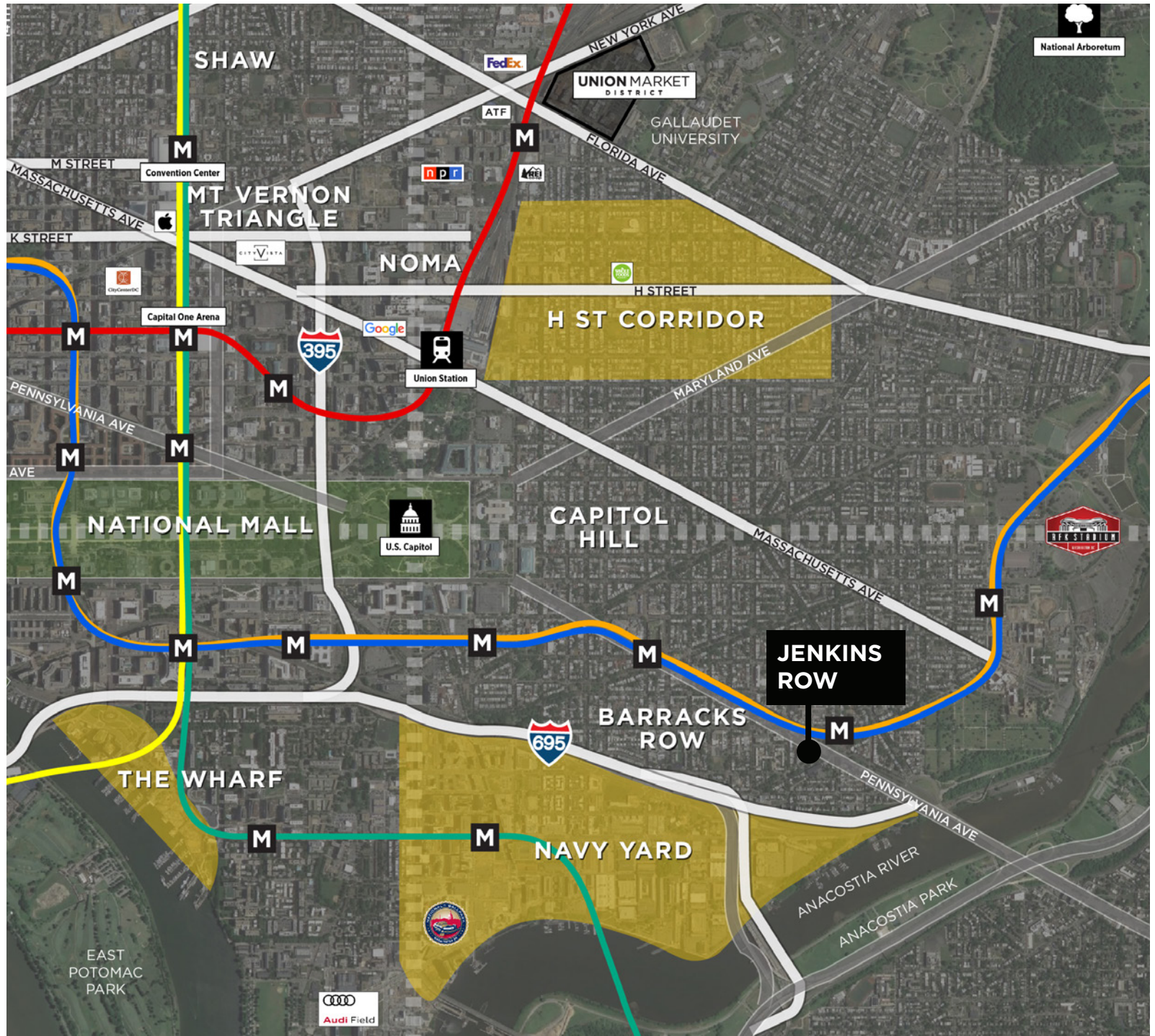
With an average household income of \$113,353, greater Washington is one of the wealthiest MSAs in the nation.

HIGHLY EDUCATED

55% of the population (over 25 years of age) has a bachelor's degree or higher compared to the national average of 37%.

YOUNG

DC's workforce is the youngest in the nation with 30% of the population between the ages of 24 and 44.



JENKINS ROW SITE PLAN

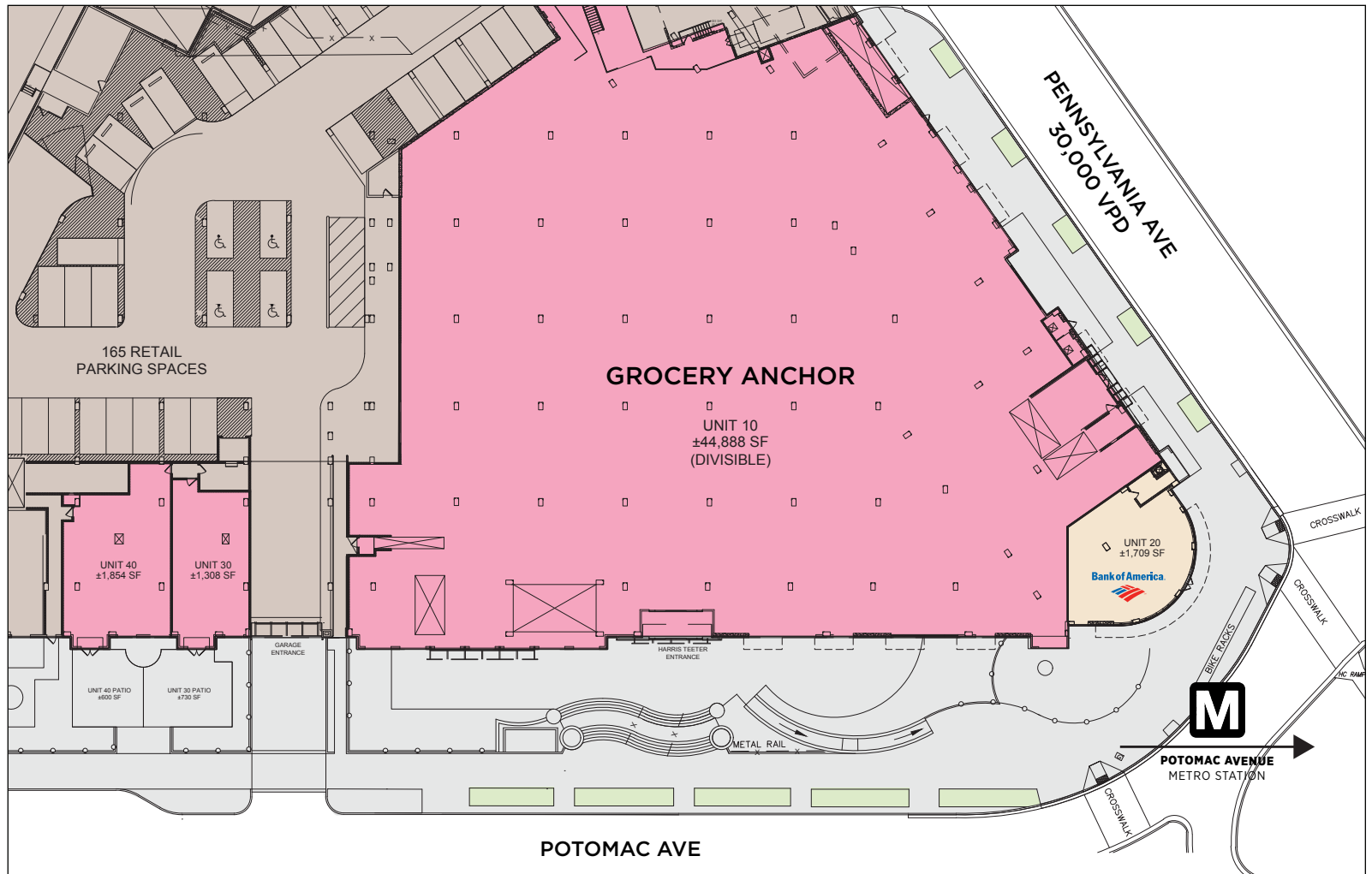
JENKINS ROW
Rare **urban grocer opportunity** in Capitol Hill

247 high-end residential units above 50,562 sf of retail and 165 space parking garage

Prime **Pennsylvania Avenue** frontage

Directly across from Potomac Ave Metro Station (Orange & Blue line) with **nearly 3,500 riders per day**

Affluent population with **\$206k average household income** in 1 mile radius

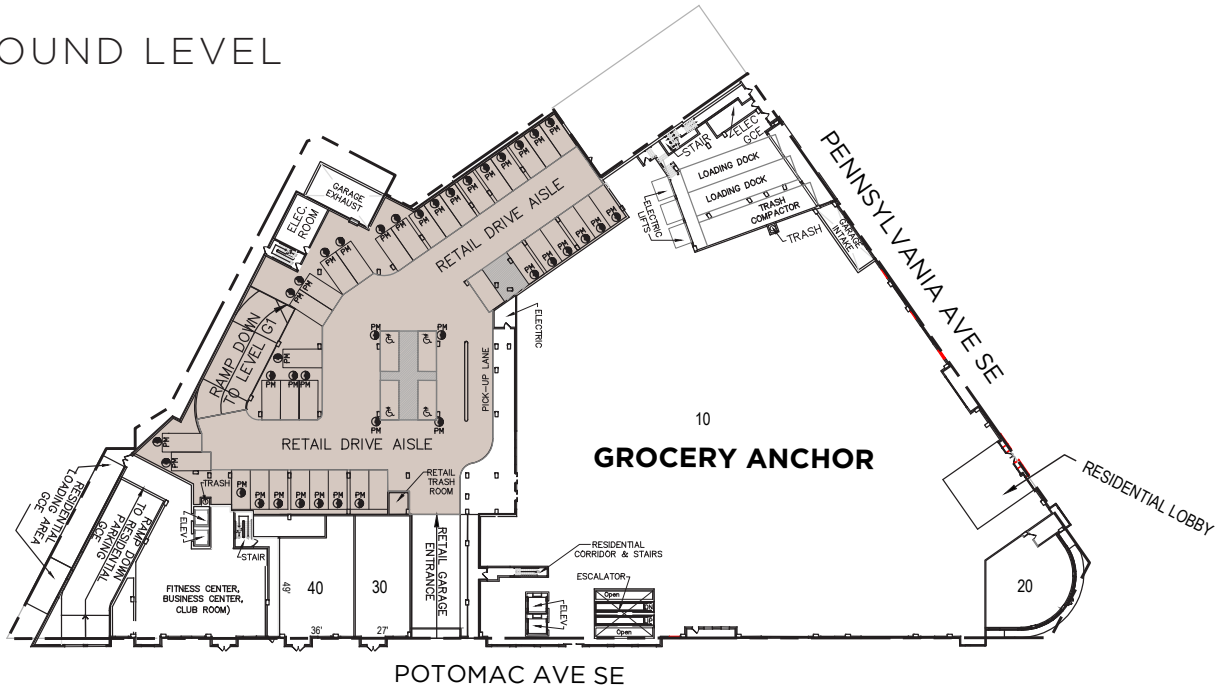


JENKINS ROW PARKING PLANS

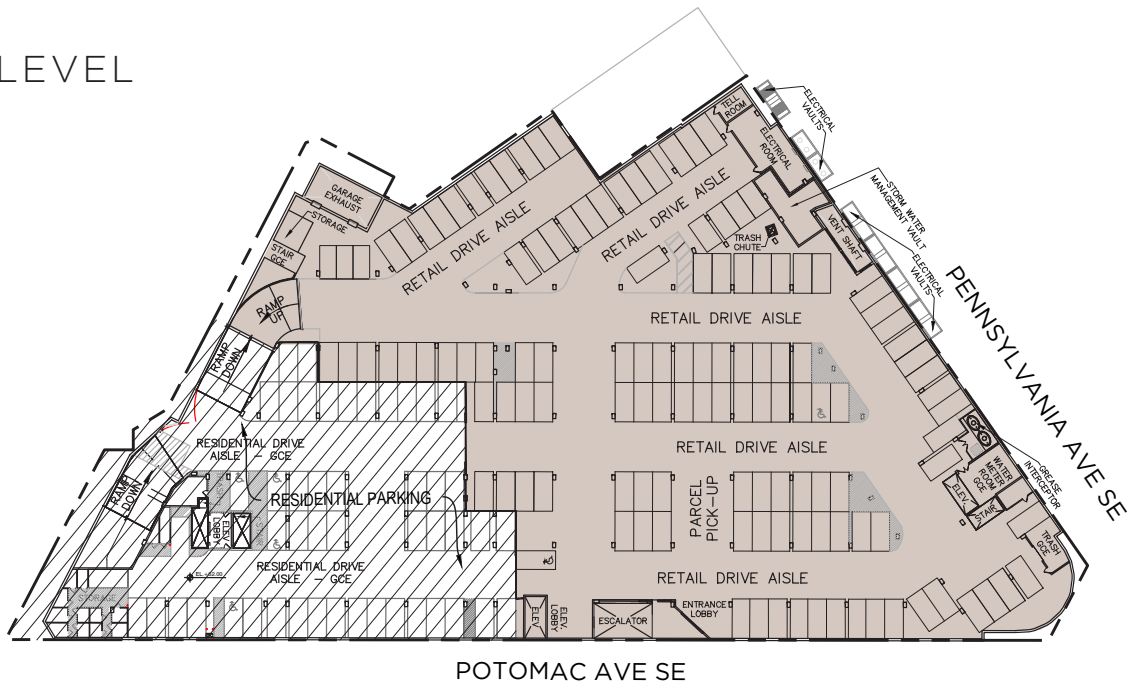


**165 TOTAL RETAIL
PARKING SPACES**

GROUND LEVEL



G1 LEVEL



JENKINS
ROW
RETAIL
MARKET

1/2 MILE RADIUS

Population	11,677
Households	5,456
Avg. HH Income	\$222,031
Daytime Pop.	13,041
Education Attn.	83%
Buying Power	\$1.2B

1 MILE RADIUS

Population	44,314
Households	20,643
Avg. HH Income	\$207,915
Daytime Pop.	53,518
Education Attn.	77%
Buying Power	\$4.3B

