

MILLER WALKER
RETAIL REAL ESTATE

NOVEL
BY CRESCENT COMMUNITIES

SOUTH
CAPITOL

NOVEL SOUTH CAPITOL - 2 & 4 EYE STREET, SE DC
2,997 SF Built-Out Restaurant Available + 3,873 SF

**AT THE ENTRANCE TO DC'S FASTEST
GROWING NEIGHBORHOOD**



NOVEL SOUTH CAPITOL

2 & 4 EYE STREET, SE – WASHINGTON, DC

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ASKING: \$45.00 NNN PSF

SQUARE FOOTAGE: 2,997 SF and 3,873 SF

NEIGHBORHOOD

The Capitol Riverfront is a 500-acre neighborhood situated between I-395 and the Anacostia River smartly designed to give businesses, residents, retail, and guests an exciting environment to explore, connect, and thrive. New restaurants, retail, hotels, residences, and office spaces are opening every month in the Capitol Riverfront, DC's fastest growing neighborhood.

It is home to almost 6.2 million square feet of office space. The neighborhood is attracting a new wave of office tenants including media companies, associations, and non-profits such as CBS Radio, National Association of Broadcasters, National Labor Relations Board, Michigan State University, and The Trust for Public Land.

- **3 blocks** to the Navy Yard Metro Station
- **5 blocks** from the Washington Nationals Ballpark
- **Walking distance** to the new Audi Field, home to the DC United soccer team



25,353

Total Employees
0.5 Mi Radius



\$128,366

Average Household Income
0.5 Mi Radius

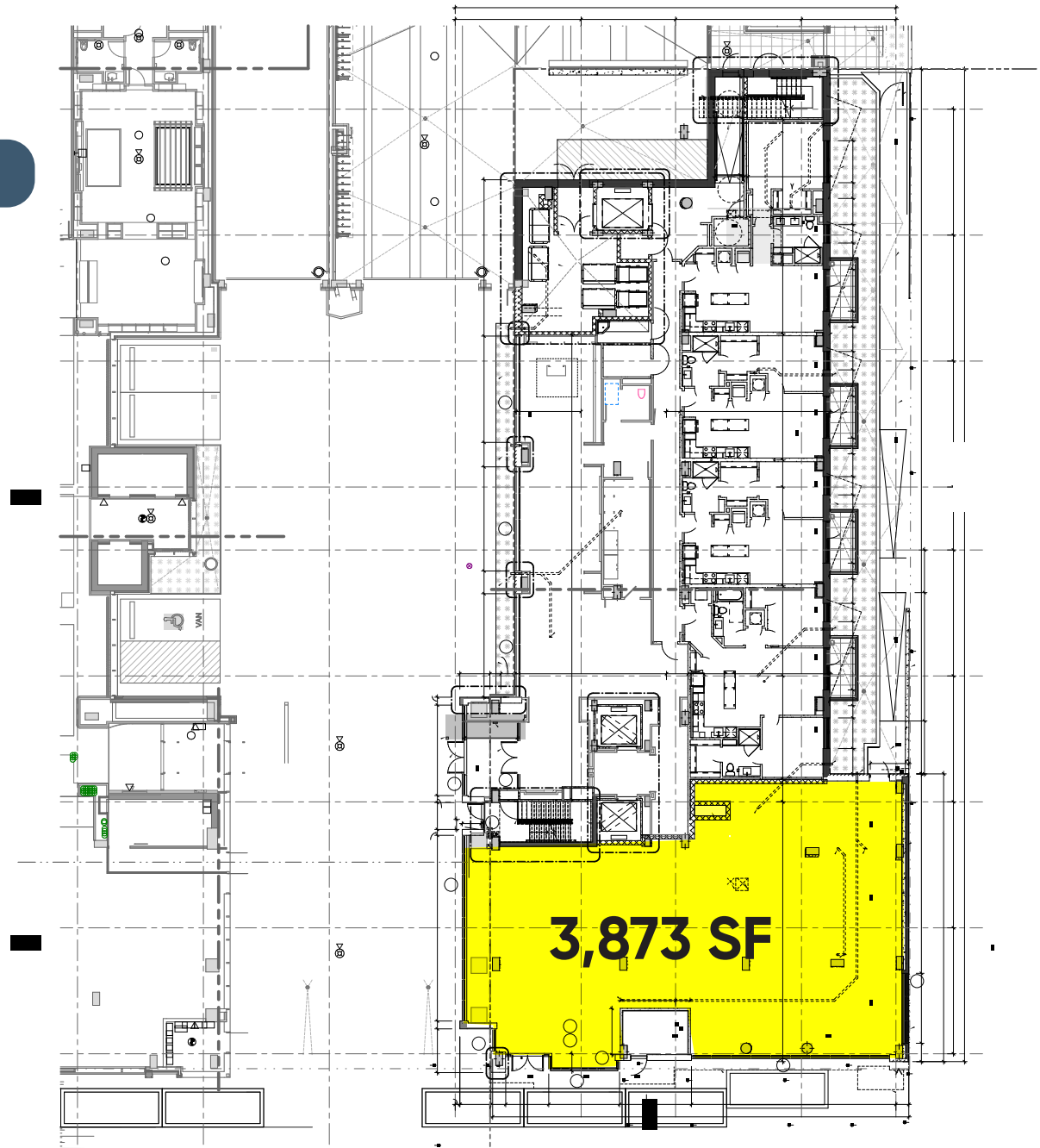


16,305

Total Population
0.5 Mi Radius



PLANS



NOVEL SOUTH CAPITOL

4 EYE STREET, SE – WASHINGTON, DC

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3,873 SF

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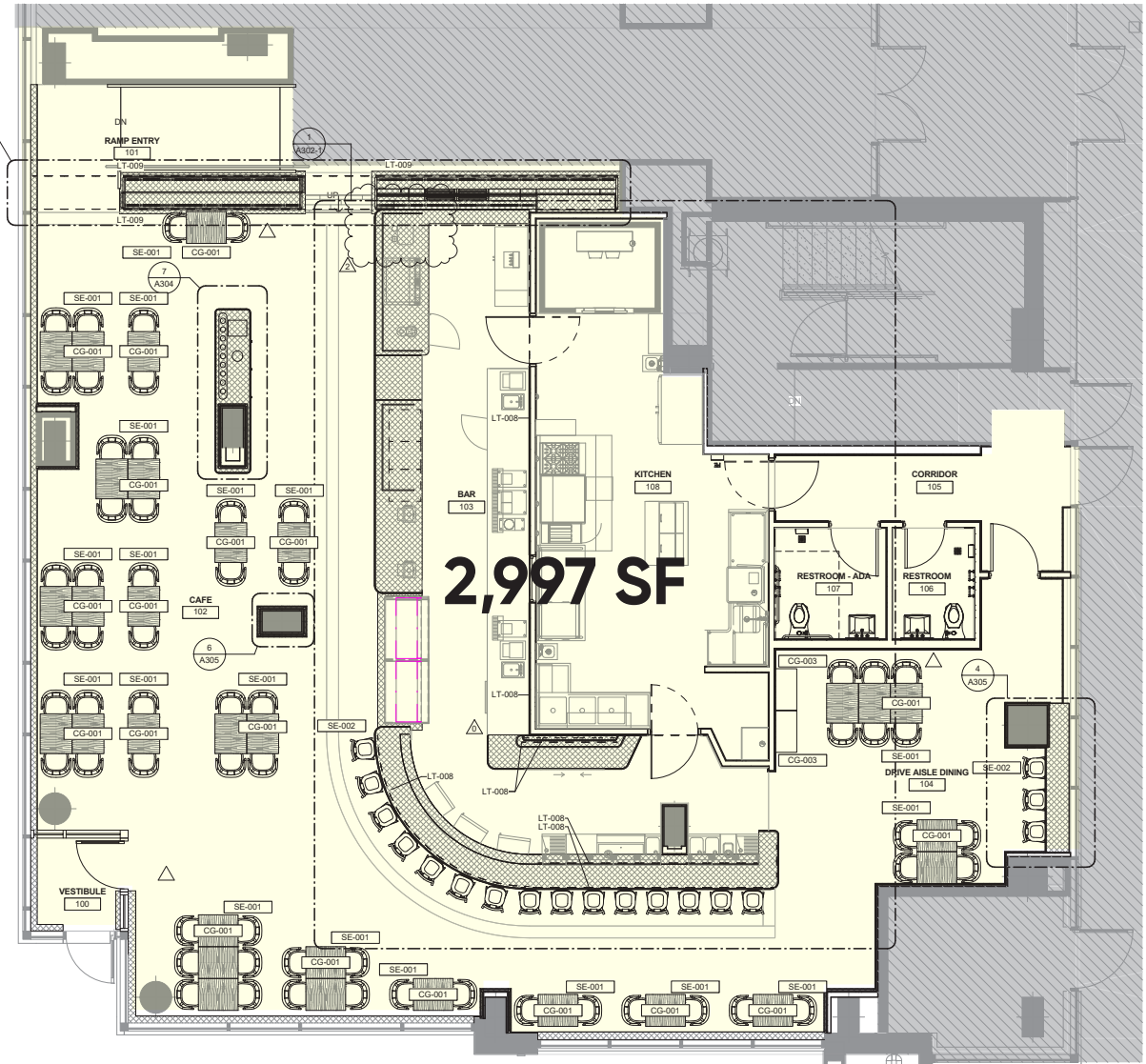
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3,873 SF

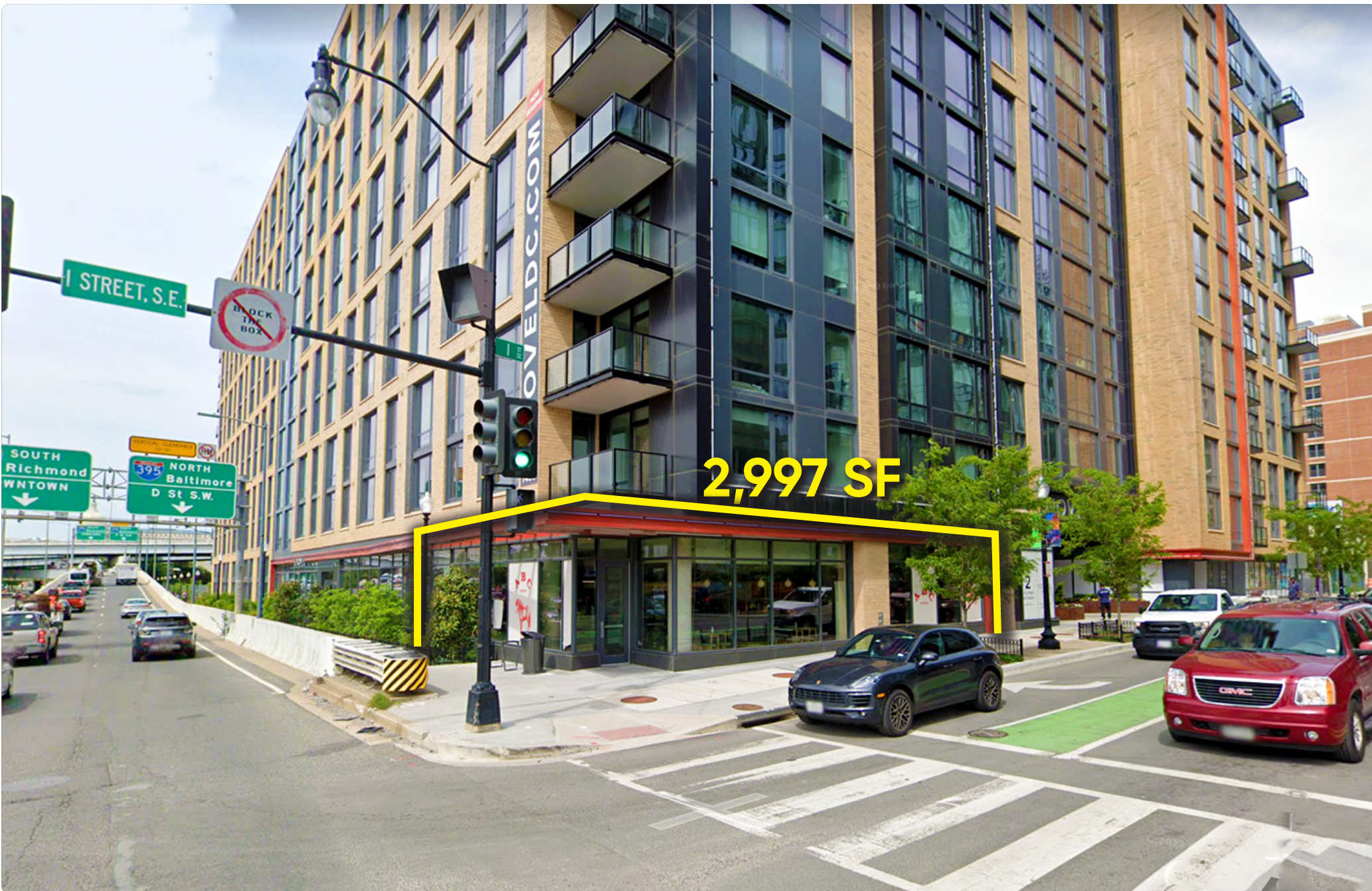
PLANS



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21,385

RESIDENTIAL UNITS

PLANNED: 11,600

UNDER CONSTRUCTION | 5,656

RECENTLY DELIVERED | 4,102



1.2 MILLION

RETAIL SF

PLANNED | 538K

UNDER CONSTRUCTION | 321K

RECENTLY DELIVERED | 346K

Fitness & Services

1. Bank of America
2. Suntrust Bank
3. Chase Bank
4. CVS
5. Sprint
6. Harris Teeter
7. Bang Salon
8. VIDA
9. Aura Spa

Hotels

1. Homewood Suites
2. Marriott Residence Inn
3. Hampton Inn & Suites
4. Courtyard by Marriott
5. Thompson Boutique Hotel

Dining

- | | | | |
|-----------------------|-----------------------|-------------------------|---------------------|
| 1. Salt Line | 10. Oath Pizza | 19. Rasa | 28. Potbelly |
| 2. Dacha Beer Garden | 11. Scarlet Oak | 20. 38 Espresso | 29. Il Parco |
| 3. Buffalo Wild Wings | 12. Circa | 21. Five Guys | 30. Due South |
| 4. The Big Stick | 13. El Bebe | 22. Starbucks | 31. Agua 301 |
| 5. Bon Chon | 14. Bluestone Lane | 23. Willie's Brew & Que | 32. Osteria Morini |
| 6. Shake Shack | 15. Chipotle | 24. Justin's Café | 33. District Winery |
| 7. Cava | 16. Chop't | 25. TaKorean | |
| 8. Gordon Birsch | 17. Declaration Pizza | 26. Bluejacket Brewery | |
| 9. Bethesda Bagels | 18. Mission | 27. Sweetgreen | |

DEMOGRAPHIC SUMMARY

4 Eye St SE, Washington, District of Columbia, 20003
Ring of 0.5 miles

KEY FACTS

34.7

Median Age



9,650

Total Households



\$71,362

Median Disposable Income



1.69

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$128,366

2019 Average Household Income (Esri)



16,305

2019 Total Population (Esri)



25,353

2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$3,271

Apparel & Services



\$250

Computers & Hardware



\$5,768

Eating Out



\$7,616

Groceries



\$7,197

Health Care

Tapestry Segments



3B

Metro Renters

6,382 households

66.1%

of Households



3C

Trendsetters

1,030 households

10.7%

of Households



3A

Laptops and Lattes

1,003 households

10.4%

of Households

EDUCATION



80%

Bachelor's Degree or Higher



9%

More Than High School Education

EMPLOYMENT



White Collar

91%



Blue Collar

3%



Services

6%

14.0%

Unemployment Rate

BUSINESS



1,054

2019 Total (SIC01-99) Businesses



\$370,942,233

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$127,275,360

2017 Total Retail Sales (including Food/Drink Sales)

DEMOGRAPHIC SUMMARY

4 Eye St SE, Washington, District of Columbia, 20003
Ring of 0.25 miles

KEY FACTS

33.3

Median Age



3,745

Total Households



\$81,506

Median Disposable Income



1.58

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$138,484

2019 Average Household Income (Esri)



5,908

2019 Total Population (Esri)



7,503

2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$3,590

Apparel & Services



\$275

Computers & Hardware



\$6,345

Eating Out



\$8,233

Groceries



\$7,588

Health Care

Tapestry Segments



3B

Metro Renters

3,334 households

89.0%

of Households



3C

Trendsetters

411 households

11.0%

of Households

EDUCATION



86%

Bachelor's Degree or Higher



8%

More Than High School Education

EMPLOYMENT



White Collar

95%



Blue Collar

1%



Services

4%

12.2%

Unemployment Rate

BUSINESS



201

2019 Total (SIC01-99) Businesses



\$125,527,696

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$54,156,221

2017 Total Retail Sales (including Food/Drink Sales)

DEMOGRAPHIC SUMMARY

4 Eye St SE, Washington, District of Columbia, 20003
Ring of 1 mile

KEY FACTS

35.9

Median Age



21,805

Total Households



\$74,060

Median Disposable Income



1.70

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$139,273

2019 Average Household Income (Esri)



38,026

2019 Total Population (Esri)



69,794

2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$3,487

Apparel & Services



\$269

Computers & Hardware



\$6,108

Eating Out



\$8,124

Groceries



\$7,749

Health Care

Tapestry Segments



3B

Metro Renters

10,383 households

47.6%

of Households



3A

Laptops and Lattes

6,138 households

28.1%

of Households



9B

Golden Years

2,398 households

11.0%

of Households

EDUCATION



82%

Bachelor's Degree or Higher



9%

More Than High School Education

EMPLOYMENT



White Collar

91%



Blue Collar

3%



Services

6%

13.4%

Unemployment Rate

BUSINESS



2,781

2019 Total (SIC01-99) Businesses



\$979,699,612

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$456,076,942

2017 Total Retail Sales (including Food/Drink Sales)