

HARLOW

WASHINGTON, DC

1,669 SF VENTED FOR RESTAURANT AVAILABLE

RAPPAPORT
CULTIVATING PLACES







HARLOW

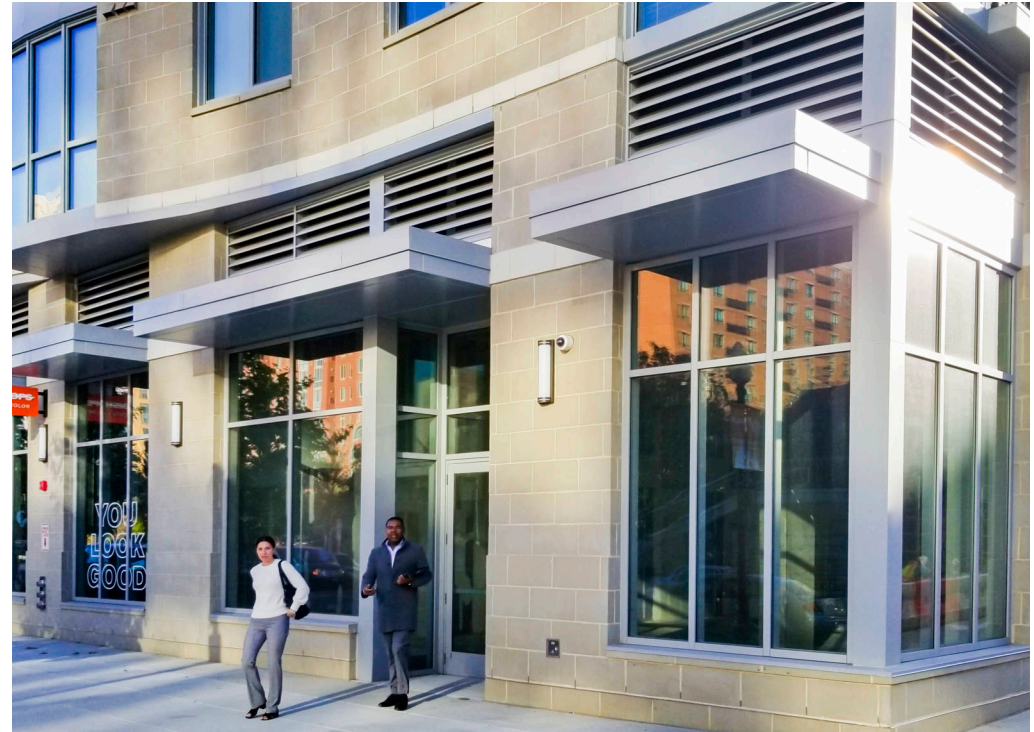
WASHINGTON, DC

- | One of the newest mixed-use developments located in the lively Navy Yard neighborhood of Washington D.C.
- | Located in the fastest-growing neighborhood in Washington, D.C., and one of the top 5 busiest residential construction submarkets in the country
- | Black Iron Shaft and Grease Interceptor are in place
- | Adjacent to Canal Park with convenient access to the Navy-Yard Ballpark Metro
- | Immediate proximity to some of the most powerful government office buildings - the U.S. Department of Transportation H.Q. (5,000 employees), the new District Department of Transportation H.Q. (540 employees), and the Navy Yard (16,000 employees)
- | 2.8 million visitors per year in the surrounding trade area

DEMOGRAPHICS 2023

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	4,941	13,904	41,757
 DAYTIME POPULATION	8,885	14,717	47,273
 HOUSEHOLD INCOME	\$92,436	\$101,460	\$114,772
 TRAFFIC COUNTS	17,080 on M Street		

AREA RETAILERS



HARLOW
WASHINGTON, DC



323 TOWNHOMES



HARLOW

I STREET SE

CANAL PARK



1000 1ST STREET
275 APARTMENTS

CROSSING DC
820 UNITS

DRYY
INSPIRE NAIL BAR & SPA

FIVE GUYS
CVS pharmacy

WISEGUY PIZZA

CAVA
SHAKE SHACK

wework
69,000 SF OF OFFICE SPACE

TRUIST

NEW JERSEY AVENUE SE

3RD STREET SE

L STREET SE

5TH STREET SE

250 M STREET
179,632 SF Office
11,405 SF Retail

4TH STREET SE

M STREET SE 17,080 VPD

US DEPARTMENT OF TRANSPORTATION
~550 EMPLOYEES

The Bull pen

CIRCA



FIRST STREET SE

THE YARDS PARCEL
A1 & A2



Bank of America

Tako rean
Korean Taco Grill

VIDA
FITNESS

RASA [solidcore]

CHOP'T **roTi**
MEDITERRANEAN GRILL

barre3 **SWIZZLER**

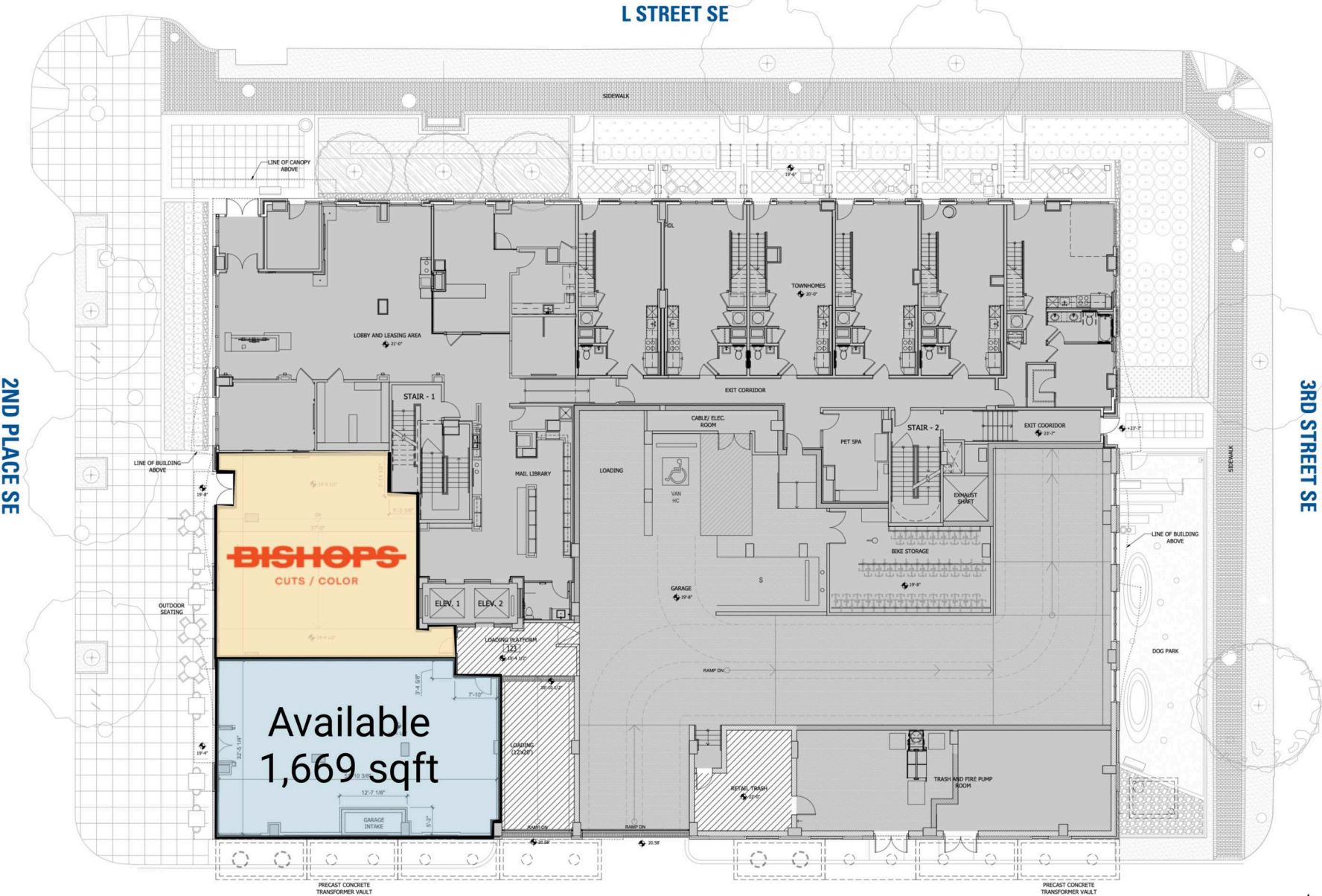
FUTURE 4-ACRE
MIXED-USE DEVELOPMENT

CHEMONICS HQ.
300,000 SF OF OFFICE

TINGEY STREET SE

Nando's

SITE PLAN
HARLOW | WASHINGTON, DC
1,669 SF AVAILABLE





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