

FOR LEASE

# THE LANES

400 FLORIDA AVENUE, NE

UNION MARKET

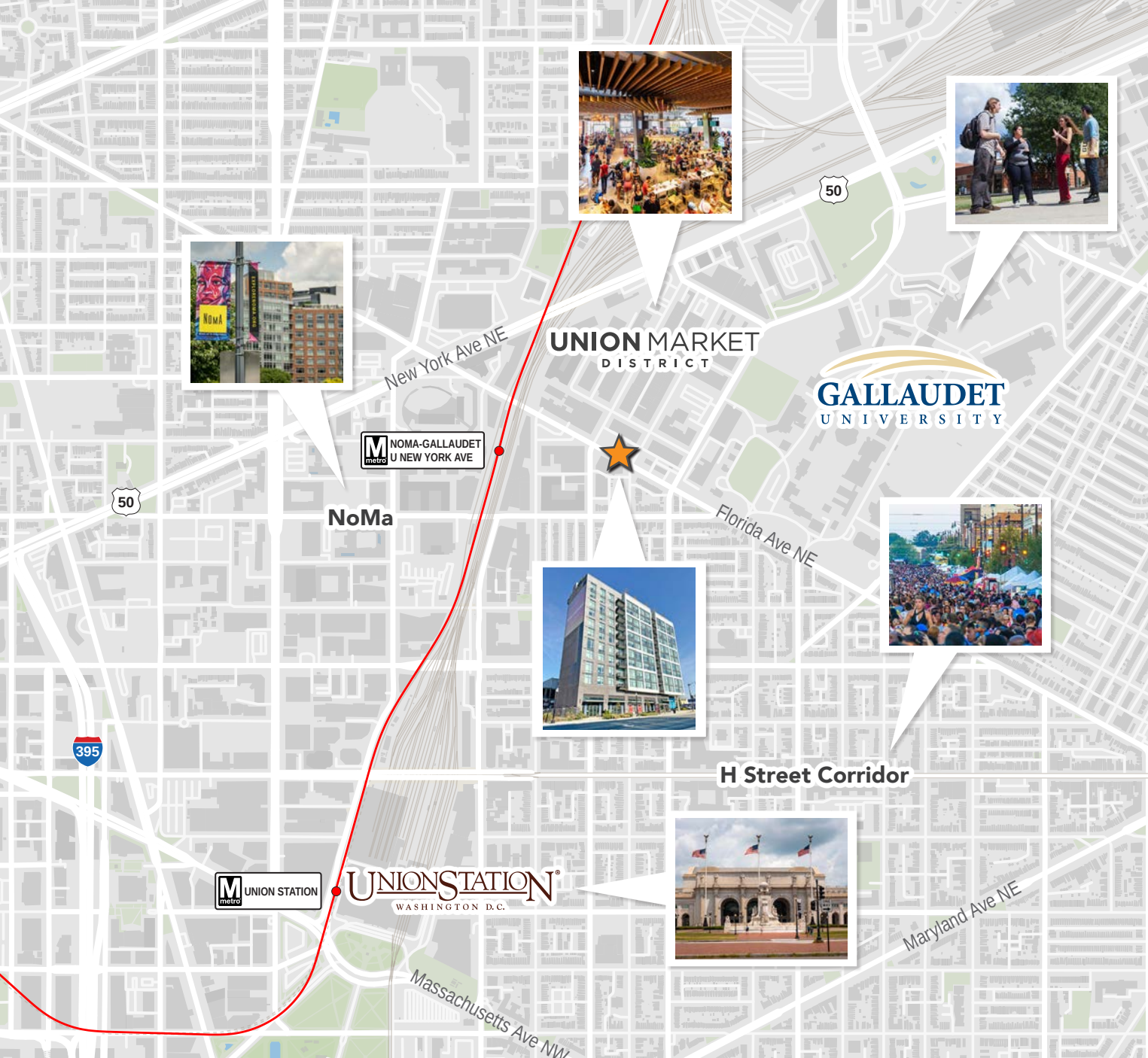
segall  
GROUP

# Union Market

Union Market is a vibrant and historic retail district located in Washington, D.C. Originally established in 1931 as a traditional food market, it has evolved into a dynamic hub for shopping, dining, arts, entertainment, and nightlife. Today, Union Market District is home to over 50 independent merchants and purveyors, offering a diverse range of culinary delights, unique retail experiences, and cultural attractions.

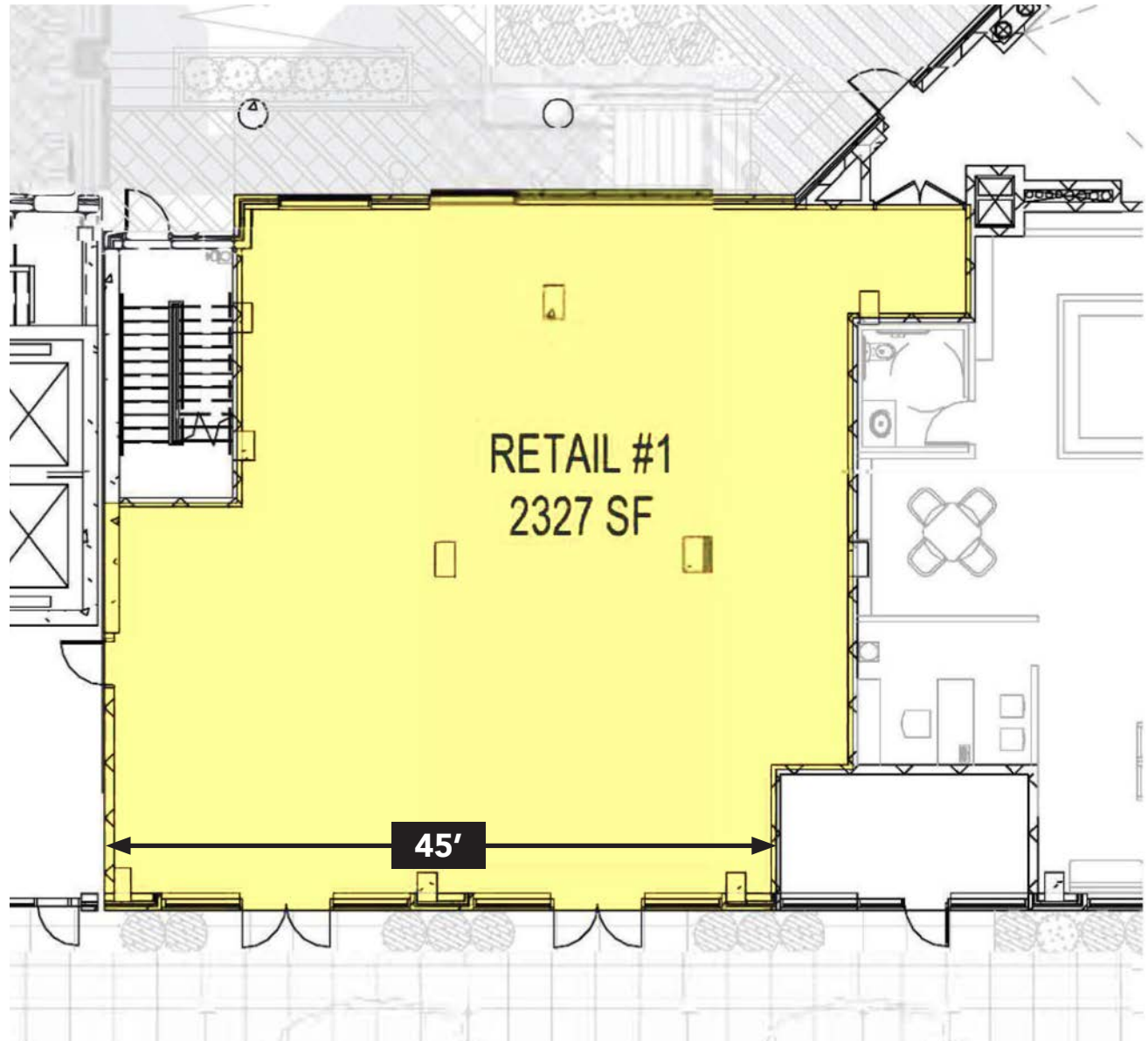
The Market itself serves as the heart of the district, housing a curated selection of food vendors, restaurants, and artisanal shops. Visitors can indulge in everything from fresh produce and international cuisine to handcrafted goods and stylish apparel. Beyond the Market, Union Market District boasts a thriving streetscape with additional retail options, including boutiques, art galleries, and fitness studios.

The Union Market District has become a beloved destination for both locals and visitors, offering a unique blend of history, culture, and contemporary lifestyle. Its commitment to supporting independent businesses, fostering community engagement, and celebrating diversity has solidified its position as a premier retail and entertainment destination in Washington, D.C.



## Quick Facts

|                     |                                                                                                                                    |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Availability</b> | Immediate                                                                                                                          |
| <b>Size</b>         | 2,327 square feet                                                                                                                  |
| <b>Rental Rate</b>  | \$65.00 per square foot, NNN                                                                                                       |
| <b>Net Charges</b>  | \$4.50 psf CAM; \$4.00 psf TAX;<br>\$0.75 psf INS                                                                                  |
| <b>Notes</b>        | <ul style="list-style-type: none"><li>• Mixed-use building with 110 residential units</li><li>• Grease exhaust available</li></ul> |



## 2024 DEMOGRAPHICS

10 MIN WALK 15 MIN WALK 20 MIN WALK

### POPULATION

|                    |       |       |        |
|--------------------|-------|-------|--------|
| POPULATION         | 1,292 | 5,887 | 20,022 |
| DAYTIME POPULATION | 573   | 4,972 | 21,719 |
| MEDIAN AGE         | 33.46 | 32.78 | 32.54  |

### HOUSEHOLDS

|                 |     |       |       |
|-----------------|-----|-------|-------|
| HOUSEHOLDS      | 521 | 2,689 | 9,769 |
| OWNER OCCUPIED  | 379 | 1,305 | 3,489 |
| RENTER OCCUPIED | 142 | 1,384 | 6,280 |

### INCOME

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| PER CAPITA INCOME | \$91,068  | \$101,843 | \$88,672  |
| AVERAGE HH INCOME | \$224,758 | \$212,137 | \$175,189 |
| MEDIAN HH INCOME  | \$171,106 | \$162,328 | \$137,063 |

### BUSINESS

|            |    |       |       |
|------------|----|-------|-------|
| BUSINESSES | 10 | 152   | 827   |
| EMPLOYEES  | 68 | 1,475 | 9,263 |

### EDUCATION

|                      |       |       |       |
|----------------------|-------|-------|-------|
| HIGH SCHOOL GRAD+    | 88.2% | 94.5% | 96.4% |
| BACHELOR'S OR HIGHER | 67.7% | 78.8% | 78.1% |

### POPULATION BY RACE / ETHNICITY

|                 |       |       |       |
|-----------------|-------|-------|-------|
| WHITE           | 37.2% | 50.8% | 51.8% |
| BLACK           | 41.7% | 30.2% | 26.9% |
| ASIAN           | 2.8%  | 4.8%  | 6.0%  |
| OTHER           | 7.3%  | 7.5%  | 6.4%  |
| HISPANIC ORIGIN | 11.0% | 6.7%  | 9.0%  |



**WALK SCORE**  
(Walker's Paradise)



**TRANSIT SCORE**  
(Excellent Transit)



**BIKE SCORE**  
(Biker's Paradise)

## TAPESTRY PROFILE 10 MIN WALK:



### D - Suburban Style

25.2%

Middle-aged, ethnically-mixed suburban families and couples earning upscale incomes



### G - Young City Solos

20.6%

Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas



### O - Singles and Starters

11.0%

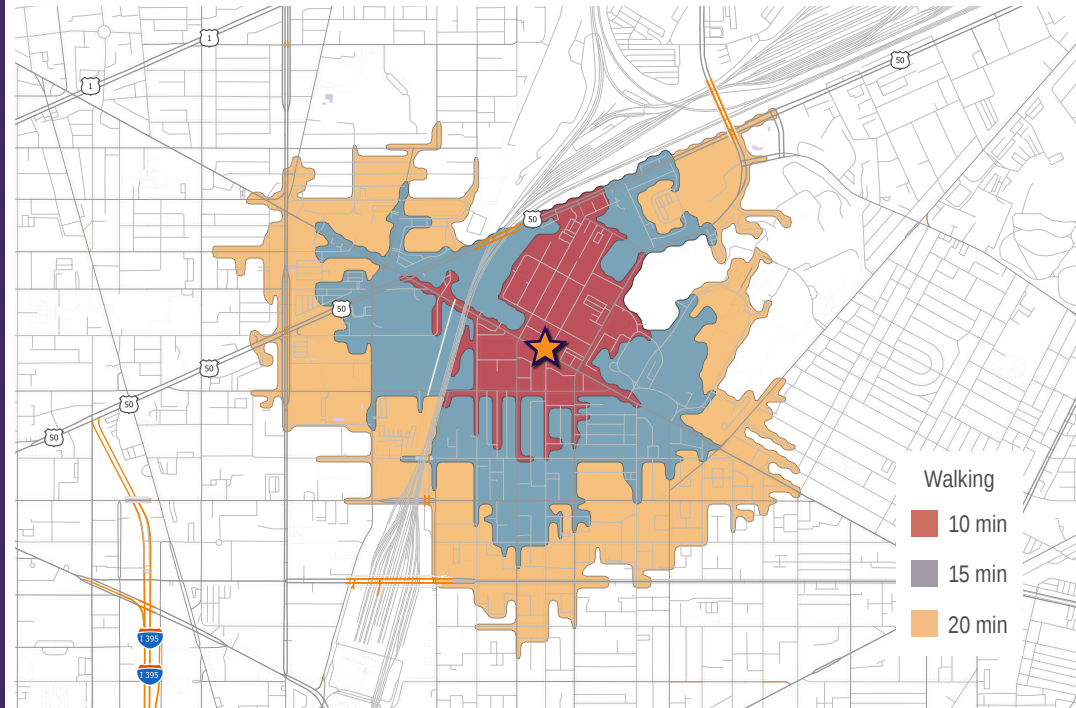
Young singles starting out and some starter families living a city lifestyle



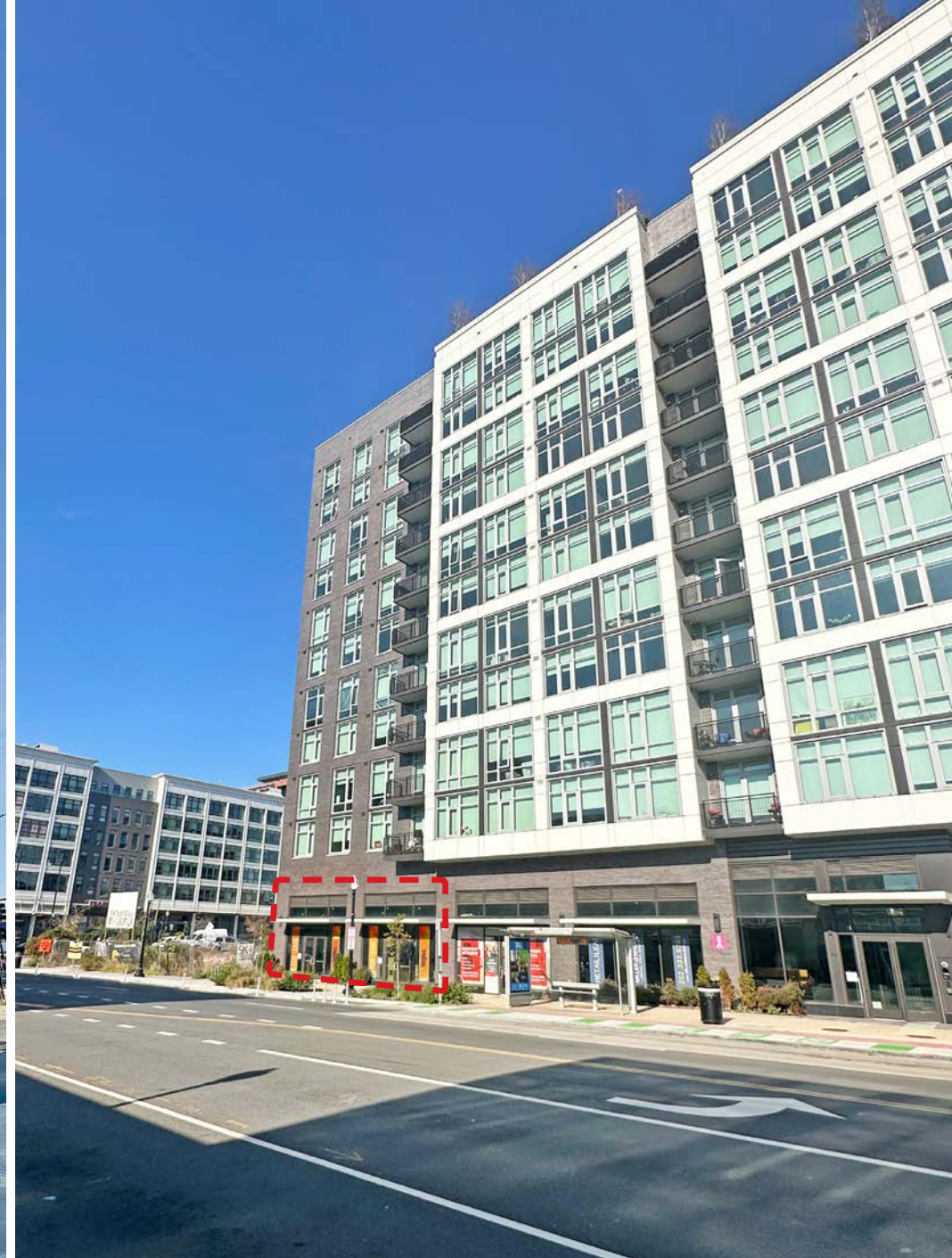
### F - Promising Families

11.0%

Young couples with children in starter homes, living child-centered lifestyles









| RESIDENTIAL DEVELOPMENTS |                                  | UNITS | RESIDENTIAL DEVELOPMENTS |                                    | UNITS  |
|--------------------------|----------------------------------|-------|--------------------------|------------------------------------|--------|
| 1                        | THE LEXICON CONDOMINIUM          | 183   | 29                       | AVA NOMA                           | 438    |
| 2                        | THE GALE ECKINGTON               | 603   | 30                       | AVALON FIRST AND M                 | 469    |
| 3                        | CITY HOMES ECKINGTON             | 45    | 31                       | CAMDEN NOMA                        | 321    |
| 4                        | ONE 501 ECKINGTON                | 327   | 32                       | THE HALE                           | 500    |
| 5                        | THE MO                           | 300   | 33                       | RISE AT TEMPLE COURTS              | 220    |
| 6                        | GABLES UNION MARKET              | 300   | 34                       | JOHN AND JILL KER CONWAY RESIDENCE | 124    |
| 7                        | LEDGER UNION MARKET              | 134   | 35                       | 100K                               | 222    |
| 8                        | THEORY                           | 159   | 36                       | UNION PLACE                        | 525    |
| 9                        | MARGARITE                        | 260   | 37                       | AVA H STREET                       | 138    |
| 10                       | THE BATLEY                       | 432   | TOTAL UNITS              |                                    | 11,631 |
| 11                       | THE GENTRY DC                    | 551   |                          |                                    |        |
| 12                       | IS UNION MARKET                  | 318   |                          |                                    |        |
| 13                       | THE BURTON                       | 387   |                          |                                    |        |
| 14                       | THE 202                          | 254   |                          |                                    |        |
| 15                       | ELEVATION AT WASHINGTON GATEWAY  | 400   |                          |                                    |        |
| 16                       | THE FLORIAN                      | 388   |                          |                                    |        |
| 17                       | PINNACLE NOMA                    | 115   |                          |                                    |        |
| 18                       | TRIBECA NOMA                     | 99    |                          |                                    |        |
| 19                       | THE BELGARD                      | 346   |                          |                                    |        |
| 20                       | TYLER HOUSE                      | 280   |                          |                                    |        |
| 21                       | AFFINITY AT 2M                   | 315   |                          |                                    |        |
| 22                       | OZMA                             | 275   |                          |                                    |        |
| 23                       | MARKET HOUSE                     | 468   |                          |                                    |        |
| 24                       | RIGBY                            | 172   |                          |                                    |        |
| 25                       | 301 FLORIDA AVE NE (COMING 2025) | 115   |                          |                                    |        |
| 26                       | CIELO MODERN RESIDENCES          | 457   |                          |                                    |        |
| 27                       | BANNER LANE                      | 561   |                          |                                    |        |
| 28                       | THE IRIS                         | 430   |                          |                                    |        |



**GALLAUDET**  
UNIVERSITY  
1,564 STUDENTS

**WALK TIME KEY**

- 10 MINUTES
- 15 MINUTES
- 20 MINUTES



**Interested?  
Contact:**

**Jonathan Garritt**

✉ [jgarritt@segallgroup.com](mailto:jgarritt@segallgroup.com)

☎ 410.753.3942

📱 443.223.0662

**Andrew Lynch**

✉ [alynch@segallgroup.com](mailto:alynch@segallgroup.com)

☎ 202.466.2713

📱 508.505.7792

**segall**  
GROUP

**Maryland**

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

**DC • Northern VA**

8245 Boone Boulevard  
Suite 200  
Tysons, VA 22182  
202.833.3830

**Richmond**

4701 Cox Road  
Suite 100  
Glen Allen, VA 23060  
804.336.2501

**Online**

[www.segallgroup.com](http://www.segallgroup.com)

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