

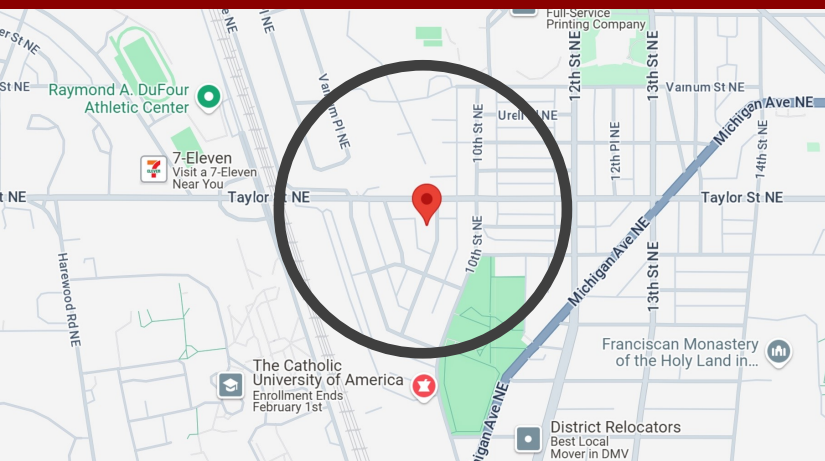
★ MULTI-FAMILY ★

4026 9TH STREET, NW WASHINGTON DC 20009



- 4 Units approx 3568 square feet
- 2X 1 bedroom plus den
- 2X 2 bedroom plus den
- Floorplan allows additional bedrooms
- Large backyard
- High visibility corner property
- 10 minute walk to Metro
- Great light in entire building
- 3 tenants one vacancy
- Separate boilers
- Original wood finishes and doors

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BROOKLAND

Brookland is bookended by the Brookland Arts Walk and Monroe Street Market to the west and its historic 12th Street neighborhood commercial node to the east. This area is well-served by transit options, notably a Red Line Metrorail station, and bisected by the Metropolitan Branch Trail. Further complemented by several universities and medical facilities, the mixture of institutional, retail and residential uses creates a community that is desirable, well-established, and forward-looking.

DAYTIME
POPULATION

28,834
within one-mile

DESTINATION SHOPS + EATERIES

- Annie's Ace Hardware
- Brothers & Sisters LLC (restaurant, announced)
- Busboys & Poets (restaurant)
- Ledo Pizza (restaurant, 2022 opening)
- Made with Love (wellness & art shop, 2023 opening)
- Primrose (restaurant)
- Right Proper Brewing
- The Runaway (restaurant & music venue, 2022 opening)
- Taco City
- Yes! Organic Market

DEVELOPMENT PIPELINE

- 321 residential units and 21,700 SF of retail space will be constructed around the historic Brookland Lanes building (c. 1939).
- Catholic University is constructing a new 36,500 SF campus dining hall and will double the space for the Conway School of Nursing with a new nursing and science building.

HOME TO FIVE HOSPITALS

- Children's National Hospital
- Hospital for Sick Children Pediatric Center
- National Rehabilitation Hospital
- Veteran's Administration Hospital
- Washington Hospital Center



BROOKLAND

- Retail/Restaurant
- Arts/Tourism
- Education
- Government
- Great Street
- Main Street
- BID Area



0-1/2 mi 0-1 mi 0-3 mi

POPULATION

Population	8,259	29,471	383,196
Daytime Population	8,000	28,834	429,423
Male	48%	47%	49%
Female	52%	53%	51%
High School Graduate +	96%	92%	90%
Bachelor's Degree +	63%	51%	59%
Graduate / Professional Degree	34%	26%	30%

HOUSEHOLDS

Households (HH)	2,552	11,419	169,492
Average HH Size	2.4	2.3	2.2
Owner-occupied	60%	52%	43%
Renter-occupied	40%	48%	57%
Median Home Value	\$622,872	\$567,895	\$595,202

INCOME

Average HH	\$175,898	\$136,531	\$154,024
Median HH	\$126,087	\$92,760	\$105,230
HH Income <\$50k	19%	28%	24%
HH Income \$50-\$75k	11%	14%	12%
HH Income \$75k+	70%	58%	64%
Average HH Disposable	\$111,409	\$90,158	\$98,171

AGE

Age < 20	26%	21%	19%
Age 20-34	27%	22%	28%
Age 35-64	33%	36%	38%
Age 65+	15%	21%	14%
Median Age (years)	33.4	40.1	36.5

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$10,619	\$37,376	\$634,526
Child Care	\$2,694	\$8,861	\$161,394
Computers & Accessories	\$968	\$3,306	\$56,999
Entertainment & Recreation	\$14,861	\$52,350	\$866,618
- Pets	\$3,145	\$11,133	\$183,169
Food at Home	\$26,141	\$93,304	\$1,548,369
Food away from Home	\$18,682	\$65,259	\$1,127,801
Health Care	\$26,161	\$96,323	\$1,536,061
- Medical Care	\$8,573	\$31,703	\$505,676
Home Improvement	\$15,527	\$52,482	\$804,473
Household Furnishings	\$10,392	\$36,548	\$602,967
Personal Care	\$4,345	\$15,335	\$256,689
Vehicle Maint. & Repair	\$4,662	\$17,057	\$281,914

AVAILABLE VEHICLES PER HH'

0	17%	24%	34%
1	54%	47%	45%
2-3	28%	28%	19%
4+	0%	1%	2%

MOBILITY

Traffic Counts ²	15,900	Michigan Ave NE
	7,100	Monroe St NE

Source: Esri forecasts for 2022; 1. American Community Survey (2016-2020) values are rounded to the nearest whole percent; 2. Open Data - 2022 Traffic Volumes (DDOT 2020 AADT)

CONTACT

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- Metrorail Stations**
Brookland-CUA
- Capital Bikeshare Stations**
7 within 1/2 mile
- Traffic Counts²**
15,900 Michigan Ave NE
- Walkscore**
92 Walker's Paradise
- Residents w/in 10 min. car ride**
184,000

MOBILITY