

FOR LEASE

THE LANES

400 FLORIDA AVENUE, NE

UNION MARKET

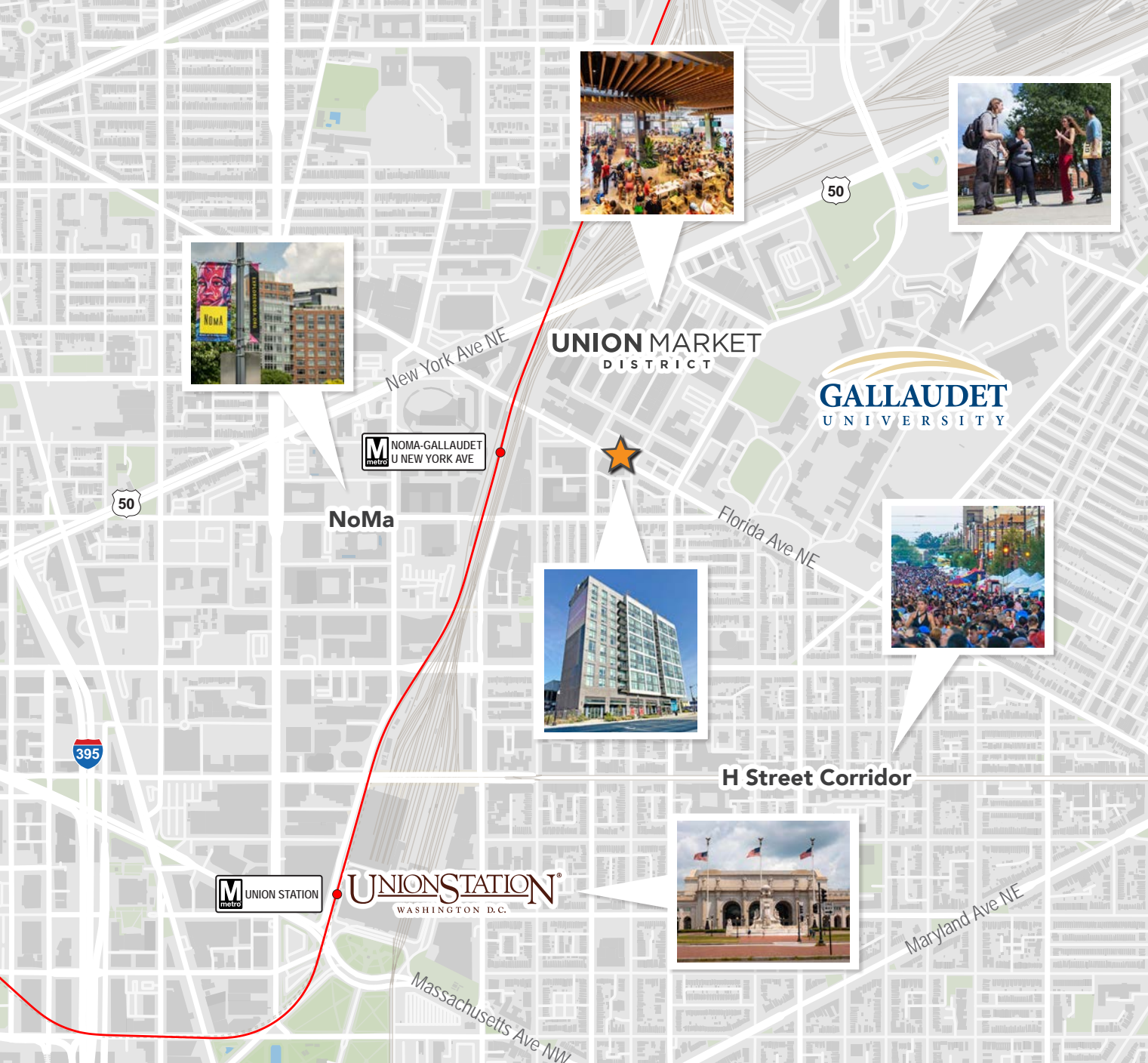
segall
GROUP

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.

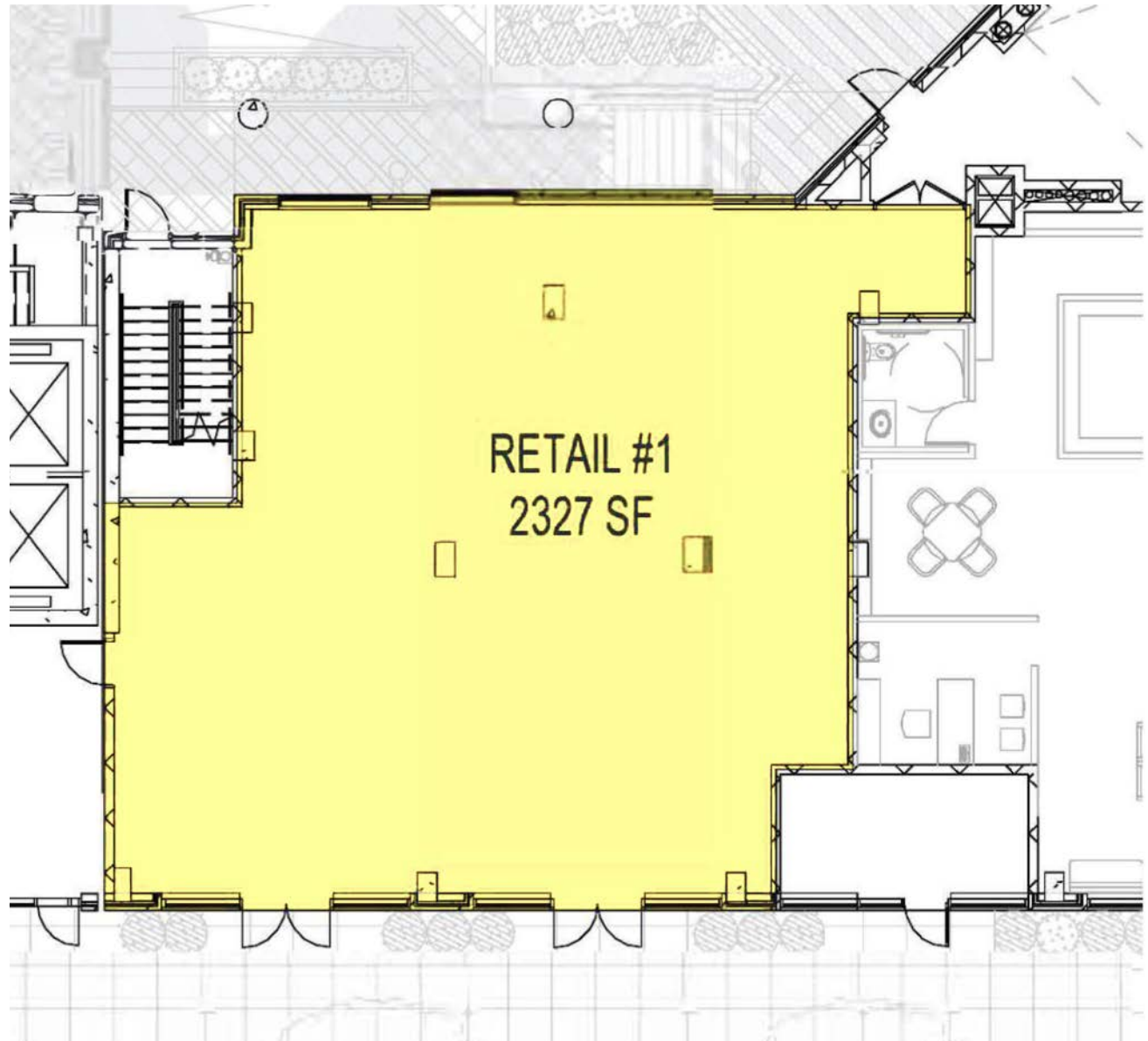
The Market itself serves as the heart of the district, housing a curated selection of food vendors, restaurants, and artisanal shops. Visitors can indulge in everything from fresh produce and international cuisine to handcrafted goods and stylish apparel. Beyond the Market, Union Market District boasts 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

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



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%

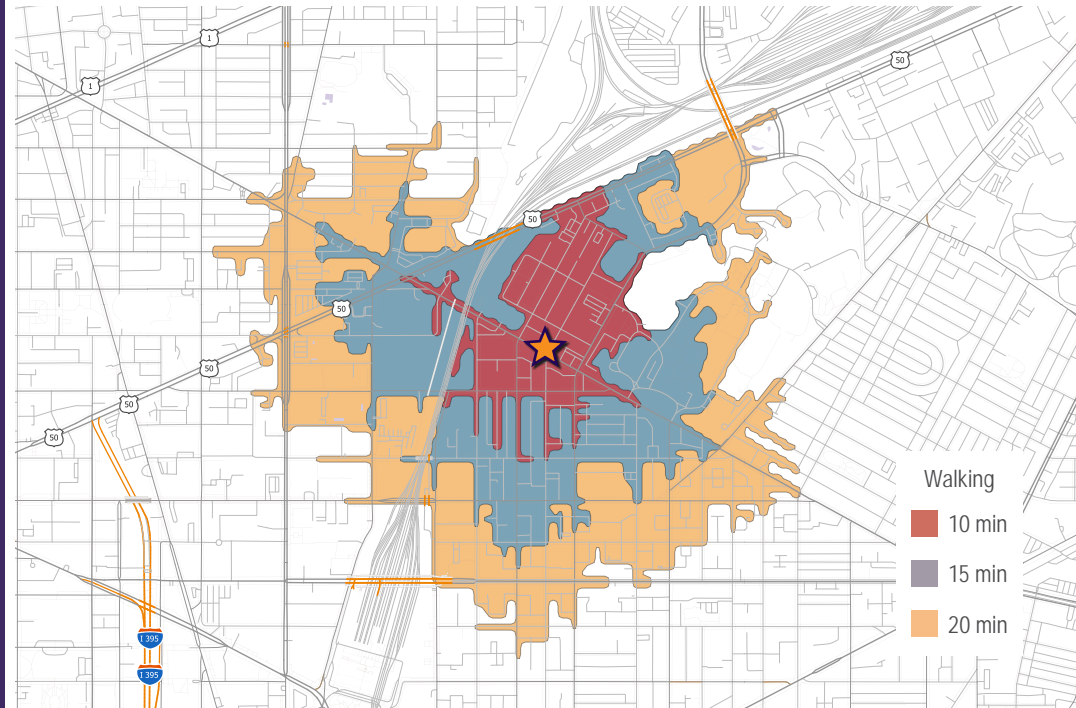
Young singles starting out and some starter families living a city lifestyle



F - Promising Families

11.0%

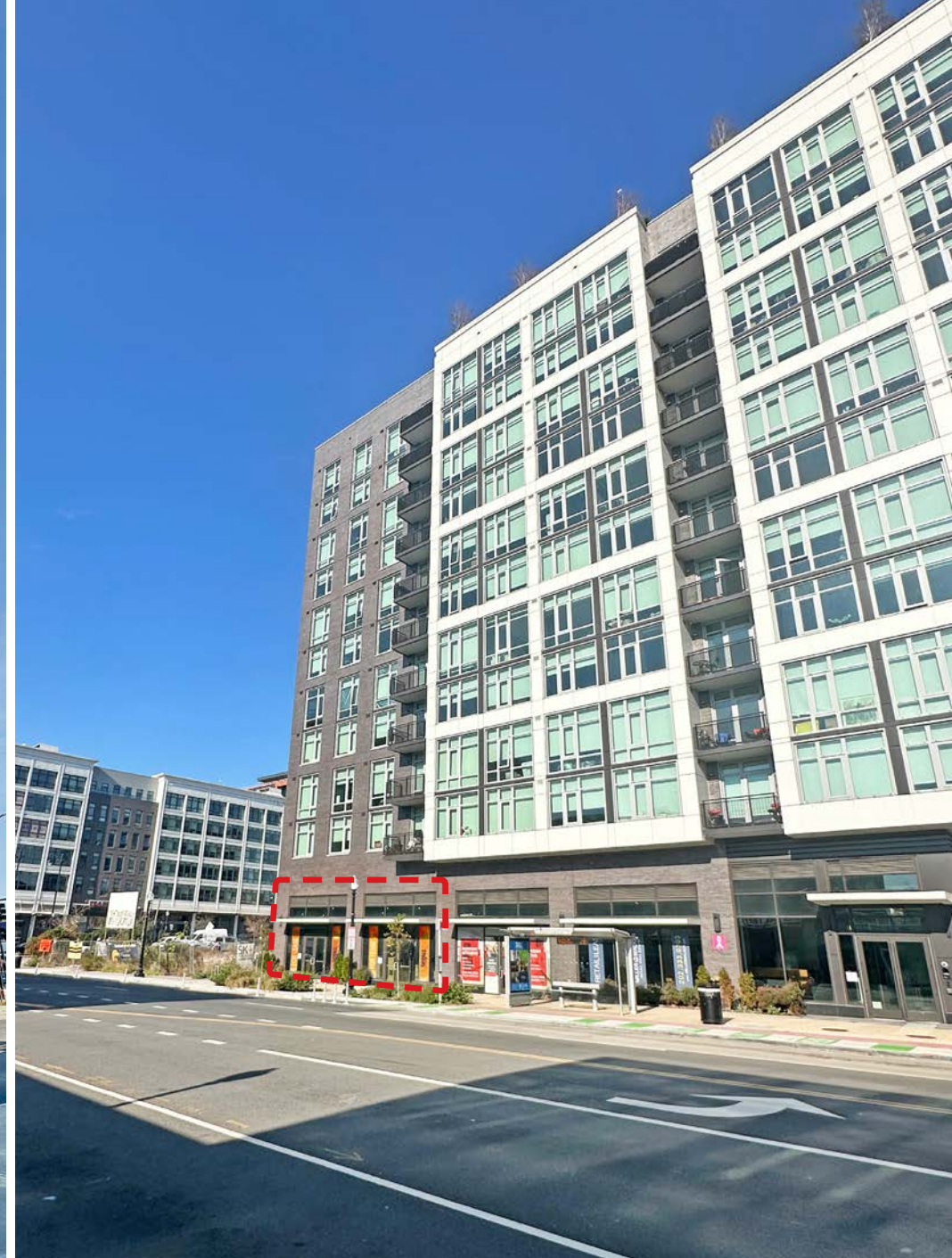
Young couples with children in starter homes, living child-centered lifestyles



Demographics

The Lanes / 400 Florida Avenue NE / Union Market / Washington, DC 20002







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	GABLE'S 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 GANTRY 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			





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