



**OFFERING POTENTIAL FOR BOTH COMMERCIAL AND MANUFACTURING** uses as well as parcels of land suitable for mixed-use development, including large-scale retail, New York Avenue, NE, is becoming a destination for shopping, restaurants, and businesses that support the “maker” and innovation economy.

## HECHT WAREHOUSE AT IVY CITY

The historic warehouse and adjacent land were redeveloped into 350 apartments and 200,000 SF of retail space. Retailers include BicycleSPACE, Gravitas, Bikram Yoga, MOM’s grocery store, Nike, Petco, Planet Fitness, Dock FC, Ari’s Diner, La Puerta Verde, TJ Maxx, Compass Coffee, and a 67,000 SF Target.

## BREWERIES, DISTILLERIES + INCUBATORS

- The area is home to Atlas Brew Works, Jos. A. Magnus & Co. Distillery, New Columbia Distillers, One Eight Distilling, Republic Restoratives Distillery, Don Ciccio & Figli, and Union Kitchen’s food incubator.
- City Winery’s first DC location opened in 2018 and includes a restaurant & bar, a 320-seat concert hall, and wine production space.



## ALEXANDER CRUMMELL SCHOOL REDEVELOPMENT

The 2.5-acre site will be redeveloped into about 260 residential units, 22,000 SF of restaurant and retail and ground floor operations space for ProFish. The school will be renovated and used for community purposes (e.g. daycare center, health clinic, culinary school, and recreation).

## GREAT STREETS RETAIL SMALL BUSINESS GRANTS

New York Avenue is a designated Great Streets corridor. As funds become available small businesses can apply for grants to cover capital improvements and certain soft costs. In 2019, up to \$50,000 was awarded per location.



# NEW YORK AVENUE / IVY CITY



**0-1/2 mi    0-1 mi    0-3 mi**

## POPULATION

Population	5,526	30,257	356,125
Male	47%	47%	49%
Female	53%	53%	51%
High School Graduate +	84%	84%	89%
Bachelor's Degree +	27%	36%	57%
Graduate / Professional Degree	11%	16%	31%

## HOUSEHOLDS

Households (HH)	2,299	12,043	159,674
Average HH Size	2.1	2.4	2.1
Owner-occupied	22%	35%	39%
Renter-occupied	78%	65%	61%
Median HH Value	\$366,981	\$481,631	\$612,141

## INCOME

Average HH	\$57,117	\$72,529	\$118,541
Median HH	\$32,004	\$50,112	\$82,898
HH Income <\$50k	60%	50%	33%
HH Income \$50-\$75k	12%	15%	13%
HH Income \$75k+	28%	35%	54%
Average HH Disposable	\$41,947	\$51,926	\$77,445

## AGE

Age < 20	26%	23%	18%
Age 20-34	28%	23%	31%
Age 35-64	35%	39%	38%
Age 65+	12%	15%	13%
Median Age (years)	32.2	38.4	35.6

## CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$3,428	\$22,862	\$489,921
Child Care	\$724	\$5,167	\$122,082
Computers & Accessories	\$315	\$2,071	\$45,613
Entertainment & Recreation	\$4,933	\$32,159	\$679,327
- Pets	\$951	\$5,930	\$124,388
Food at Home	\$8,398	\$54,095	\$1,118,206
Food away from Home	\$5,745	\$36,861	\$821,328
Health Care	\$9,130	\$56,696	\$1,135,087
- Medical Care	\$3,061	\$18,901	\$377,096
Home Improvement	\$3,251	\$21,742	\$447,048
Household Furnishings	\$3,202	\$20,140	\$432,691
Personal Care Products	\$1,362	\$8,540	\$185,418
Vehicle Maint. & Repair	\$1,835	\$10,696	\$225,805

## AVAILABLE VEHICLES PER HH<sup>1</sup>

0	46%	41%	37%
1	39%	44%	44%
2-3	14%	14%	17%
4+	1%	2%	1%

## MOBILITY

Traffic Counts <sup>2</sup>	71,200	New York Avenue, NE
	10,300	West Virginia Avenue, NE
	28,000	Bladensburg Road, NE
	16,000	Montana Avenue, NE

Source: ESRI, 2019 Estimates & Projections; 1. American Community Survey (2013-2017), values are rounded to nearest whole percent; 2. DDoT (Daily Avg. 2017); 3. TransisScreen

## CONTACT

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<b>Capital Bikeshare Arrivals</b> <b>2,162</b> 2019 Avg Monthly	<b>Traffic Counts<sup>2</sup></b> <b>71,200</b> New York Avenue, NE	<b>Mobility Score<sup>3</sup></b> <b>100</b> Excellent Mobility	<b>Walkscore</b> <b>80</b> Very Walkable	<b>Residents w/in 10 min. car ride</b> <b>188,950</b>
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**MOBILITY**

# PHOTO CREDITS

## **Bellevue/South Capitol**

Bottom Left: Image courtesy of City Interests

## **Deanwood**

Top Left: Image courtesy of The Warrenton Group

## **Dupont Circle**

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## **East Capitol / Capitol Gateway**

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## **Georgia Avenue / Walter Reed**

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## **Golden Triangle**

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## **Hillcrest / Skyland**

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## **Minnesota & Benning**

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## **Parkside / Kenilworth**

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## **Rhode Island Avenue, NE / Brentwood**

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## **Southwest Waterfront**

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## **The Wharf**

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