



7th Street & H Street NW Washington, DC 20001  
Owned by: Midwood Investment & Development  
Leasing by: Rappaport Retail Brokerage

# GALLERY COURT





*Welcome to*

# GALLERY COURT

*7th & H Street, Northwest*

*Gallery Court sits at the busiest corner in all of Washington, D.C., in the heart of the city's most vibrant shopping and entertainment district. This fall of 2012, Gallery Court's revitalized section of historic row homes will have retail space available with frontage on both 7th and H streets. Available in various configurations, the space can be split or combined among three row-home buildings and can include lower, first-floor and second-floor levels. Gallery Court provides retailers and restaurants a vibrant seven-days-a-week, 18-hours-a-day market thanks to its proximity to the 23 million-square-foot Washington Convention Center, which receives more than 1 million visitors per year, Chinatown Metro Center and surrounding attractions like the Verizon Center, Chinatown Arch, museums and theaters.*









*Chinatown Metro with 27,000 Riders per Day*



# GALLERY COURT

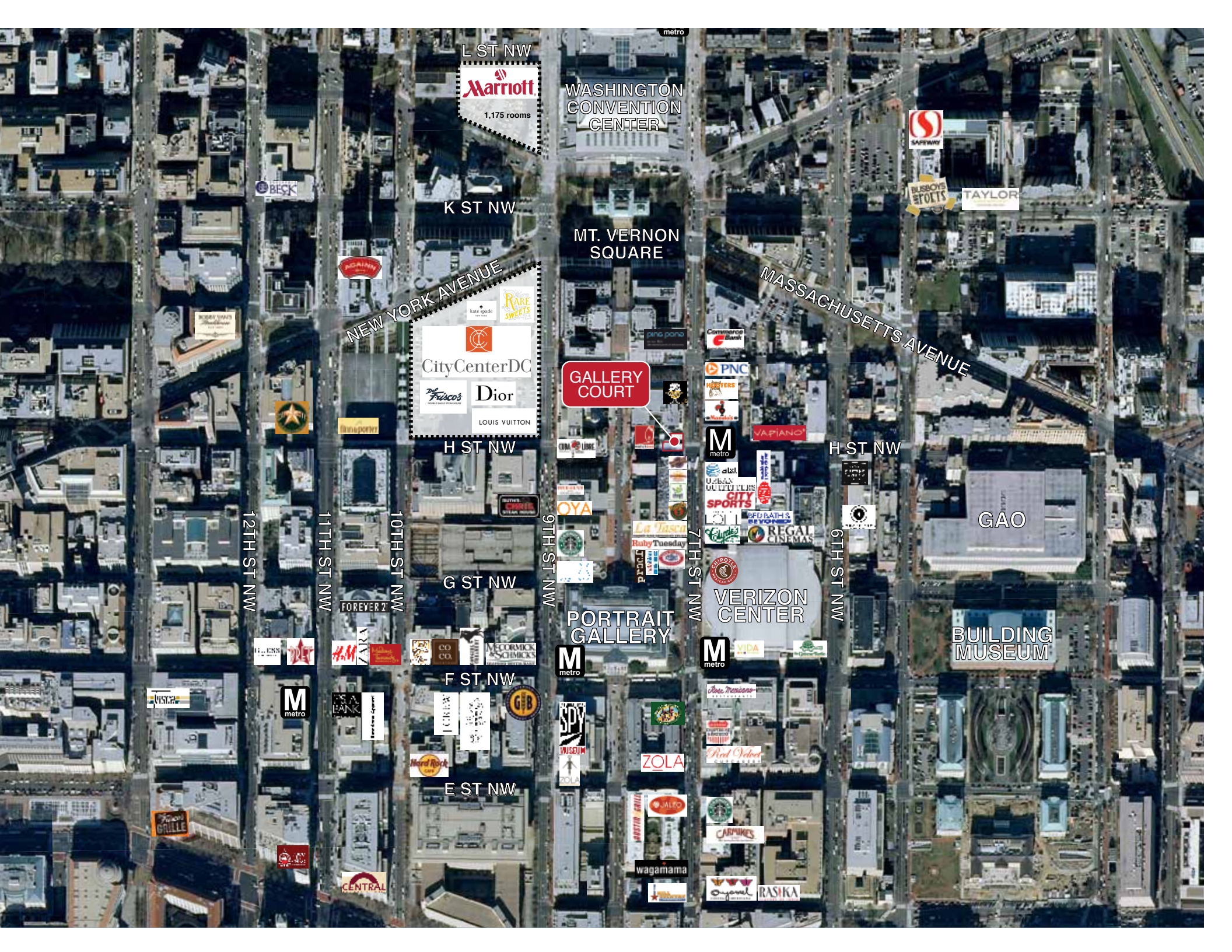
- ★ Location in the midst of DC's Entertainment District
- ★ 7th & H Street is DC's Busiest Pedestrian Intersection
- ★ One-half block from the Verizon Center and its 2.5 Million Visitors per Year
- ★ Two blocks from the Washington Convention Center & the City Center Development
- ★ Great Residential & Office Density
- ★ Strong Retail & Restaurant Co-Tenancy
- ★ Nearby Museums: Portrait Gallery, Spy Museum, Crime & Punishment Museum
- ★ Close to the Shakespeare Theater
- ★ Twenty-seven surrounding Hotels
- ★ Across from Chinatown Arch and Metro with 27,000 Riders per Day



# STELLAR DEMOGRAPHICS

## GALLERY COURT *Demographic Facts* \* Based on 2010 Census, 2016 Projections

Market Area	0.25 Mile	0.5 Mile	1 Mile	3 Miles
Population	2,476	12,392	42,001	313,471
Daytime Population	39,540	98,880	206,840	565,911
No. of Businesses	1,751	4,331	9,689	30,893
Average HH Income	\$119,664	\$102,292	\$91,500	\$101,038
Traffic Counts (VPD)	H Street (13,500), 7th Street (13,900), 9th Street (14,600)			



L ST NW

**Marriott**  
1,175 rooms

WASHINGTON  
CONVENTION  
CENTER

K ST NW

MT. VERNON  
SQUARE

NEW YORK AVENUE

CityCenterDC  
Dior  
LOUIS VUITTON

GALLERY  
COURT

MASSACHUSETTS AVENUE

H ST NW

H ST NW

SAFARIWAY

BUSBOYS  
SPORTS

TAYLOR

12TH ST NW

11TH ST NW

10TH ST NW

9TH ST NW

7TH ST NW

6TH ST NW

GAO

G ST NW

PORTRAIT  
GALLERY

VERIZON  
CENTER

BUILDING  
MUSEUM

F ST NW

FOREVER 21

H&M

ZARA

CO. CO.

MACCORMICK  
& SCHMICKS

M metro

M metro

E ST NW

VISTA

M metro

Best Buy

LOREAL

GEB

SPY

ZOLA

ZOLA

Blue Mexican

Red Lobster

CAMPBELL'S

wagamama

Original

RASHKA

GRILLE

Central

CENTRAL

Wagamama

Original

RASHKA



GALLERY COURT *First Floor Retail*

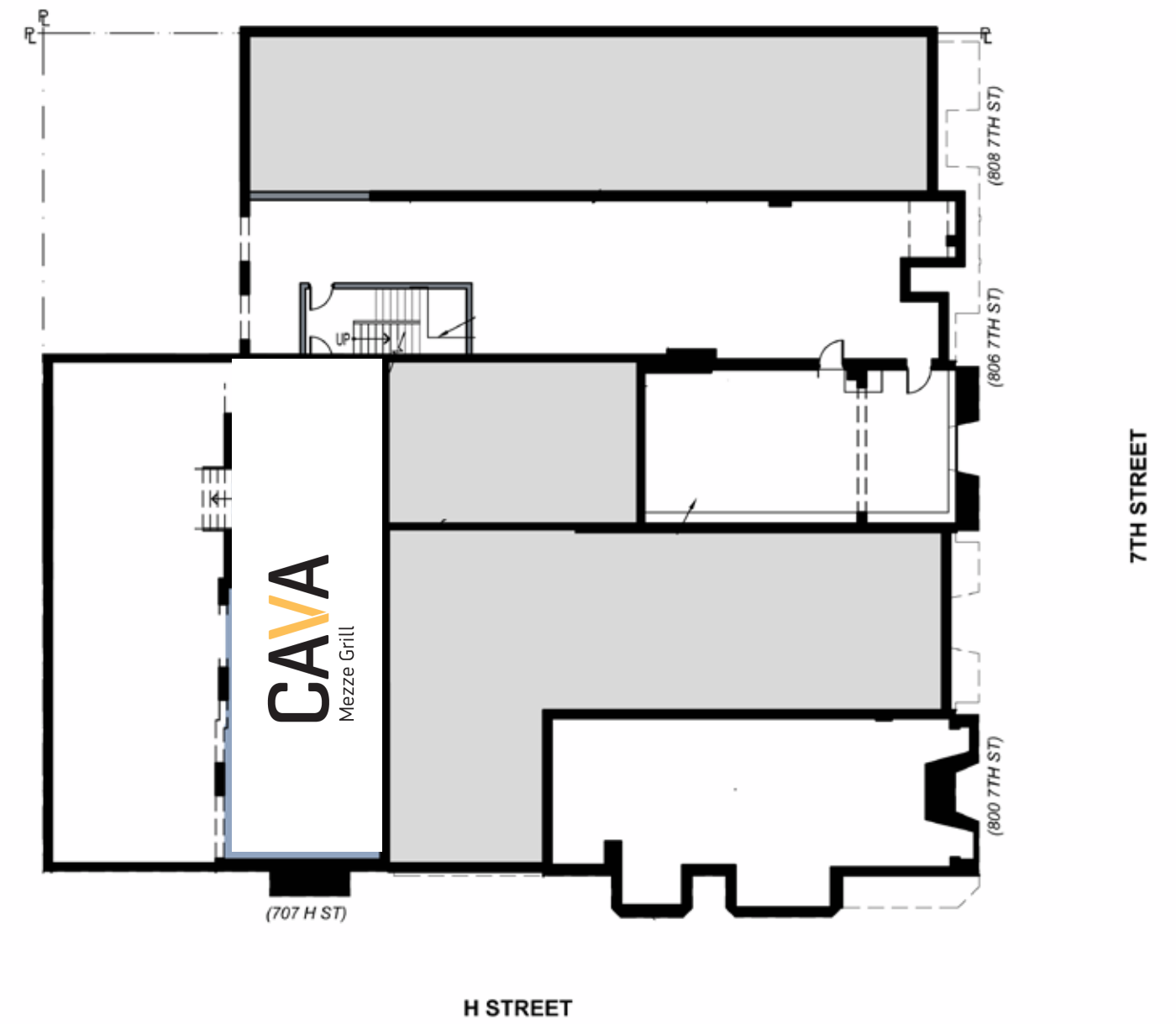




GALLERY COURT *Second Floor Retail*



GALLERY COURT *Basement Floor Retail*





GALLERY  
COURT

7th Street & H Street NW Washington, DC 20001

M I D W O O D  
INVESTMENT & DEVELOPMENT

RAPPAPORT

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