

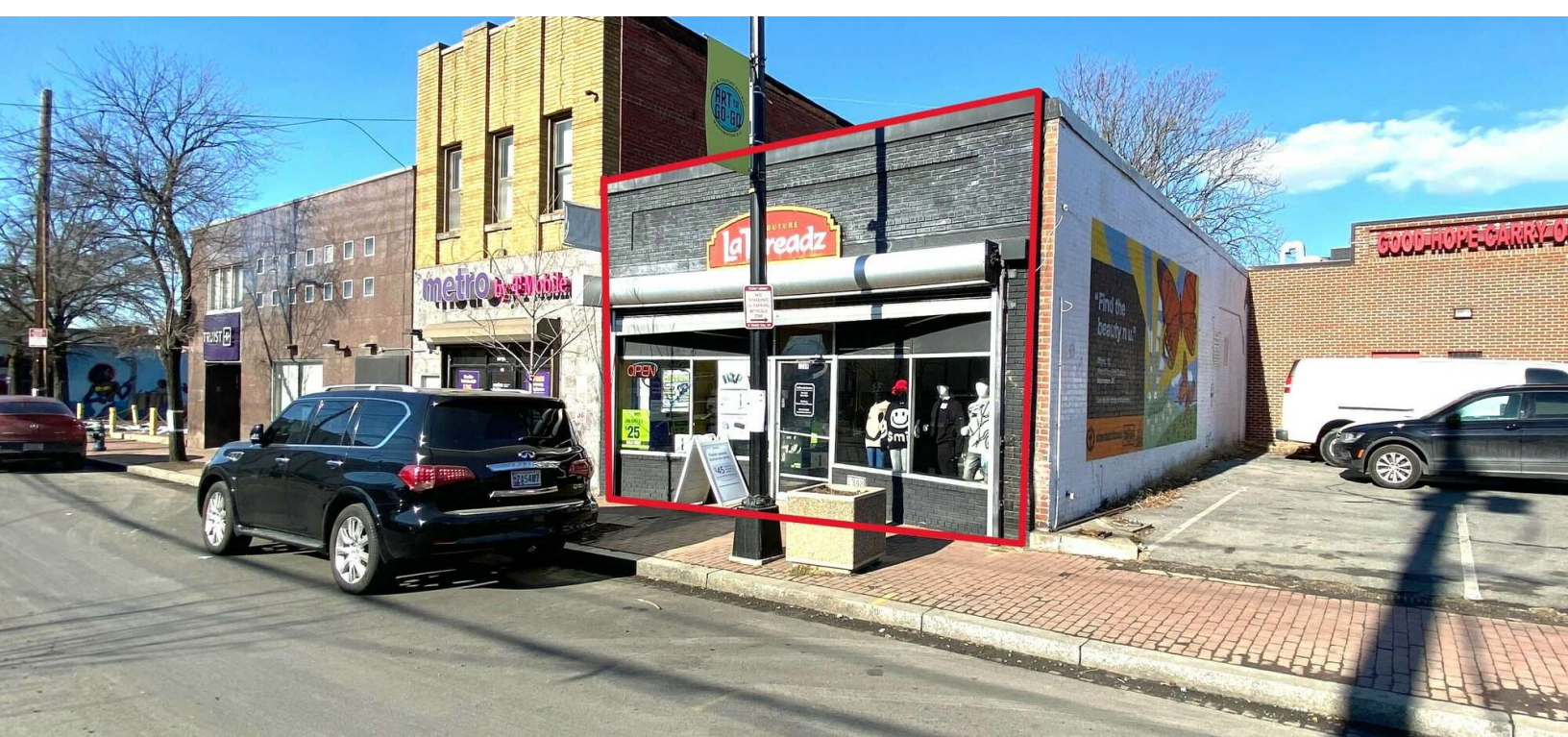


ONE | STREET
COMMERCIAL PROPERTIES

1348 Marion Barry Avenue SE Washington, DC 20020

Retail Property For Lease

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PROPERTY DESCRIPTION

ONE Street Commercial Properties is proud to bring to market 1348 Marion Barry Avenue SE, in the heart of the vibrant and rapidly growing Anacostia neighborhood of Washington, D.C. This property offers exceptional visibility and is perfectly situated along a bustling corridor with significant foot and vehicle traffic. With its strategic location near the Anacostia Metro Station and major thoroughfares, this property provides unparalleled accessibility for businesses and customers alike.

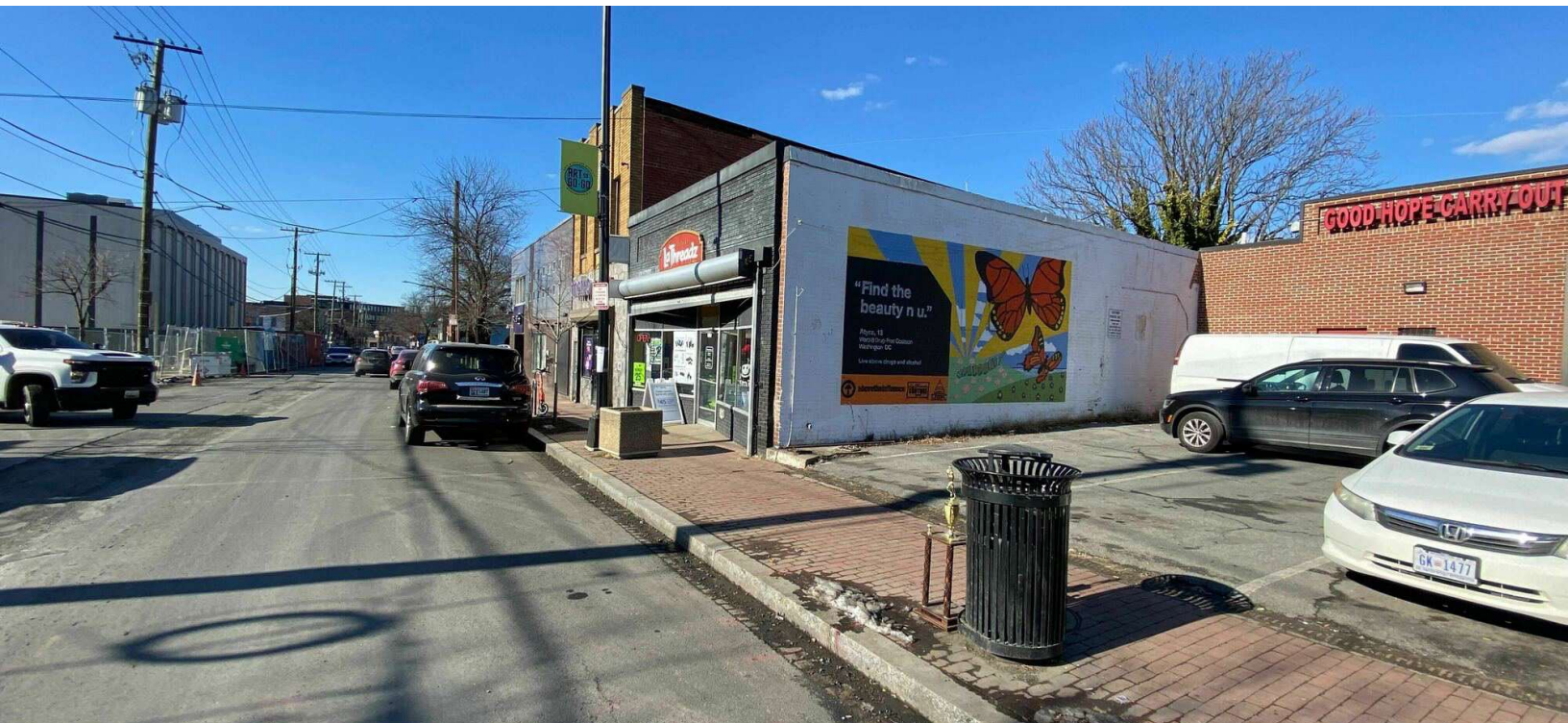
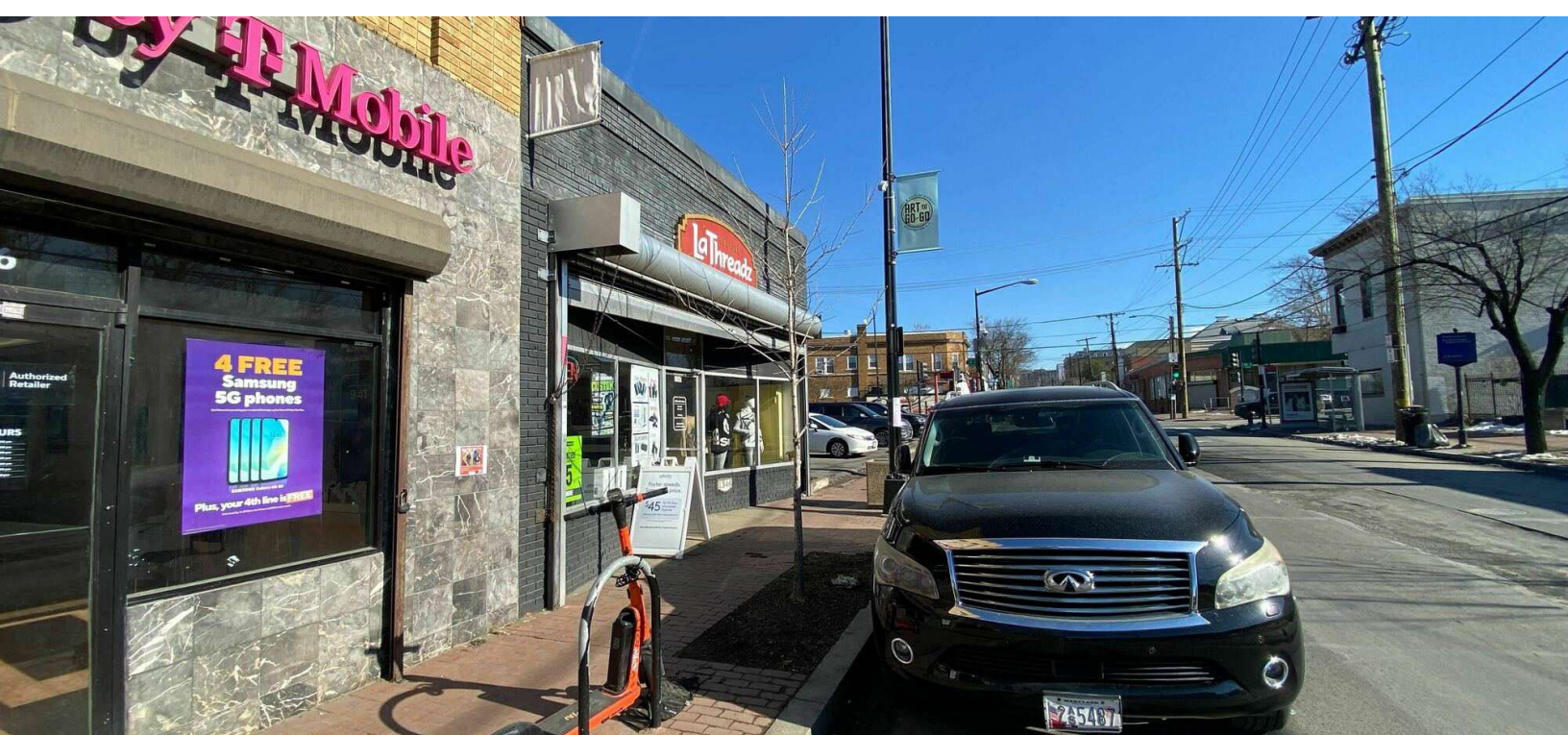
The area is experiencing a surge of redevelopment, making it an ideal investment opportunity. Surrounded by a thriving mix of retail, restaurants, and cultural landmarks, this property is well-positioned to capitalize on the ongoing growth in the community. Whether for retail, office, or mixed-use, 1348 Good Hope Road SE presents endless possibilities for a business owner looking to secure a piece of this high-potential commercial district.

OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr (NNN)
Lot Size:	2,917 SF
Building Size:	1,950 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	817	3,347	13,738
Total Population	2,053	8,219	31,461
Average HH Income	\$93,756	\$72,425	\$86,915

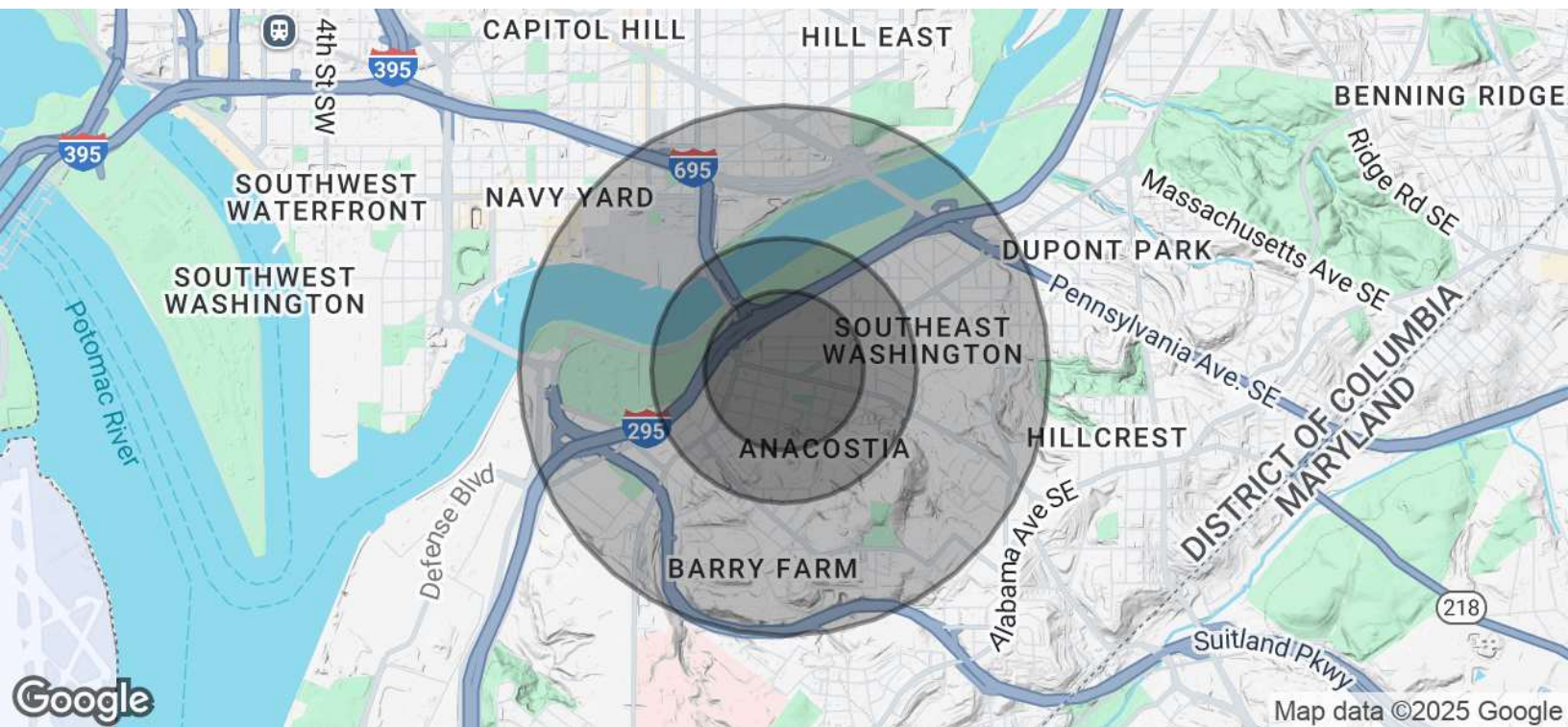
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,053	8,219	31,461
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	40	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	817	3,347	13,738
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$93,756	\$72,425	\$86,915
Average House Value	\$647,815	\$542,620	\$538,238

Demographics data derived from AlphaMap

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