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COMMERCIAL



# LEASE, REDEVELOPMENT, OR GROUND LEASE OPPORTUNITY

1439 R STREET NW | WASHINGTON, DC 20009

[foundrycommercial.com](http://foundrycommercial.com)

1,517± SF TOTAL ON 0.07± AC - FOR MORE INFO, PLEASE CONTACT: 301.512.8298

LEASE, REDEVELOPMENT, OR GROUND LEASE OPPORTUNITY

**1,517± TOTAL SF ON 0.07± ACRES**

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1439 R STREET NW | WASHINGTON, DC 20009

CONSIDERING OPTION SUBMITTED

## PROPERTY DESCRIPTION

- 1,517± SF residential building on 0.07± AC
- The lot is part of a larger parcel with a religious property and parking lot that is not part of the offering.
- The parcel is zoned RA-2, Residential Apartment Zone and is part of the Greater 14th Street Historic Zone
- Located in the Logan Circle section of NW Washington, DC, the property is about .5 miles from both the Red Line (Dupont Circle) and the Green Line (U Street Station)

**Ownership is seeking a creative deal structure that would involve either a lease, joint venture or a ground lease of the property.**

|                   |                                       |
|-------------------|---------------------------------------|
| PARCEL ID         | 0207 0124                             |
| CURRENT USE       | Religious/Residential                 |
| ZONING            | RA-2, Residential Apartments          |
| FUTURE LAND USE   | RMOD - Residential - Moderate Density |
| # OF BUILDINGS    | 1                                     |
| TOTAL BUILDING SF | 1,517± SF                             |
| ACREAGE           | 0.07± AC                              |
| PARKING           | Street                                |

FOR MORE INFORMATION, PLEASE CONTACT:

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## FIRST LEVEL LAYOUT AND PHOTOS



3-D IMAGING



## FLOOR PLAN



[CLICK HERE TO VIEW VIRTUAL TOUR](#)

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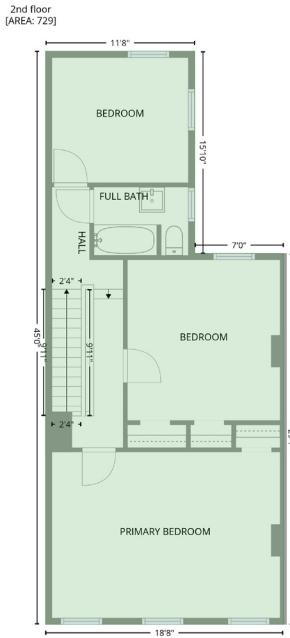
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## SECOND LEVEL LAYOUT AND PHOTOS



3-D IMAGING



FLOOR PLAN



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## TRANSIT & LOCATION



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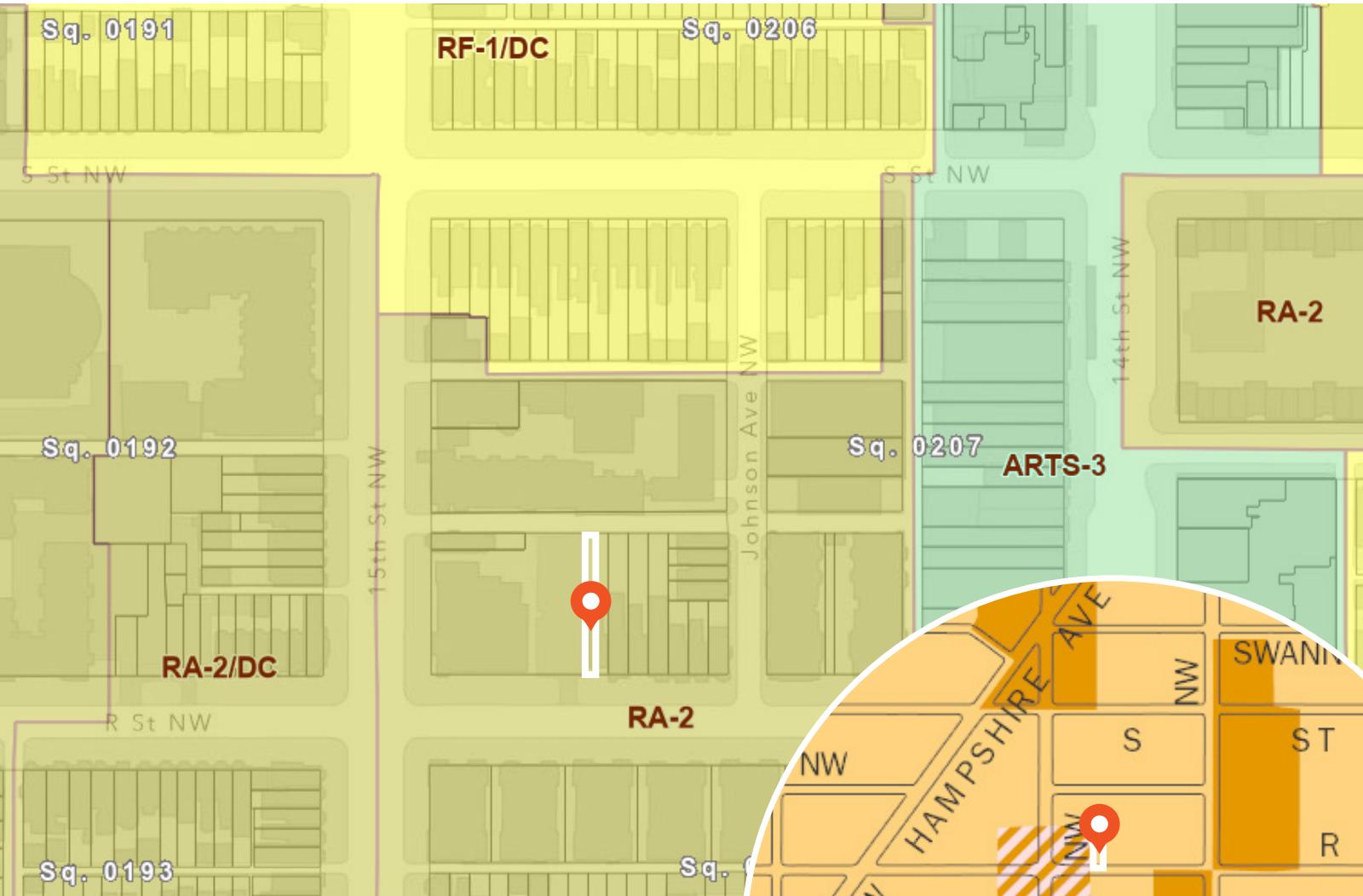
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## ZONING



## RESIDENTIAL APARTMENT (ZONING)

Permits low to moderate-density development, including detached dwellings, row houses, and low-rise apartments

## MODERATE DENSITY RESIDENTIAL (FUTURE LAND USE)

Defines neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four-unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all).

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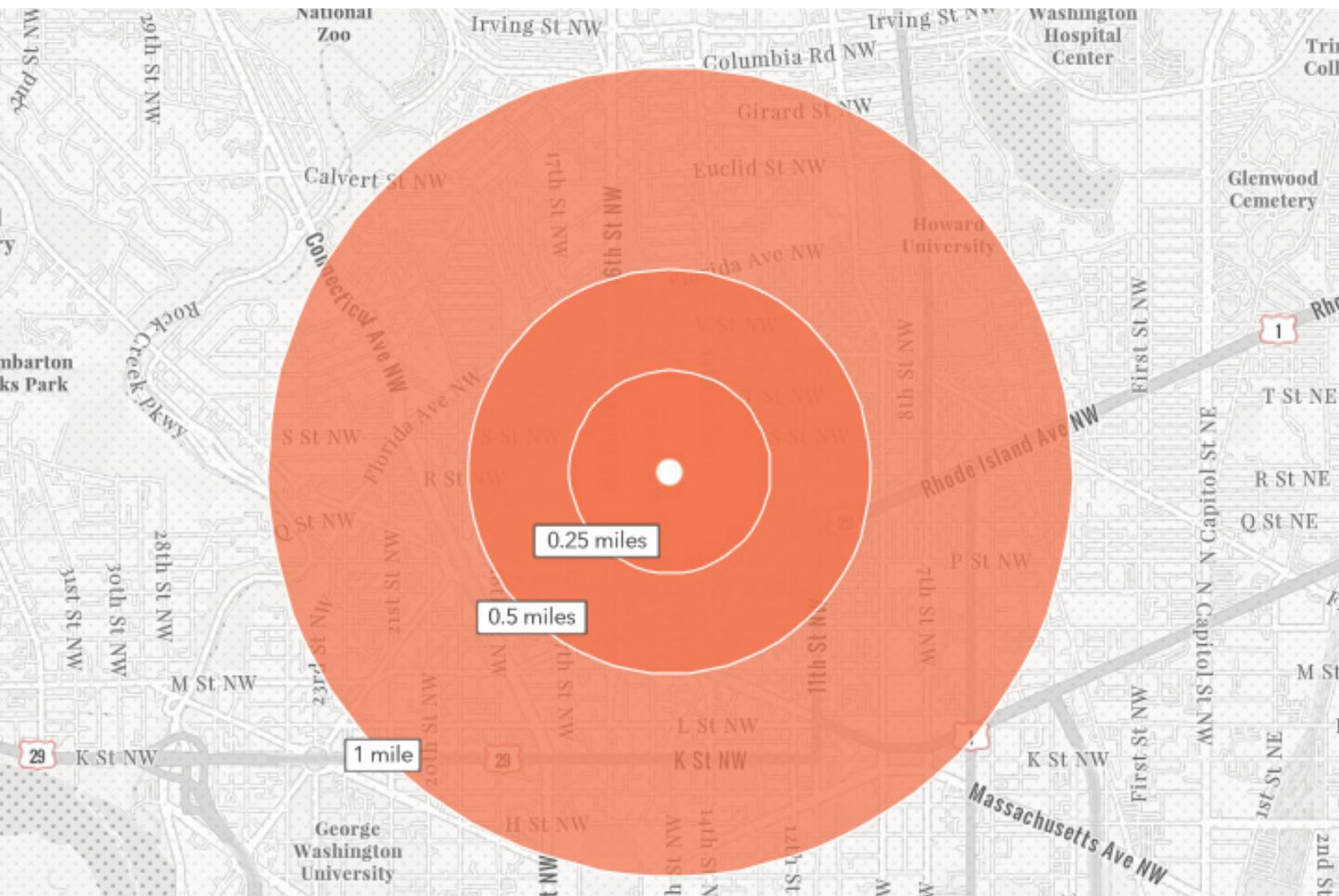
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## SITE DEMOGRAPHICS



### .25 MILE RADIUS

|  |  |
|--|--|
|  | <b>7,590</b><br>ESTIMATED POPULATION 2025  |
|  | <b>2,983</b><br>TOTAL EMPLOYEES            |
|  | <b>\$733,780</b><br>MEDIAN HOME VALUE 2025 |
|  | <b>\$279,356</b><br>AVG HOUSEHOLD INCOME   |

### .50 MILE RADIUS

|  |  |
|--|--|
|  | <b>31,766</b><br>ESTIMATED POPULATION 2025 |
|  | <b>18,741</b><br>TOTAL EMPLOYEES           |
|  | <b>\$767,897</b><br>MEDIAN HOME VALUE 2025 |
|  | <b>\$215,972</b><br>AVG HOUSEHOLD INCOME   |

### 1 MILE RADIUS

|  |  |
|--|--|
|  | <b>95,206</b><br>ESTIMATED POPULATION 2025 |
|  | <b>225,010</b><br>TOTAL EMPLOYEES          |
|  | <b>\$783,902</b><br>MEDIAN HOME VALUE 2025 |
|  | <b>\$205,650</b><br>AVG HOUSEHOLD INCOME   |

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