



FOUNDRY  
COMMERCIAL

# LEASE, REDEVELOPMENT, OR GROUND LEASE OPPORTUNITY

1439 R STREET NW | WASHINGTON, DC 20009

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

1,517± SF TOTAL ON .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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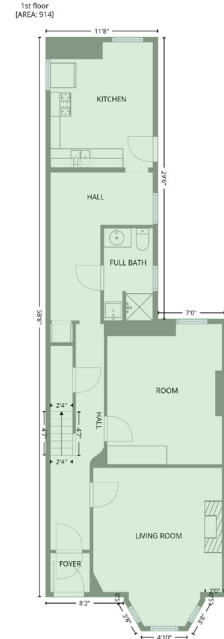
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## FIRST LEVEL LAYOUT AND PHOTOS



3-D IMAGING



FLOOR PLAN



[CLICK HERE TO VIEW VIRTUAL TOUR](#)

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## SECOND LEVEL LAYOUT AND PHOTOS



3-D IMAGING



FLOOR PLAN



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## TRANSIT & LOCATION



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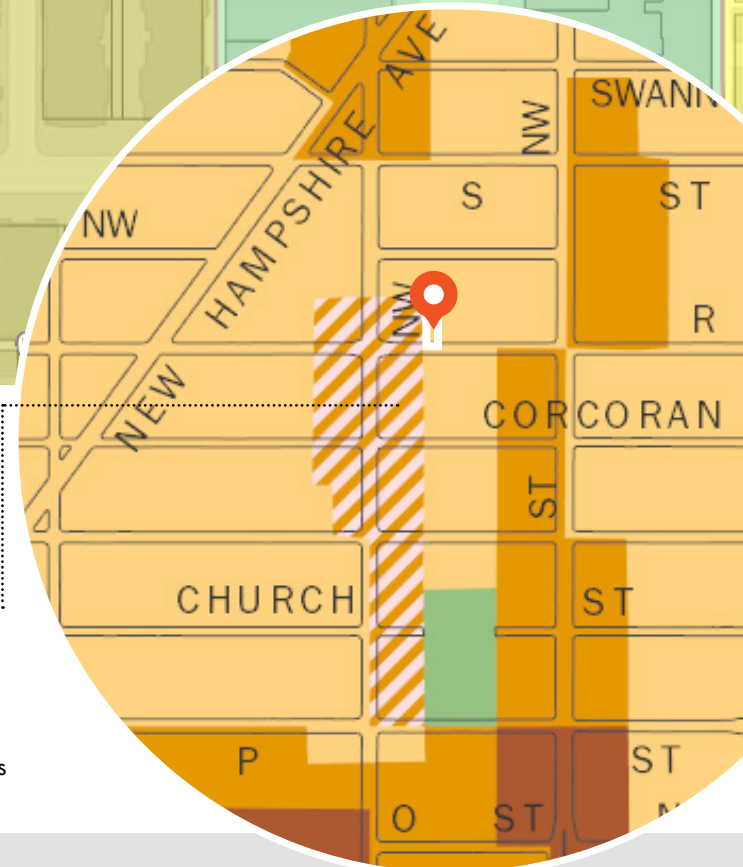
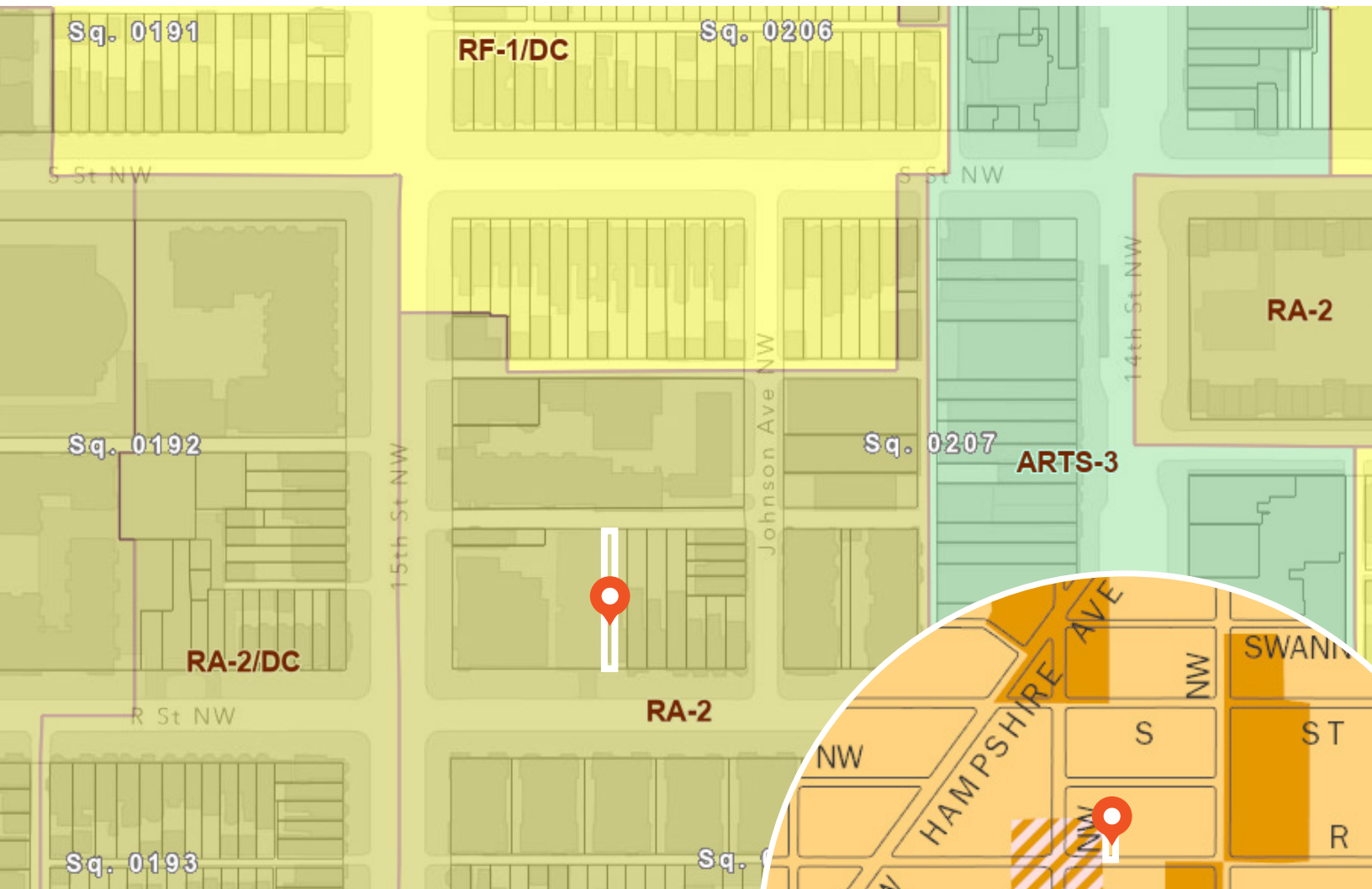


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**ZONING**



**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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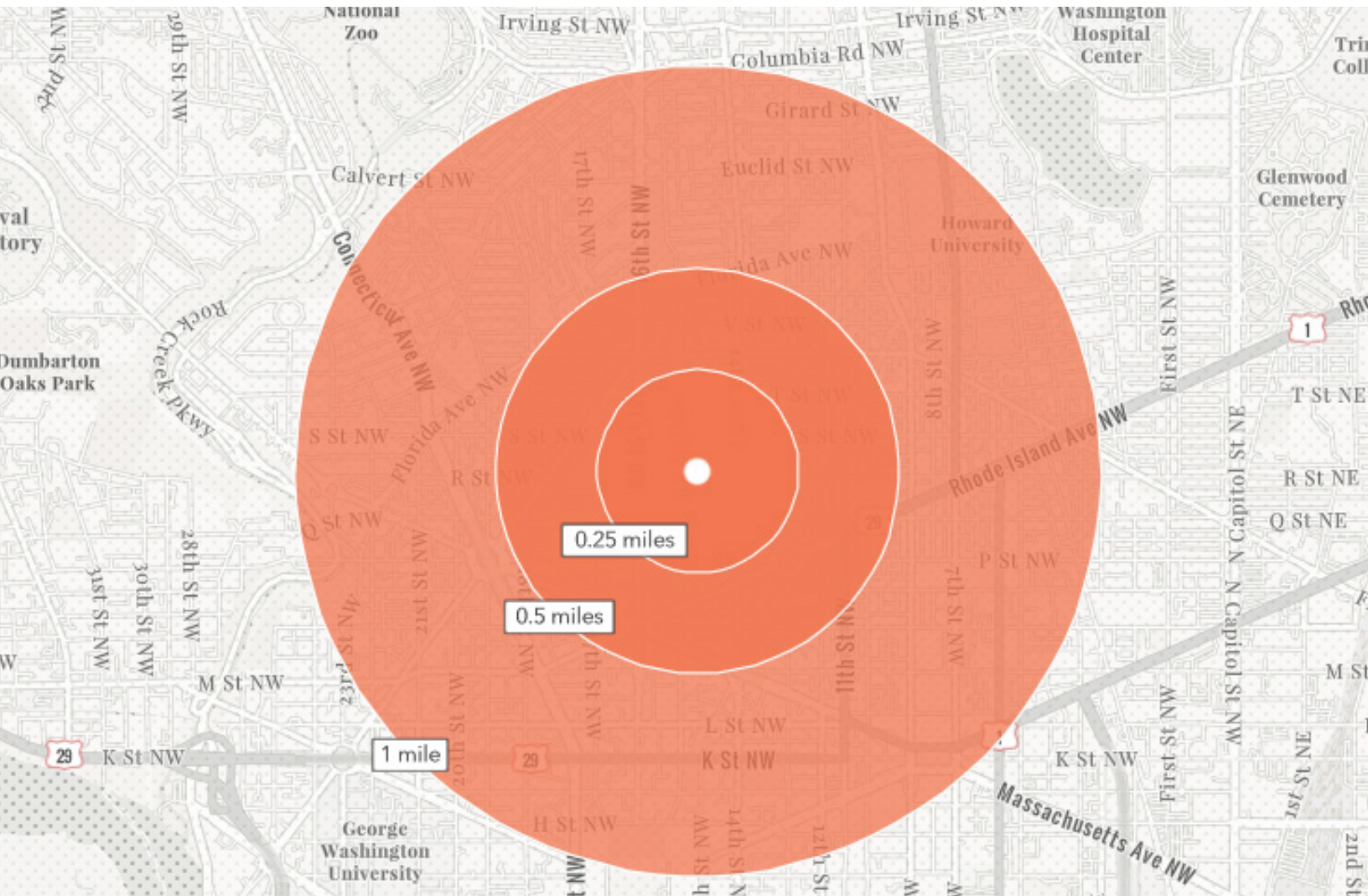
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**SITE DEMOGRAPHICS**



.25 MILE RADIUS	.50 MILE RADIUS	1 MILE RADIUS
7,590 ESTIMATED POPULATION 2025	31,766 ESTIMATED POPULATION 2025	95,206 ESTIMATED POPULATION 2025
2,983 TOTAL EMPLOYEES	18,741 TOTAL EMPLOYEES	225,010 TOTAL EMPLOYEES
\$733,780 MEDIAN HOME VALUE 2025	\$767,897 MEDIAN HOME VALUE 2025	\$783,902 MEDIAN HOME VALUE 2025
\$279,356 AVG HOUSEHOLD INCOME	\$215,972 AVG HOUSEHOLD INCOME	\$205,650 AVG HOUSEHOLD INCOME

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