



**RETAIL PROPERTY FOR LEASE**

# RETAIL SPACE ON HISTORIC BARRACKS ROW

531 8TH ST SE, WASHINGTON, DC 20003



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531 8TH ST SE, WASHINGTON, DC 20003

## PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Available SF:</b>	3,788 SF
<b>Lease Rate:</b>	Negotiable
<b>Year Built:</b>	1908
<b>Building Size:</b>	3,788 SF
<b>Zoning:</b>	MU-25

## PROPERTY HIGHLIGHTS

- Prime location across from the United States Marine Barracks
- Rare Retail Building with High Visibility on 8th Street
- Excellent Accessibility with Two Metro Stations nearby
- Spacious property with potential for expansion on both levels
- Rear Alley Access for Easy Delivery



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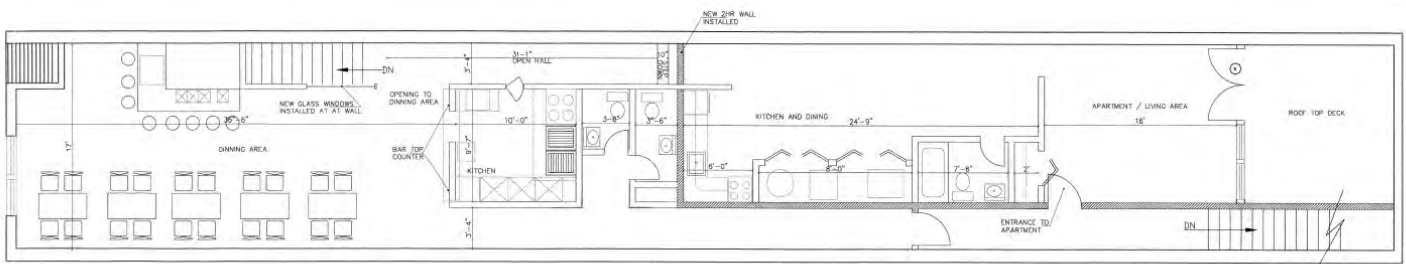
## ADDITIONAL PHOTOS



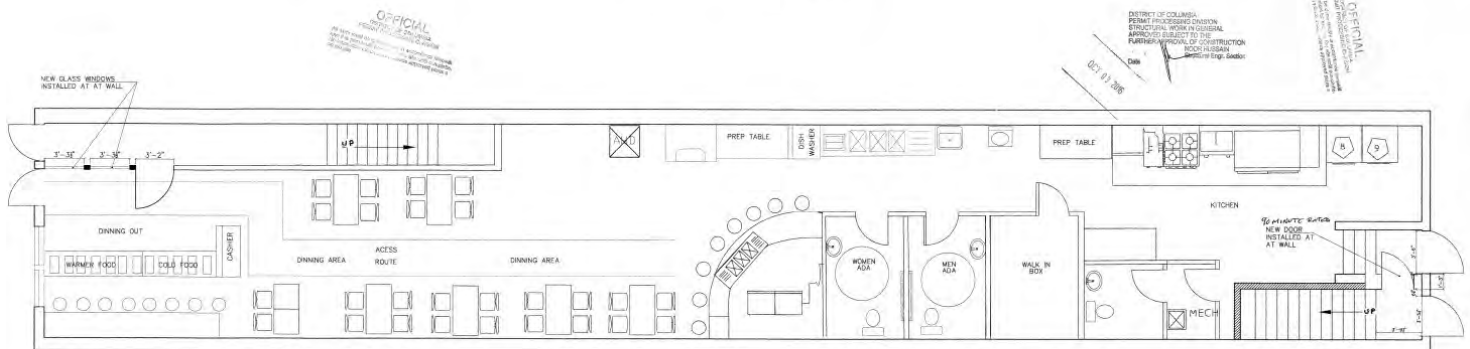
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## FLOOR PLANS



PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



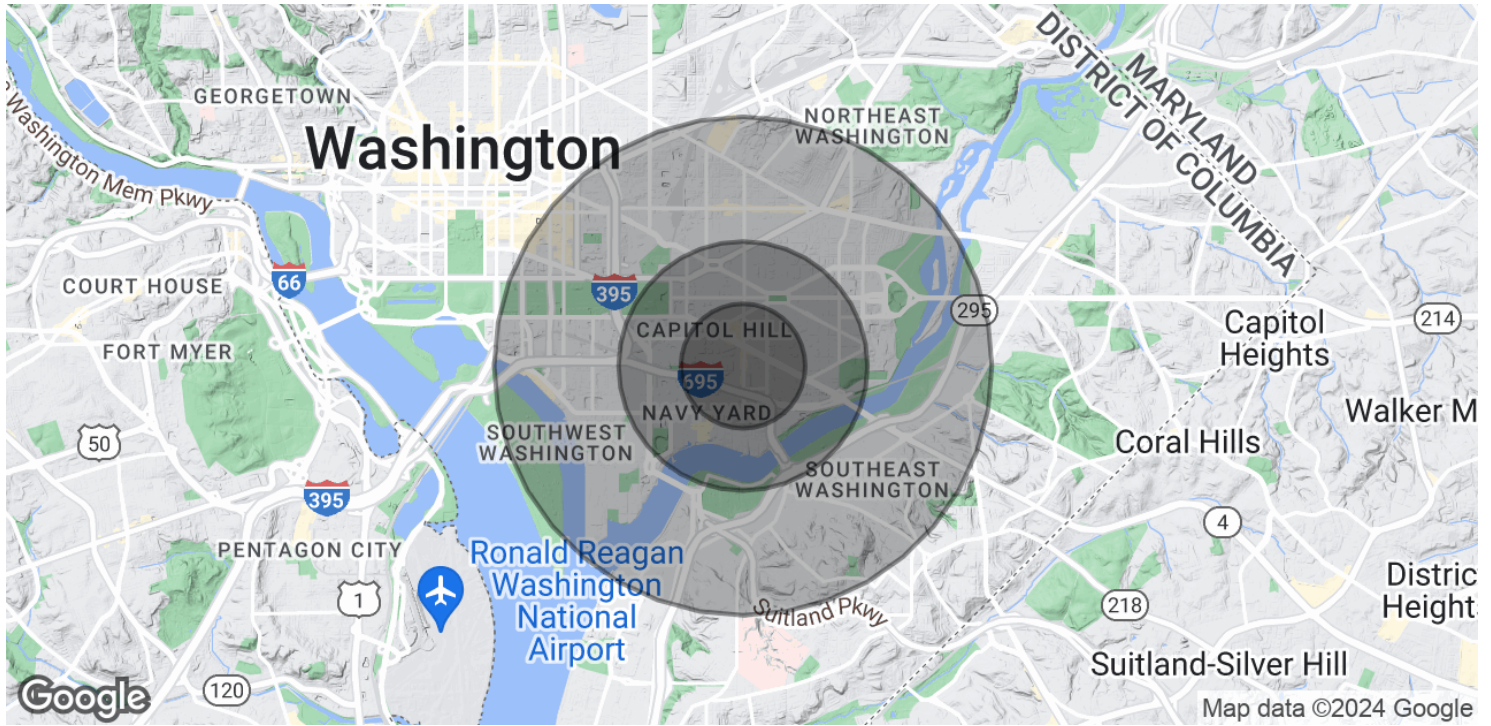
PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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## DEMOGRAPHICS MAP & REPORT



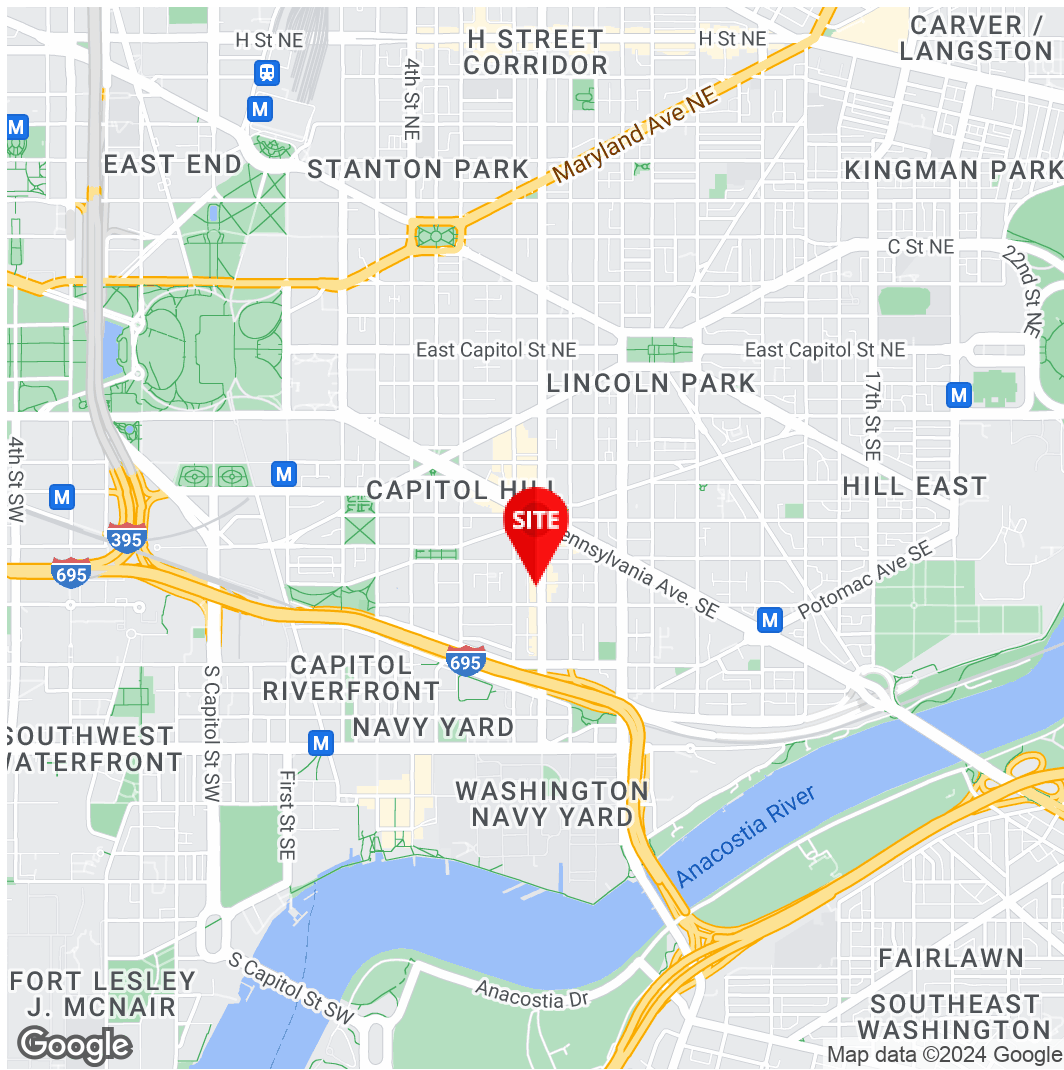
### POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	14,048	47,885	154,582
Average Age	38	37	37
Average Age (Male)	38	37	37
Average Age (Female)	39	37	38

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total Households	6,756	24,876	77,358
# of Persons per HH	2.1	1.9	2
Average HH Income	\$217,612	\$208,213	\$155,995
Average House Value	\$1,073,701	\$921,679	\$757,469

Demographics data derived from AlphaMap



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