



RETAIL PROPERTY FOR LEASE

RETAIL SPACE ON HISTORIC BARRACKS ROW

531 8TH ST SE, WASHINGTON, DC 20003



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,894 SF
Lease Rate:	Negotiable
Year Built:	1908
Building Size:	3,788 SF
Zoning:	MU-25

PROPERTY OVERVIEW

Situated close to the United States Marine Barracks, the retail space located at 531 8th St SE, Washington, DC, 20003, presents a leasing opportunity in a sought-after area. Its location on 8th Street ensures high visibility, suitable for businesses aiming for significant exposure in a busy setting. The property is conveniently accessible, with two Metro stations in close proximity, and offers the possibility for expansion across both its levels to meet diverse business requirements. Rear alley access facilitates smooth delivery processes, enhancing the practicality and operational efficiency of this commercial property.

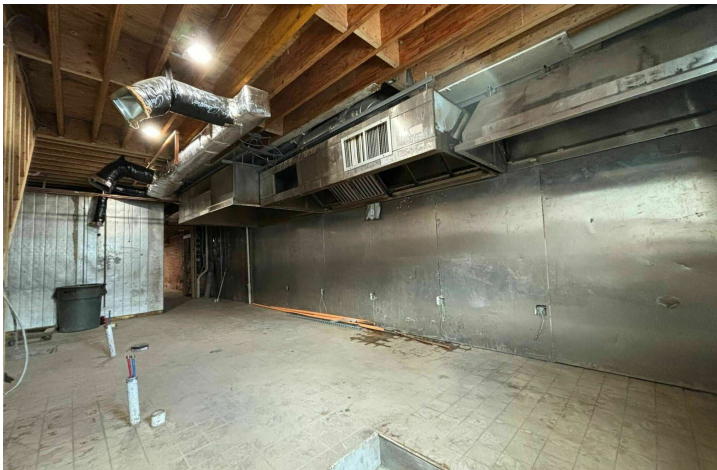
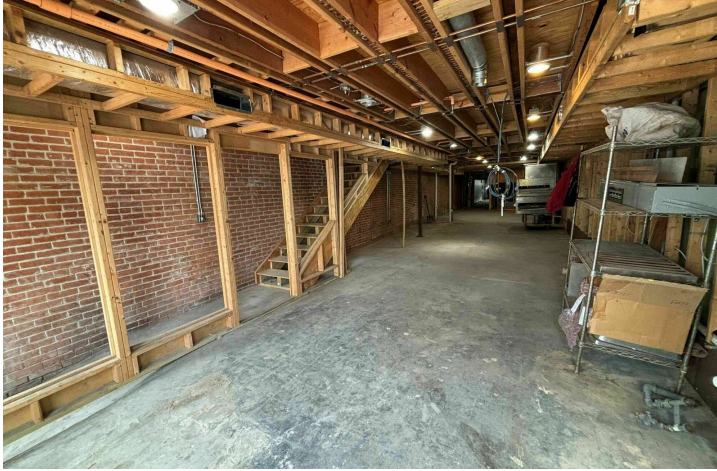
PROPERTY HIGHLIGHTS

- 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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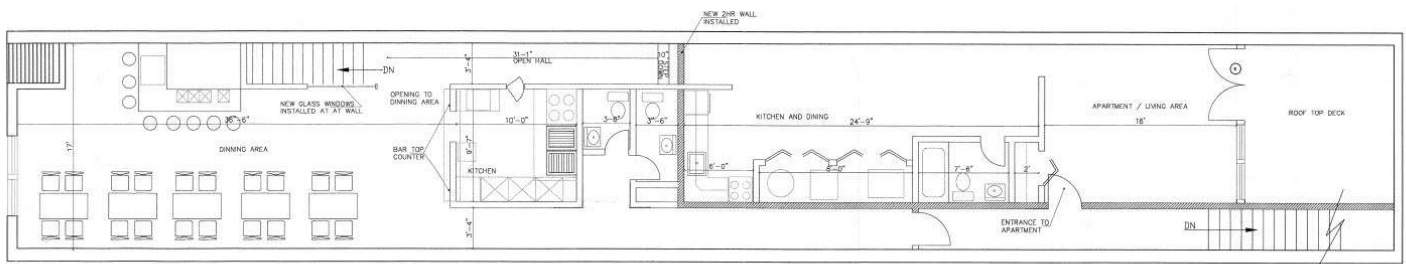
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ADDITIONAL PHOTOS

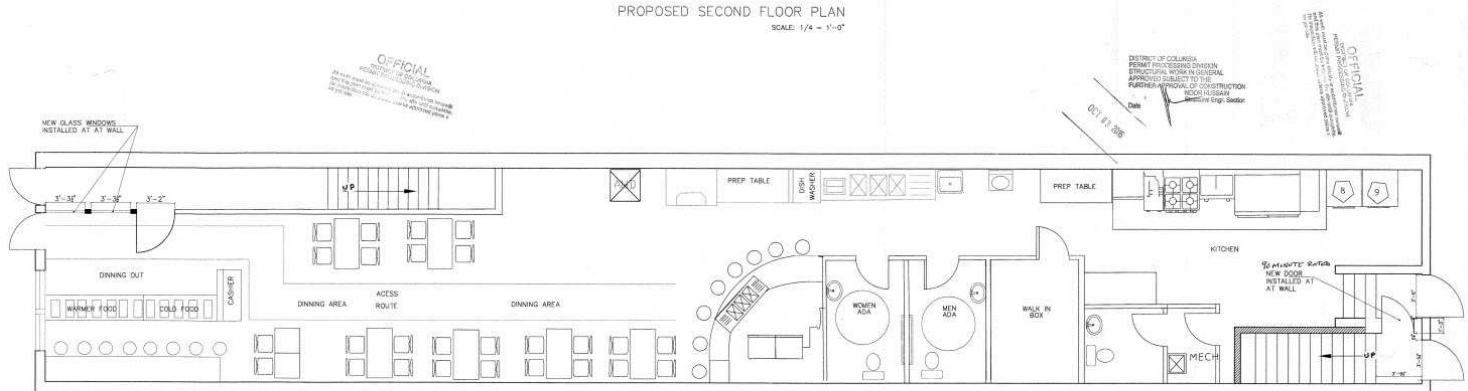


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FLOOR PLANS



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

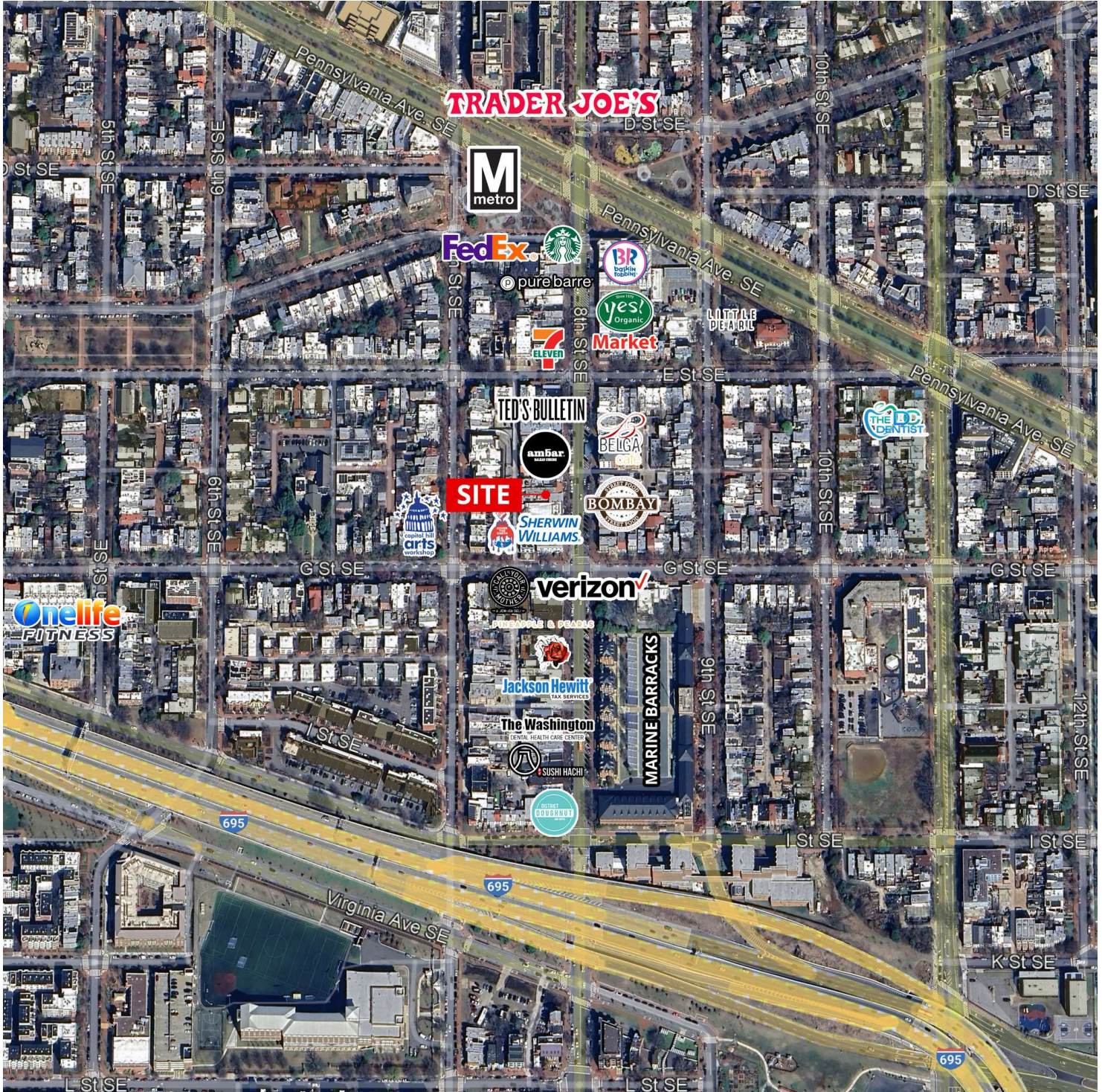


PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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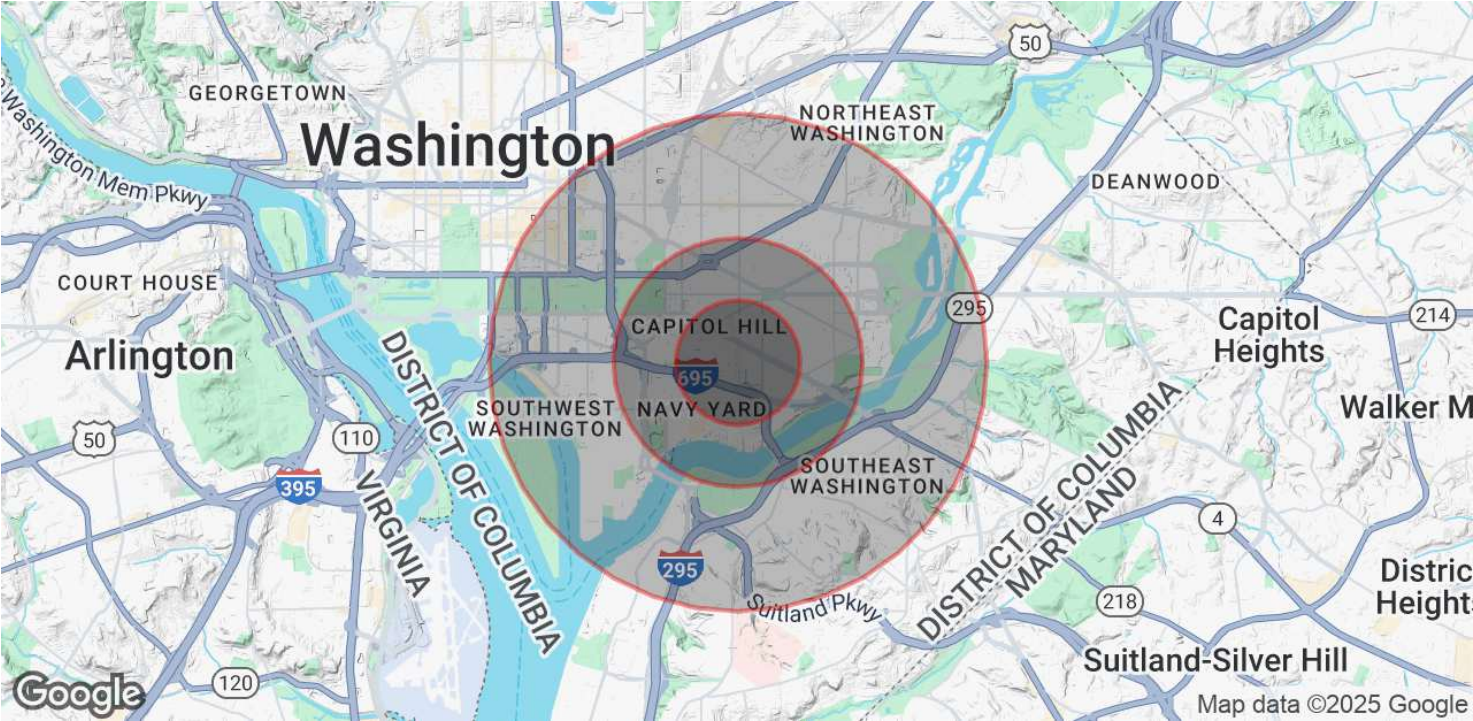
RETAILER MAP



RETAIL SPACE ON HISTORIC BARRACKS ROW

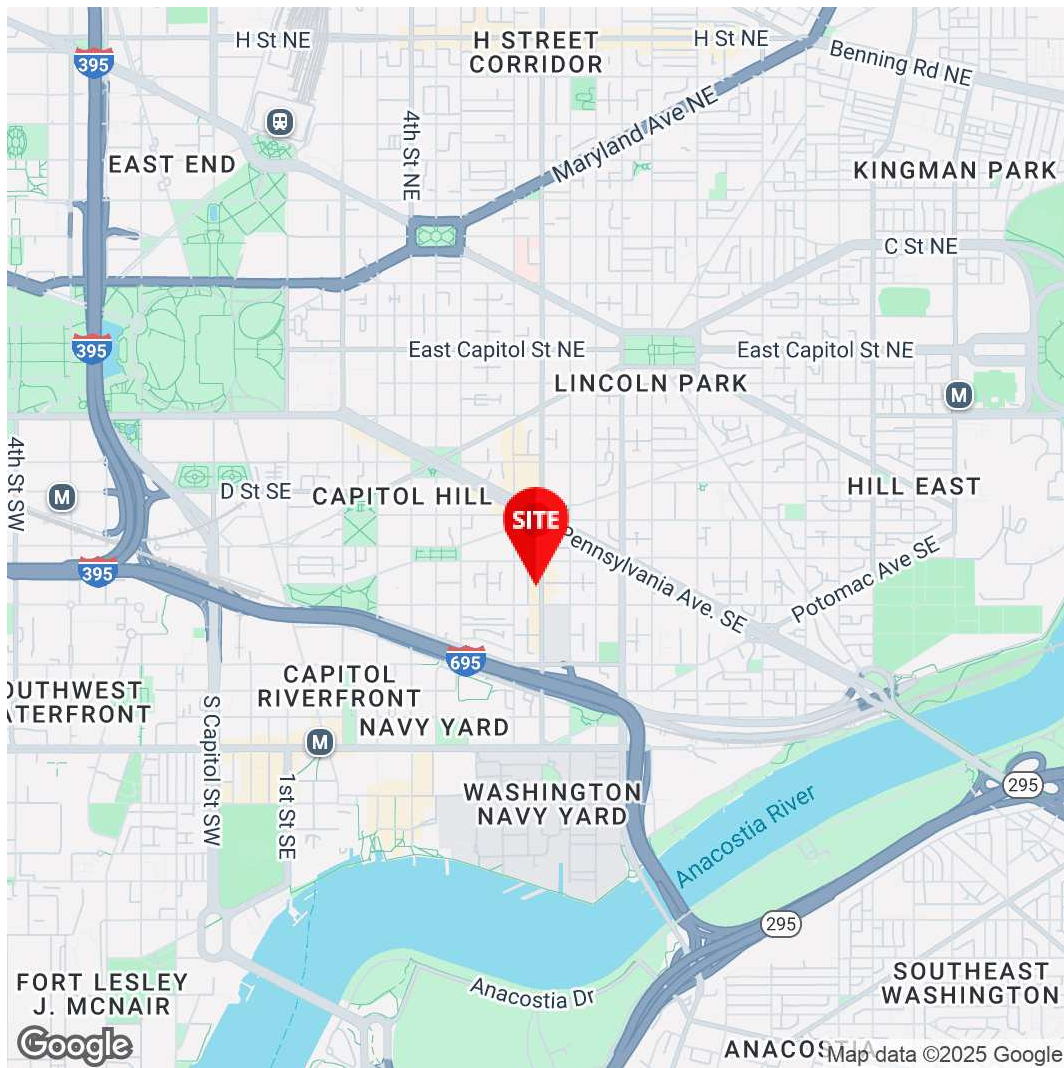
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DEMOGRAPHICS MAP & REPORT



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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