



THE MCENEARNEY DIFFERENCE.

INTRODUCING

3209 Martin Luther King Jr Ave SE
Washington, DC 20032

AVAILABLE FOR LEASE

Property Details

Sale Type	Lease
Property Type	Retail
Building Size	9,402 SQ FT
Building Class	B
Year Built/Renovated	2001
Price Per SF	\$38/SQ FT
Building Height	3 Stories
Typical Floor Size	3,615 SQ FT
Total SQ FT	10,860 SQ FT
Zoning	X

Local Transportation Details

Transit // Bus

4th St & M L King Ave	0.03 mi
Savannah St & 4th St	0.08 mi
M L King Ave & 5th St	0.11 mi
Malcolm X Ave & Oakwood St	0.16 mi
6th St & Savannah St	0.18 mi
Alabama Ave & Randle Pl	0.18 mi
M L King Ave & Malcolm X Ave	0.24 mi
Alabama Ave & 7th St	0.28 mi

Metro Stations

Congress Heights Station	0.73 mi
Anacostia	1.4 mi
Southern Ave Station	1.4 mi
Ronald Reagan Washington Nat	2.4 mi
Naylor Road	2.5 mi
Potomac Yard/Vt Metrorail St	2.5 mi
Potomac Ave	2.7 mi
Federal Center SW	3.0 mi

Available Units

1st Floor

SIZE	1,532 SQ FT
SPACE USE	Retail

1st Floor 1,532 SQ FT

Prime corner location on Martin Luther King Jr. Avenue in the vibrant heart of Washington, D.C.'s Ward 8. Strategically positioned just a few blocks from the Congress Heights Green Line METRO Station and the upcoming headquarters of the Department of Homeland Security (DHS). Conveniently situated 1.0 mile from I-295 and Bolling Air Force Base, and 1.25 miles from the newly established Giant Supermarket and The Villages of Parklands Retail Center.

This highly visible space provides swift access to Downtown DC, Maryland, and Virginia via major interstate roadways. Ideal for government contractors, agencies, entrepreneurs, and non-profits, offering complete utilization of the Plaza 8 building. Each floor features two bathrooms, ensuring convenience for occupants.

The building boasts complete security, elevator access, and exclusive rights to all 12 gated parking spaces. Abundant natural light fills the space, creating an inviting atmosphere. Additionally, it holds a Hubzone location designation, and it is strategically located near Congress Heights Metro, St. Elizabeth's, the new DHS headquarters, and the Coast Guard. Quick and hassle-free access to and from I-295 and I-395 further enhances the appeal of this prime location on the intersection of Martin Luther King Avenue and Malcolm X Ave.

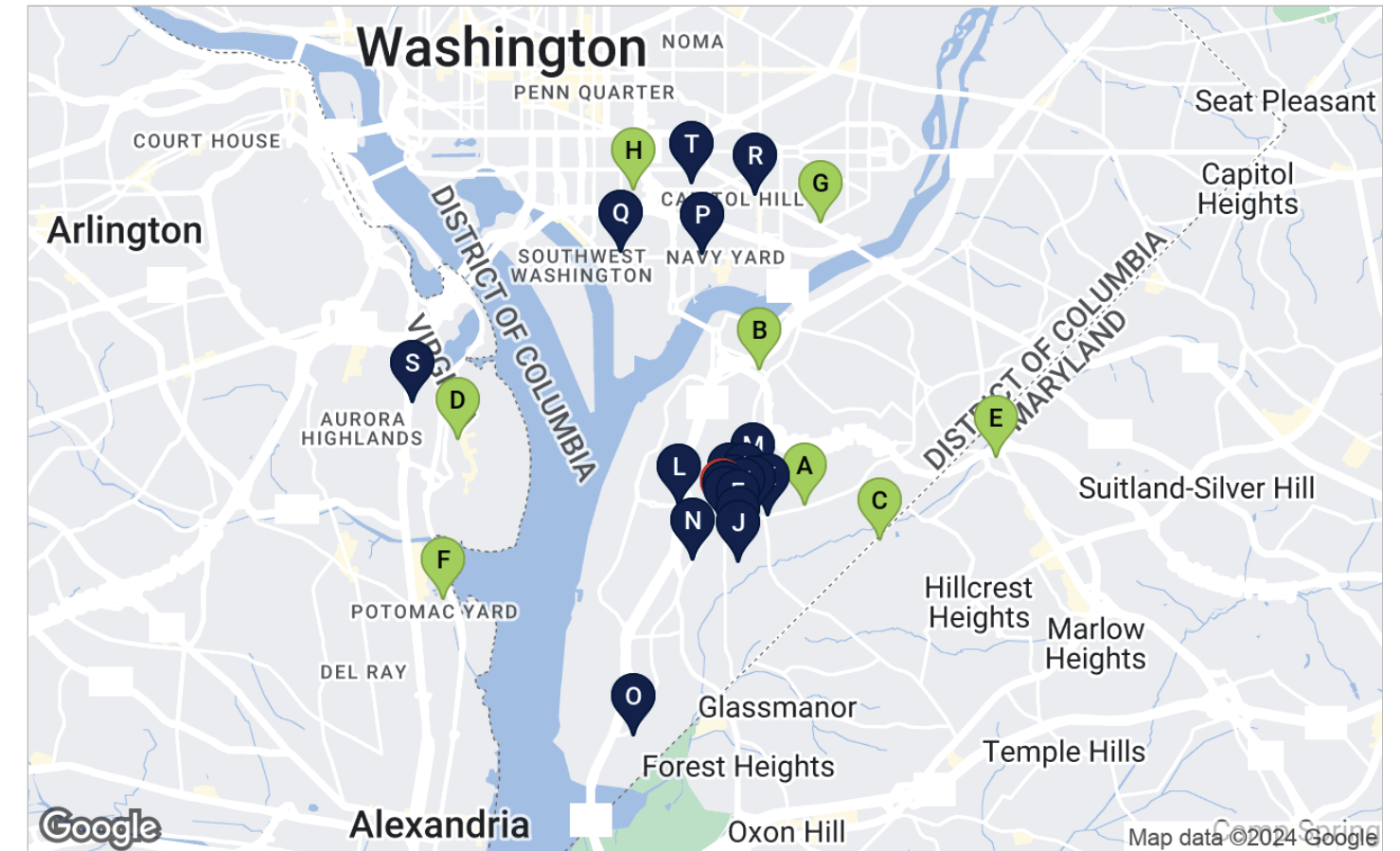
First Floor Amenities:

- 1 Bathroom
- Elevator Access
- Exclusive Use of 12 Parking Spots
- Completely Secure Building
- Video Surveillance



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Local Amenities

Transit Stations

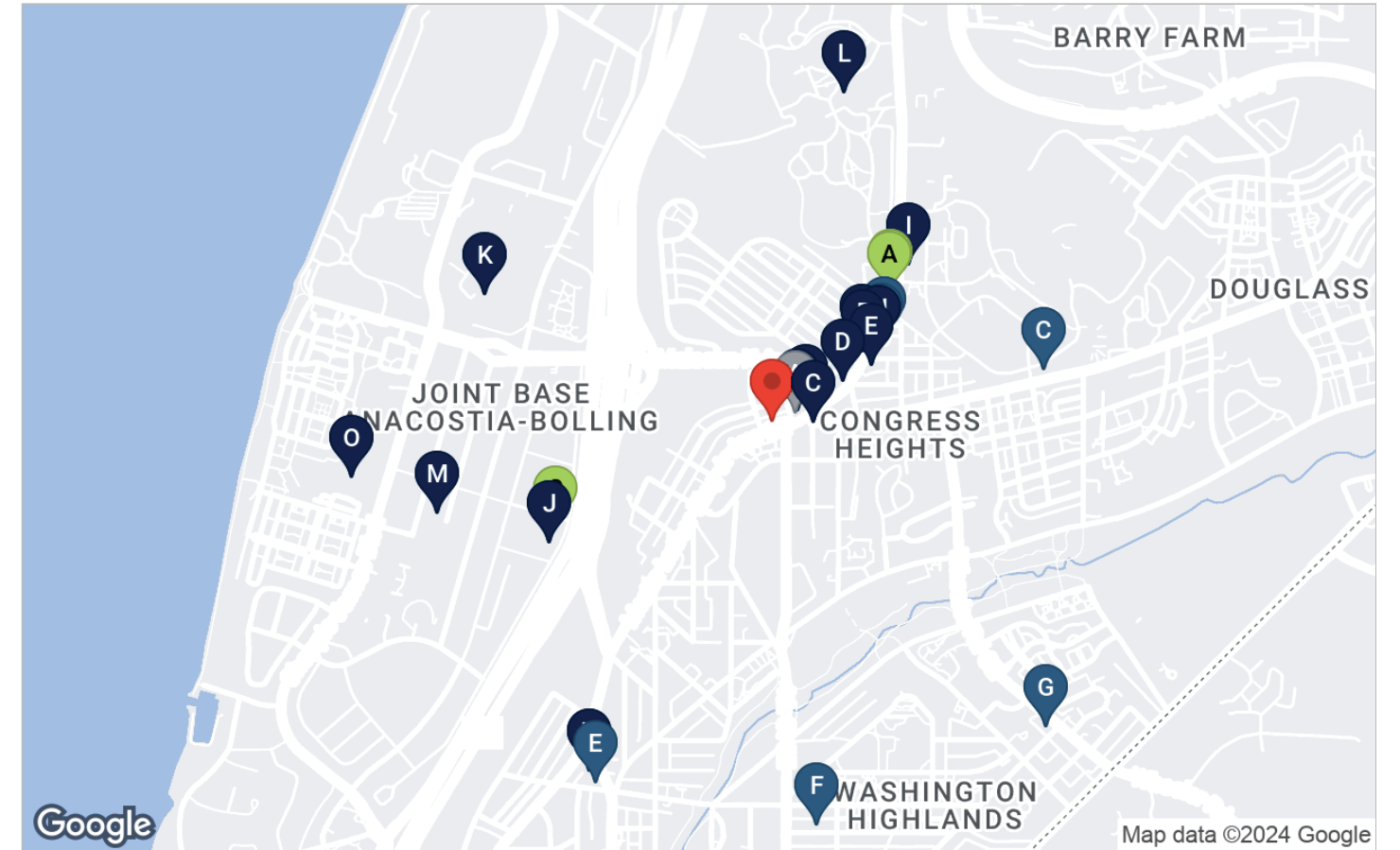
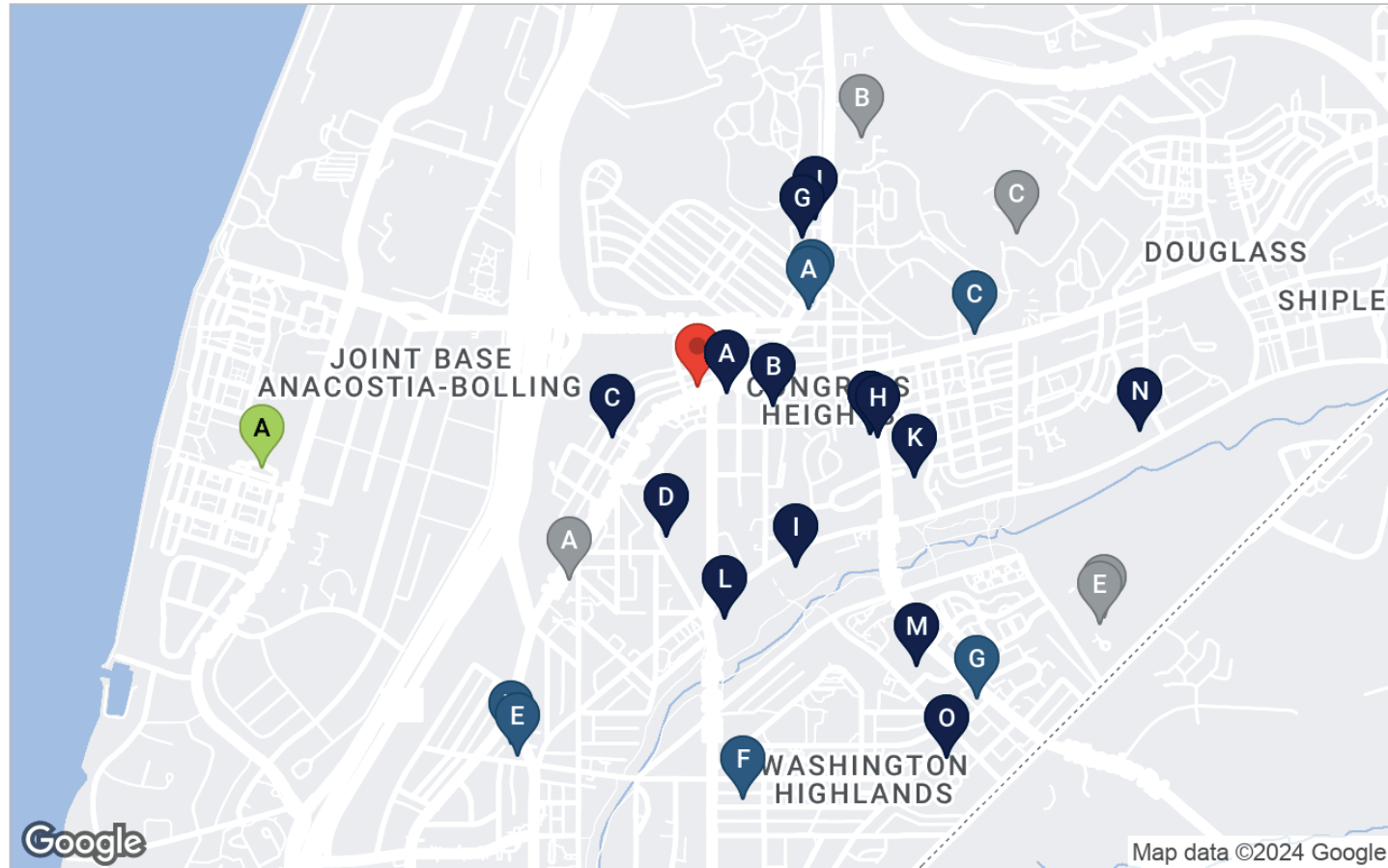
- A** 4th St & M L King Ave (0.03m)
- B** Savannah St & 4th St (0.08m)
- C** M L King Ave & 5th St (0.11m)
- D** Malcolm X Ave & Oakwood St (0.16m)
- E** 6th St & Savannah St (0.18m)
- F** Alabama Ave & Randle Pl (0.18m)
- G** M L King Ave & Malcolm X Ave (0.24m)
- H** Alabama Ave & 7th St (0.28m)
- I** 6th St & #3500 (0.29m)
- J** 6th St & Mississippi Ave (0.39m)
- K** Alabama Ave & 9th St (0.4m)
- L** South Capitol St & Malcolm X (0.4m)
- M** M L King Ave & Milwaukee Pl (0.41m)
- N** M L King Ave & Upsal St (0.43m)
- O** MetroBus Depot (2m)
- P** Navy Yard-Ballpark (2.3m)
- Q** Waterfront (2.5m)
- R** Eastern Market (2.9m)
- S** Crystal City (2.9m)
- T** Capitol South Station (3m)

Subway Stations

- A** Congress Heights Station (0.73m)
- B** Anacostia (1.4m)
- C** Southern Ave Station (1.4m)
- D** Ronald Reagan Washington Nat (2.4m)
- E** Naylor Road (2.5m)
- F** Potomac Yard/Vt Metrorail St (2.5m)
- G** Potomac Ave (2.7m)
- H** Federal Center SW (3m)

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Schools

- A** Academy of Hope Adult PCS (0.06m)
- B** Martin Luther King, Jr. Elem (0.17m)
- C** Center City PCS - Congress H (0.21m)
- D** Frank W. Ballou High School (0.33m)
- E** Community College Preparator (0.38m)
- F** Mary Church Terrell Elementa (0.38m)
- G** Friendship Southeast Element (0.39m)
- H** KIPP DC Wheeler Campus (0.4m)
- I** Hart Middle School (0.44m)
- J** Friendship Tech Prep (0.44m)
- K** Eagle Academy (0.5m)
- L** Simon Elementary School (0.5m)
- M** Achievement Preparatory Acad (0.76m)
- N** Malcolm X Elementary School (0.95m)
- O** Early Childhood Academy PCS (0.96m)

Banks

- A** PenFed Credit Union (0.95m)

Hospitals

- A** Unity Health Care (0.5m)
- B** Cedar Hill Medical Center (0.64m)
- C** St. Elizabeths Hospital (0.76m)
- D** Children's National Emergenc (1m)
- E** United Medical Center (1m)

Pharmacies

- A** Healing Touch Pharmacy #4 (0.29m)
- B** Good Care Pharmacy (0.3m)
- C** Whitman-Walker Max Robinson (0.6m)
- D** Excel Pharmacy (0.86m)
- E** BelleVue Pharmacy (0.88m)
- F** High DC Delivery - Weed Deli (0.89m)
- G** Healing Touch Pharmacy #2 (0.9m)

Restaurants

- A** Hong Kong Delite Carry Out (0.06m)
- B** MLK Deli (0.08m)
- C** NooKy's Palace (0.09m)
- D** Corner Cafe (0.18m)
- E** Popeyes Louisiana Kitchen (0.25m)
- F** Merry's Kitchen (0.25m)
- G** Sharks Fish & Chicken (0.25m)
- H** Da Love of Soul (0.28m)
- I** CTL Wellness (0.45m)
- J** Bolling Club (0.56m)
- K** Subway (0.69m)
- L** Cafeteria (0.73m)
- M** Potomac Lanes Snack Bar (0.76m)
- N** Secrets of Nature Health Foo (0.86m)
- O** Subway (0.93m)

Bars

- A** Players Lounge (0.38m)
- B** Ace's Lounge (0.38m)
- C** Wings Bar & Grill (0.53m)

Home Goods Stores

- A** Capital Services & Supplies (0.05m)

Pharmacies

- A** Healing Touch Pharmacy #4 (0.29m)
- B** Good Care Pharmacy (0.3m)
- C** Whitman-Walker Max Robinson (0.6m)
- D** Excel Pharmacy (0.86m)
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Meet Cher Castillo & Co.

Cher Castillo & Co. at McEneaney Associates Realtors® is the preeminent real estate team serving the Greater Washington Metro Region. We are a full-service team offering Seller & Buyer Representation, Landlord & Tenant Representation, Property Management, Commercial Representation, and Relocation Services.

Cher Castillo & Co. brings over 35+ years of combined real estate experience to McEneaney Associates. Our clients can count on our team of trusted real estate professionals to deliver. We have the market knowledge, experience, negotiation skills, and proven record of results that will ensure a seamless transaction. Our team boasts a range of real estate perspectives from working with developers, finding a prime investment property and guiding first-time home buyers, to serving our luxury clientele. We are DC Metro Area market experts! Our open-door policy with our clients ensures the trust, security, and accessibility needed when engaging in one of the biggest transactions of your life. Our reviews speak to the excellence we demand and provide as real estate professionals. Your search is over, you have found a unique and diverse team to guide you through the purchase, sale, or lease of your home or business!



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Equal Housing Opportunity

