




ONE | STREET
COMMERCIAL PROPERTIES

1601 Montello Ave NE Washington, DC 20002

Retail Property For Sale



Kevin Brandes //
kb@onestreet.one
240.813.9344



PROPERTY DESCRIPTION

ONE Street Commercial Properties is excited to bring to market 1601 Montello Ave NE—a rare opportunity to own a corner lot commercial property in the rapidly developing Trinidad neighborhood. Positioned near Union Market, Ivy City, and the H Street Corridor, this high-visibility corner site offers strong upside for owner-users, investors, or developers looking to capitalize on Northeast DC's continued growth.

LOCATION DESCRIPTION

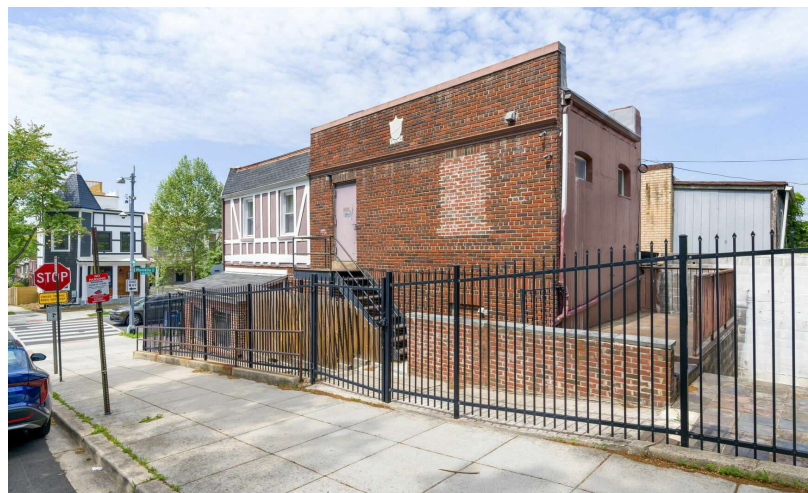
Located in the heart of the thriving Trinidad neighborhood, 1601 Montello Ave NE offers a strategic position just minutes from Union Market, H Street Corridor, and Ivy City. Surrounded by a mix of creative businesses, new residential developments, and popular local eateries, this site provides excellent visibility and connectivity in one of DC's fastest-growing areas.

OFFERING SUMMARY

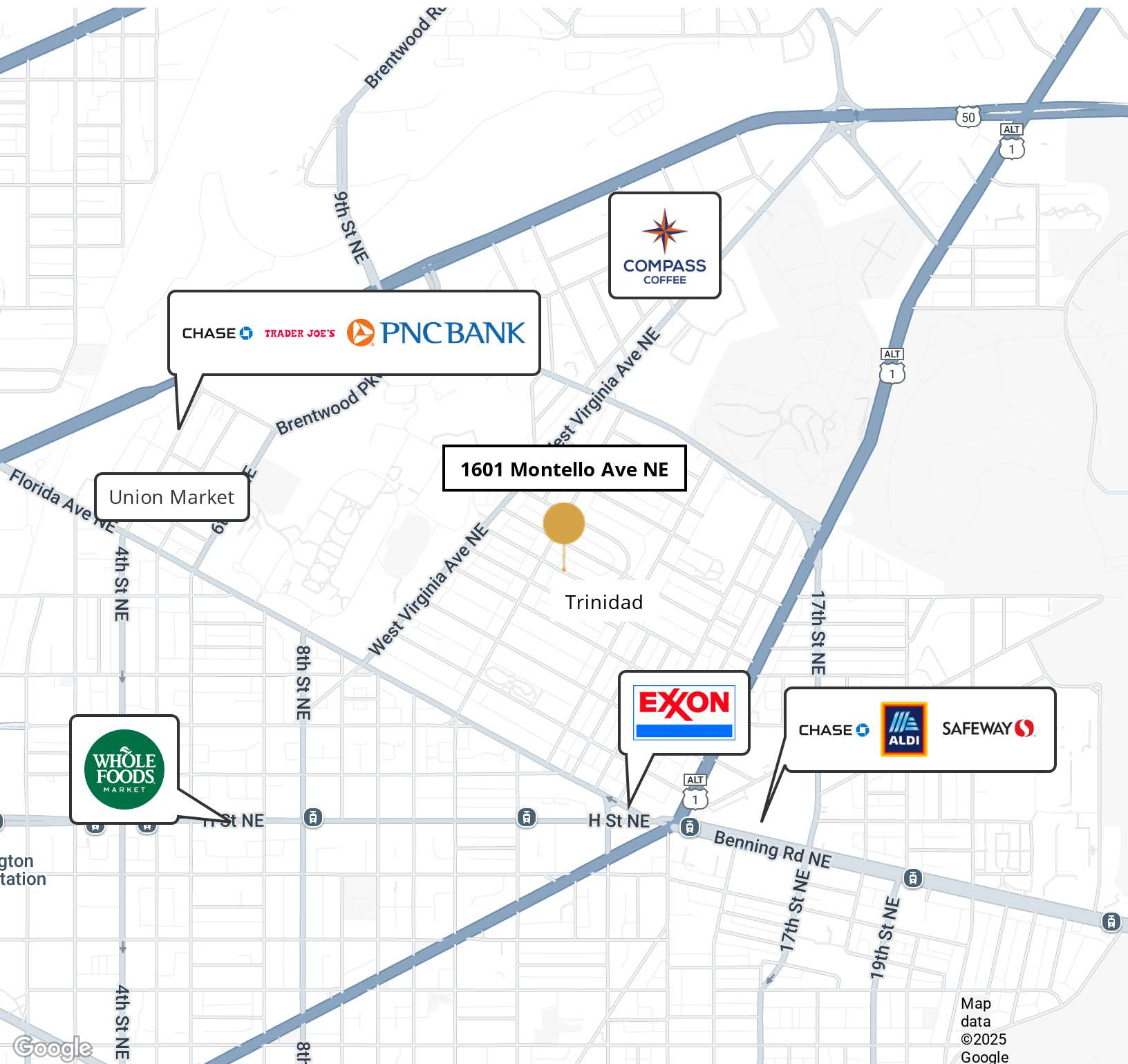
Sale Price:	Subject to Offer
Number of Units:	3
Lot Size:	2,030 SF
Building Size:	2,863 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,839	5,543	23,942
Total Population	4,028	12,159	50,769
Average HH Income	\$117,683	\$139,138	\$154,636

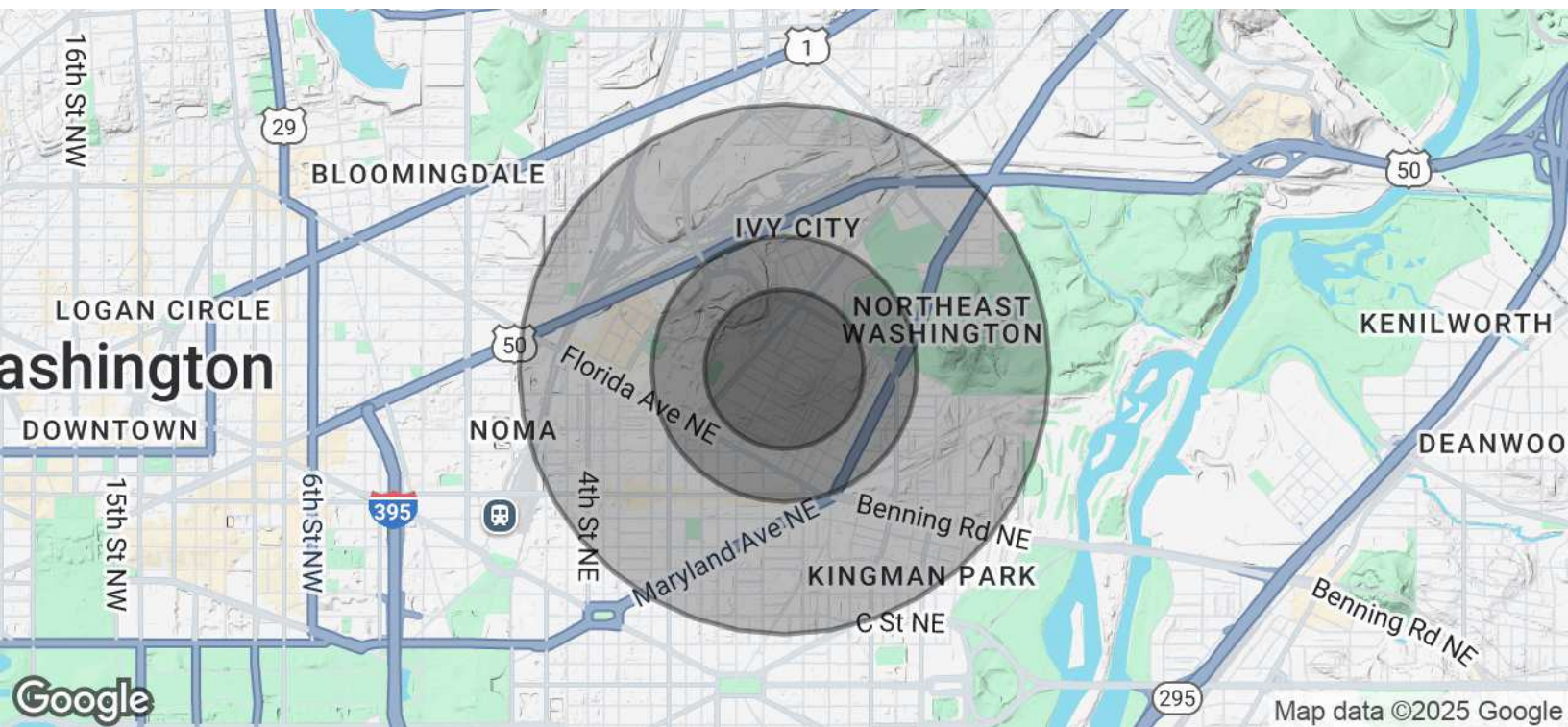
Kevin Brandes //
kb@onestreet.one
240.813.9344



Kevin Brandes //
kb@onestreet.one
240.813.9344



Kevin Brandes //
kb@onestreet.one
240.813.9344



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,028	12,159	50,769
Average Age	37	37	36
Average Age (Male)	37	36	36
Average Age (Female)	38	37	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,839	5,543	23,942
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$117,683	\$139,138	\$154,636
Average House Value	\$670,523	\$720,504	\$816,438

Demographics data derived from AlphaMap

Kevin Brandes //
kb@onestreet.one
240.813.9344