



Vacant Commercial Building Sitting on .41 Acre Lot – **Close Proximity to Metro Station**

# Commercial Property in NE DC

4407 Lee St NE Washington DC 20019



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# PROPERTY TOUR AND OFFER PROCESS

**Property Visitation:** Prospective buyers will be provided the opportunity to visit the Property during prescheduled tours. Tours will include access to a sample of units as well as common areas. In order to not disturb the Property's ongoing operations, visitation requires advance notice and scheduling.

**Available Tour Dates:** To schedule a tour of the Property, please contact Kenneth Brown at 240.463.1969 or [kenbrown@quasarrealestate.com](mailto:kenbrown@quasarrealestate.com)

**Offer Submission:** Offers should be submitted in the form of a non-binding Letter of Intent to [commercial@quasarrealestate.com](mailto:commercial@quasarrealestate.com)

**Terms and conditions of buyer's offers should at the minimum include:**

- Offer price
- Earnest money deposit
- Due diligence and closing period
- Description of buyer's qualifications and proof of funds

## COMMERCIAL TEAM

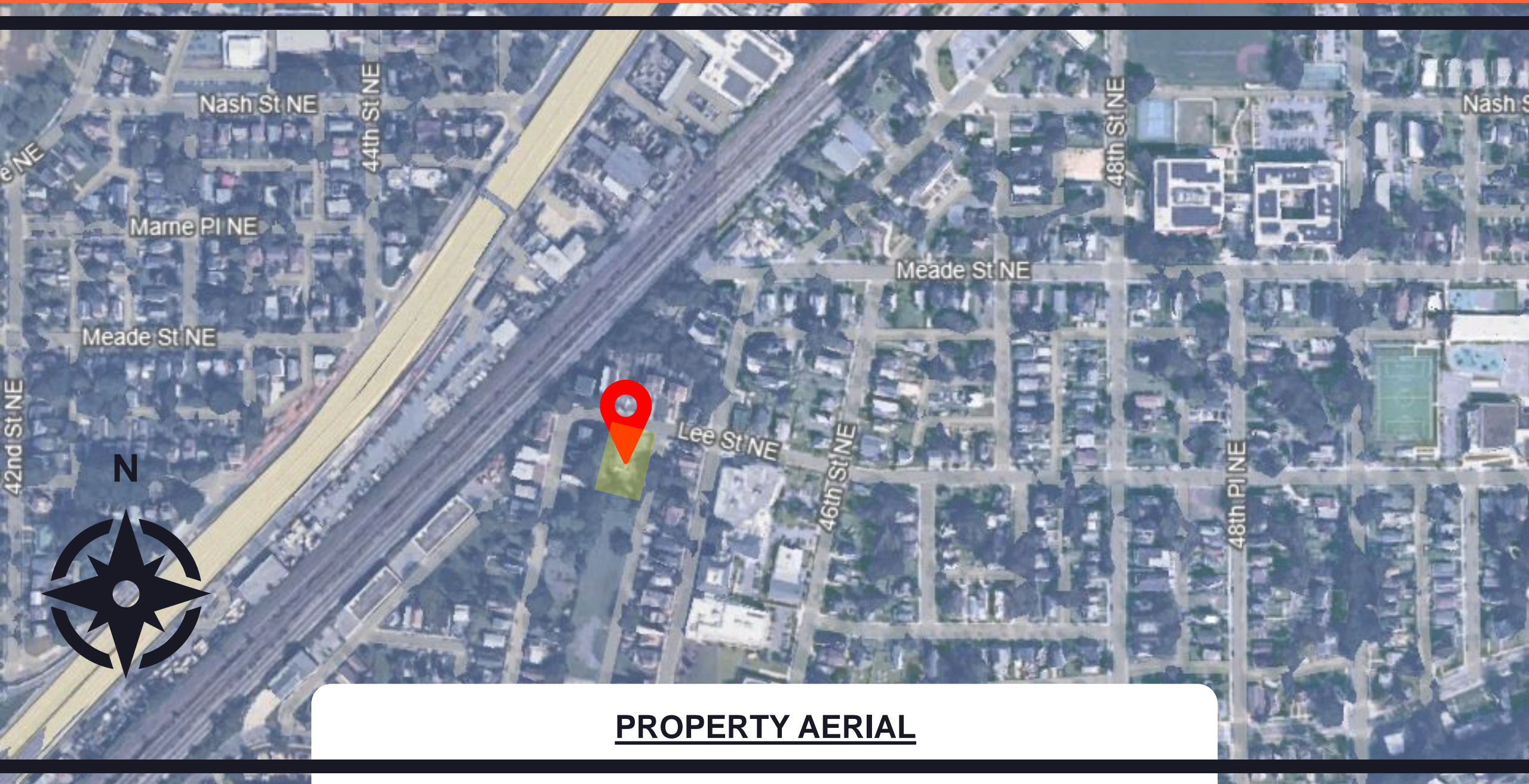
**Kenneth Brown**  
CEO and Chairman

**Phil Dawit**  
Managing Director

**Randi Stave**  
Director, Finance

**Richard Lupkin**  
Director, Facilities





**PROPERTY AERIAL**

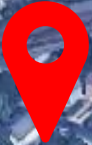
WENDY'S



MCDONALDS



RECREATION CENTER



SUBJECT PROPERTY



Deanwood Station



SHELL



# PROPOSED PROJECT (WITHIN 0.5 MILES)



**Address: 4726 Sheriff Rd NE DC 20019**

**Description: The project will consist of a four-story building, penthouse, and one level below-grade basement featuring 26 affordable units.**

# **RECENT PROJECTS (WITHIN 0.5 MILES)**



**Address: 4501 Quarles St NE  
Unit Count: 166**



**Address: 4612 Kane Pl NE  
Unit Count: 4**



**Address: 4905 Sheriff Rd NE  
Co-living Facility**



**Address: 4732 Sheriff Rd NE  
Unit Count: 10**



# AIRPORT MAP

Approximately a  
40-minute drive  
to Dulles Airport



50-Miles

25-Miles

Subject Property

Approximately a  
35-minute drive  
to BWI Airport



Approximately a  
20-minute drive  
to Reagan  
Airport



# WASHINGTON, D.C. MSA

The Washington, D.C. Metropolitan Statistical Area (MSA) maintains a vibrant economic landscape characterized by a diverse range of industries. Real estate remains a cornerstone of the region's economy, with steady demand for residential and commercial properties supported by the presence of government agencies and international organizations. Despite occasional fluctuations, property values have generally demonstrated resilience.

The government sector continues to be a major employer, with federal agencies, contractors, and related industries offering stable job prospects. Additionally, the region's tech, healthcare, and professional services sectors are experiencing growth, contributing to overall employment expansion.

Washington, D.C. MSA is emerging as a prominent tech hub, particularly in fields such as cybersecurity, data analytics, and biotechnology. The presence of leading tech companies, startups, and incubators fosters innovation and entrepreneurship, attracting talent and investment to the area.

Government contracting is a significant aspect of the economy, with numerous companies competing for federal contracts across various industries. Changes in government spending priorities and policies can have profound effects on the contracting landscape, influencing business opportunities and revenue streams.

Investments in transportation infrastructure, including Metro expansions, highway upgrades, and airport improvements, aim to improve mobility and connectivity throughout the region. These infrastructure projects stimulate economic development and enhance the area's attractiveness to businesses.

Washington, D.C. remains a premier destination for tourism and hospitality, drawing millions of visitors annually to its historic landmarks, museums, and cultural attractions. The hospitality sector contributes significantly to the local economy, generating revenue from lodging, dining, and entertainment services.

Source: DATA USA Washington-Arlington-Alexandria, DC-VA-MD-WV



## % of Workers by Industry

17.3% STEM  
13% Public Administration  
10.5% Healthcare



## Education

**34.76%**

**Have an  
Associates  
Degree or Higher**



## Median Household Income

**\$111,252**



## % Who Commute to Work

**70.8%**

# NORTHEAST WASHINGTON DC

Northeast D.C. is an area undergoing significant transformation. Located just north of Capitol Hill, Northeast D.C. boasts a mix of historic charm and emerging developments, making it one of the city's most promising neighborhoods. The H Street Corridor is a key highlight, featuring a vibrant arts scene, popular restaurants, and entertainment venues, attracting a growing community of young professionals and families. With an expanding local economy, ongoing revitalization, and proximity to landmarks like the U.S. Capitol and National Arboretum, Northeast D.C. represents a rapidly changing market.

Transportation in Northeast D.C. is a major asset, with easy access to the Metro (Red Line), multiple bus routes, and key highways such as I-295, providing seamless connectivity to downtown D.C. and surrounding regions. This accessibility, combined with a variety of new residential and commercial developments, makes NE D.C. a highly attractive location for both long-term growth and immediate returns.





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