



FOUNDRY
COMMERCIAL

SPECIALTY PROPERTY FOR SALE

1720 MINNESOTA AVE SE | WASHINGTON, DC 20020

foundrycommercial.com

14,765± SF TOTAL ON .43± AC- FOR MORE INFO, PLEASE CONTACT: **301.512.8298**

RELIGIOUS PROPERTY FOR SALE

14,765± SF ON .43± AC

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1720 MINNESOTA AVE SE | WASHINGTON, DC 20020

CURRENTLY REVIEWING OFFERS

PROPERTY DESCRIPTION

- 14,765± SF Religious Building
- .43± AC parcel fronts both Minnesota Avenue SE and R Street SE
- The parcel is zoned RA-2, Residential Apartment Zone with surrounding zoning the same.
- Traffic count for Minnesota Avenue SE is 9,562± vehicles (2022 Annual Daily Traffic Count)
- Located in SE Washington, DC, less than 0.50 miles east of I-295

PARCEL ID	5615 0803
CURRENT USE	Religious
ZONING	RA-2, Residential Apartment Zone
FUTURE LAND USE	RMOD - Residential - Moderate Density
# OF BUILDINGS	1
TOTAL BUILDING SF	14,765± SF
ACREAGE	.43± AC
PARKING	Street

FOR MORE INFORMATION, PLEASE CONTACT:

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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

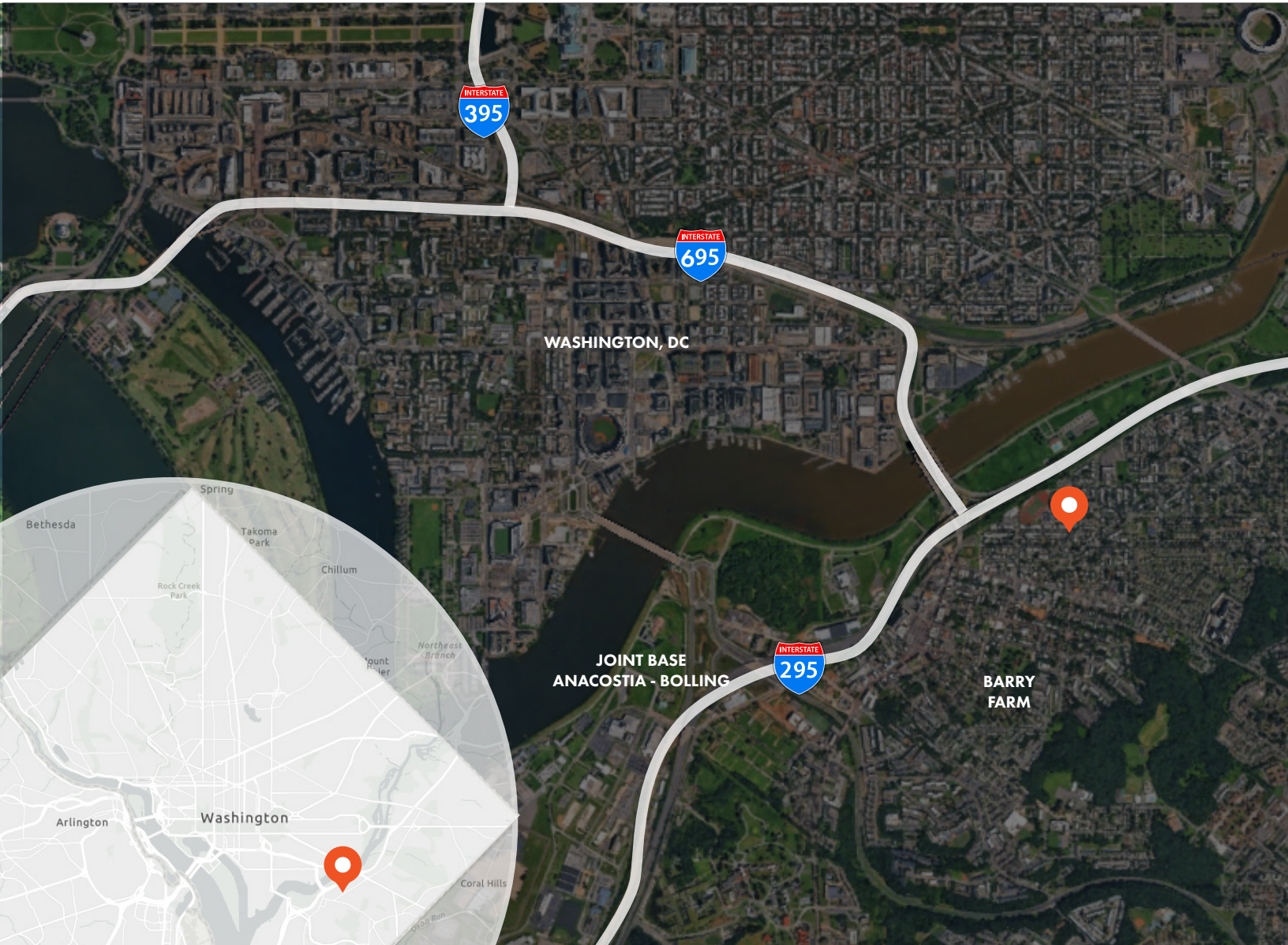
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LOCATION



NEIGHBORHOOD:

ANACOSTIA

WARD:

8

QUADRANT:

SOUTHEAST

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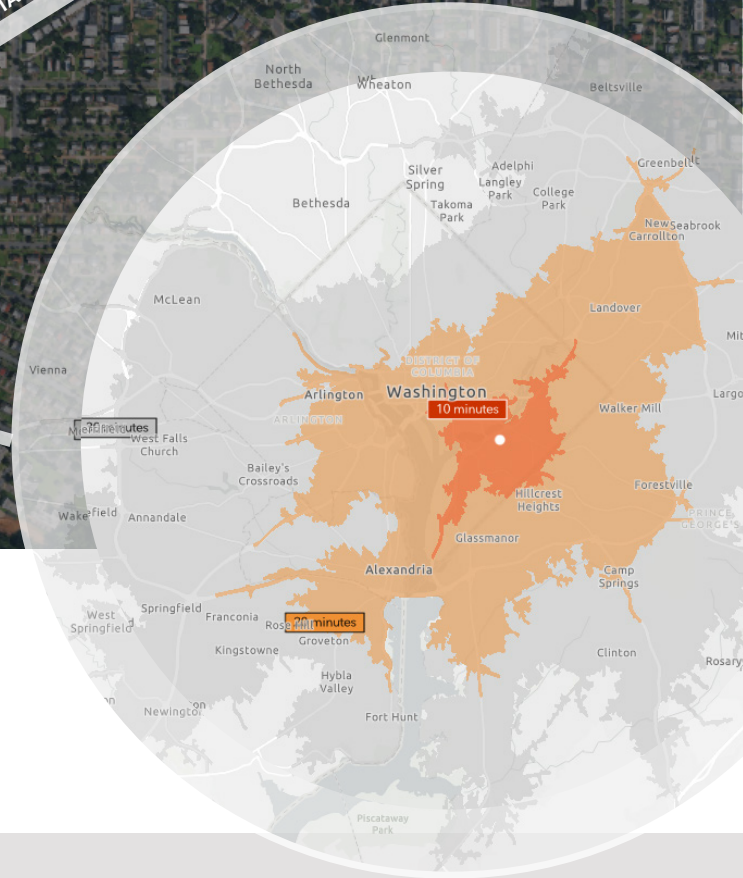
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PROXIMITY



ESTIMATED DRIVE TIMES

- 15 MINUTES: DOWNTOWN DC**
- 15 MINUTES: JOINT BASE ANACOSTIA-BOLLING**
- 20 MINUTES: ALEXANDRIA, VA**

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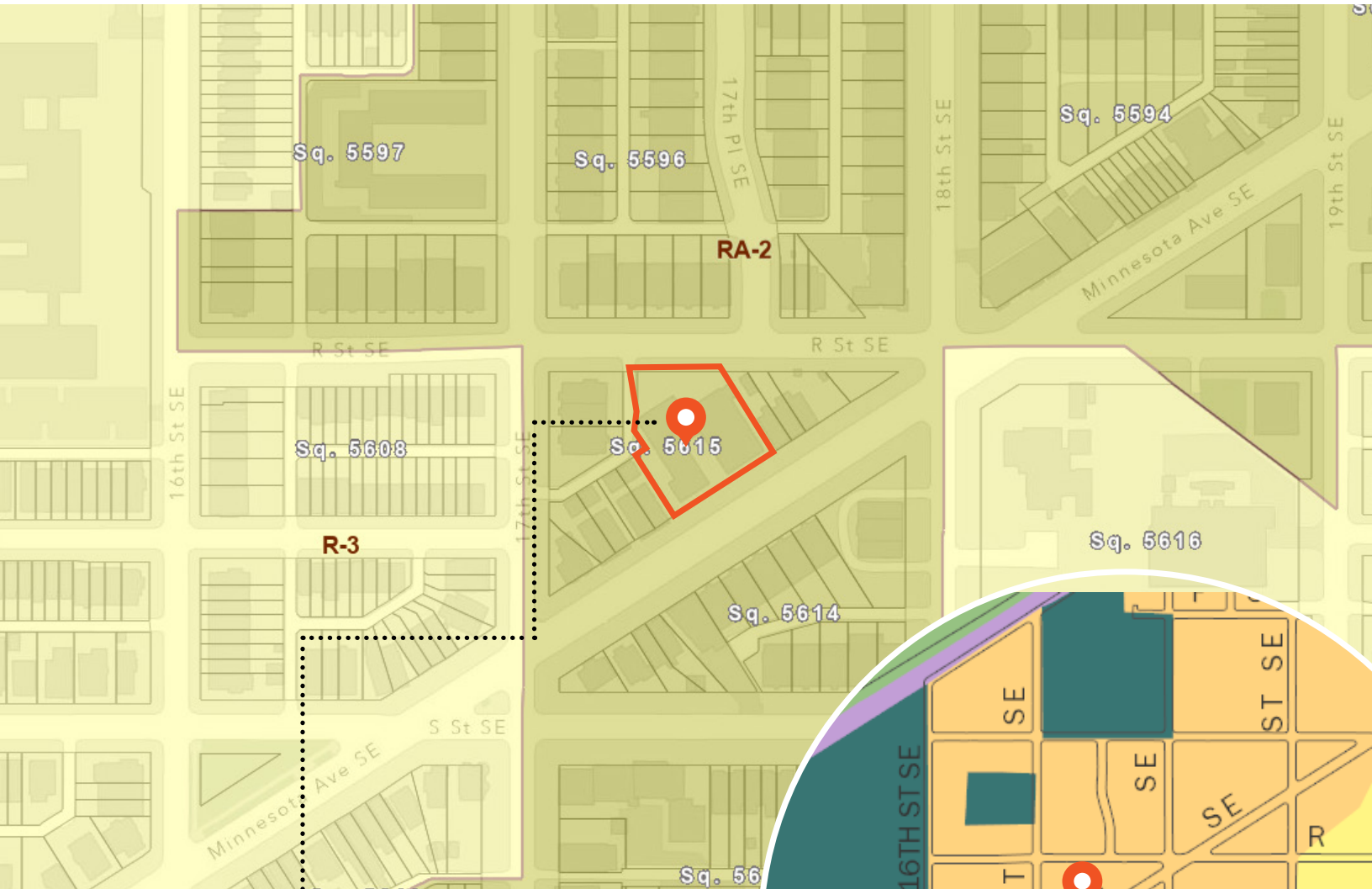
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ZONING



RESIDENTIAL APARTMENT (ZONING)

The RA-2 zone provides for areas developed with predominantly moderate-density residential.

RESIDENTIAL MODERATE DENSITY (FUTURE LAND USE)

Defines neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four- unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all).

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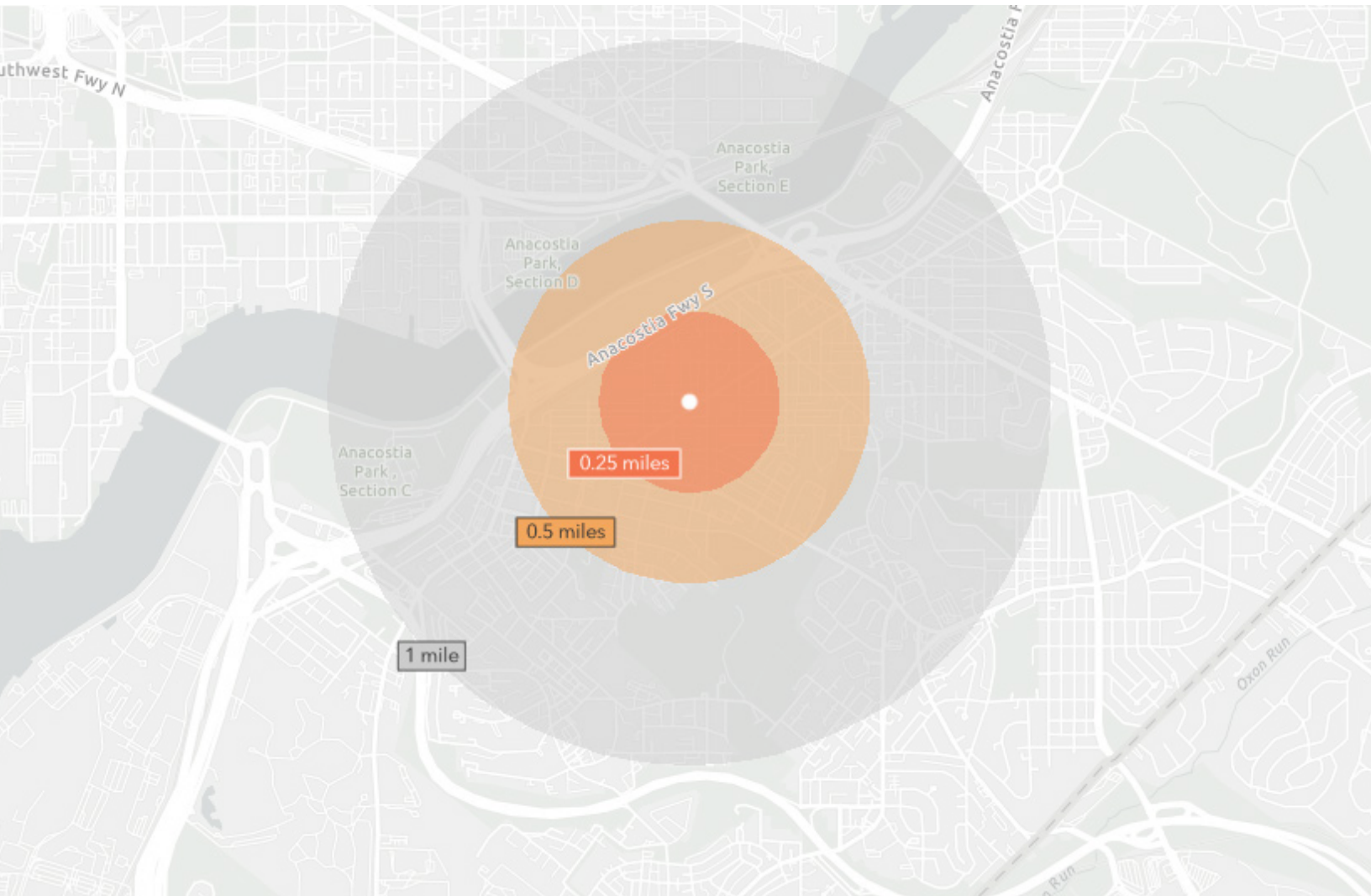
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SITE DEMOGRAPHICS



.25 MILE RADIUS



3,892
ESTIMATED POPULATION 2025



38.3
MEDIAN AGE



\$455,047
MEDIAN HOME VALUE 2025



\$82,012
AVG HOUSEHOLD INCOME

.50 MILE RADIUS



9,170
ESTIMATED POPULATION 2025



38.9
MEDIAN AGE



\$471,311
MEDIAN HOME VALUE 2025



\$85,573
AVG HOUSEHOLD INCOME

1 MILE RADIUS



32,205
ESTIMATED POPULATION 2025



37.5
MEDIAN AGE



\$577,128
MEDIAN HOME VALUE 2025



\$107,835
AVG HOUSEHOLD INCOME

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