

2202 Martin Luther King Jr Ave SE

Washington, DC 20020 · Historic Anacostia · Qualified Opportunity Zone

\$1,295,000

2,106 SF

EXISTING BUILDING

9,912 SF

MAX BUILDABLE

0.5 MI

TO METRO

18,400

VPD TRAFFIC

\$71,055

IN-PLACE INCOME



MU-7B

ZONING

3.0 / 4.2

FAR / IZ BONUS

65 FT

HEIGHT LIMIT

2,360 SF

LOT SIZE

1909 / 2012

BUILT / RENOV.

75

WALK SCORE

Prime Anacostia Corridor — \$1B+ Investment Zone

2202 MLK Jr Ave SE sits on DC's fastest-appreciating mixed-use corridor, within a 10-minute walk of Anacostia Metro (Green Line), adjacent to St. Elizabeths East federal campus, and within a 1-mile radius of over \$1 billion in committed public and private capital — including Skyland Town Center, CareFirst Arena, and the future 11th Street Bridge Park.

INCOME OPPORTUNITY

- ▶ Two stabilized tenants: Jodine's Hair Gallery & Central Care Pharmacy
- ▶ Current gross income: \$71,055/yr (both leases through March 2027)
- ▶ Modified gross — tenants pay utilities, trash, insurance
- ▶ Estimated 36% NOI upside to market rent on re-leasing
- ▶ Convert to NNN structure at renewal for improved returns

DEVELOPMENT OPTIONALITY

- ▶ Up to 9,912 SF buildable with IZ Bonus (FAR 4.2)
- ▶ MU-7B: Ground-floor retail + residential above
- ▶ 65-ft height allows multi-story mixed-use build
- ▶ Opportunity Zone — federal capital gains tax deferral
- ▶ Hold for income or redevelop — dual-track flexibility

DEMOGRAPHICS (1-MILE RADIUS)

- ▶ Population: 29,845 residents
- ▶ Total Households: 11,482
- ▶ Average HH Income: \$72,894
- ▶ Median Age: 35.2 years

LOCATION FUNDAMENTALS

- ▶ 0.5 mi (10-min walk) to Anacostia Metro — Green Line
- ▶ 15 min to Downtown DC & Capitol Hill via Metro
- ▶ Adjacent to St. Elizabeths East federal campus
- ▶ High-visibility corner: 18,400+ vehicles per day

Schedule a Private Tour
For qualified investors and developers

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Financial Analysis, Development Potential & Market Pipeline

Detailed underwriting, zoning capacity, and surrounding investment context

INCOME ANALYSIS

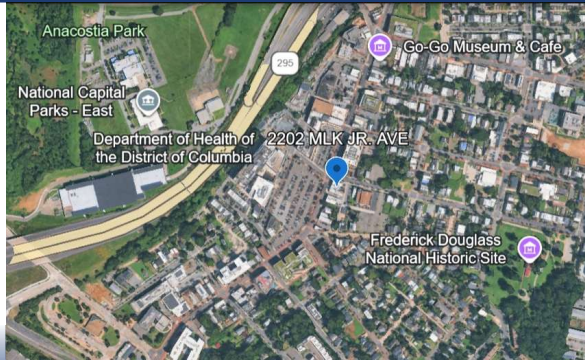
CURRENT IN-PLACE INCOME		PRO FORMA MARKET RENT (NNN)		INCOME UPSIDE
Gross Annual Rent	\$71,055	Est. Market Rent	\$8,000/mo	
Less: Owner-Paid Taxes	(\$9,216)	Annual Market Rent	\$96,000	
Net Operating Income	\$61,839	Less: Op. Expenses (est.)	(\$12,000)	
Modified gross; tenants pay utilities, trash, insurance. Owner pays real estate taxes.		Pro Forma NOI	\$84,000	

BUILD UP TO 9,912 SF ON MU-7B ZONING

BASE BUILDABLE (FAR 3.0)	MAXIMUM WITH IZ BONUS (FAR 4.2)
7,080 SF Lot 2,360 SF x 3.0 FAR	9,912 SF Up to 65-ft multi-story mixed-use

Permitted Program: Ground-floor retail with 4–5 floors of residential above. Lot dimensions 100' x 23.6' accommodate a narrow-footprint infill build. IZ Bonus density requires compliance with DC inclusionary zoning affordability set-aside. Subject to verification with DC Department of Buildings and Zoning.

ANACOSTIA DEVELOPMENT CONTEXT MAP



Subject property positioned within 0.5-mile and 1.0-mile radius of major catalysts: Anacostia Metro, St. Elizabeths East, CareFirst Arena, Skyland Town Center, and the future 11th Street Bridge Park.

NEARBY DEVELOPMENT PIPELINE — MARKET CATALYSTS

St. Elizabeths East 700,000+ SF federal office campus (DHS / USCG HQ) driving daytime population.	Skyland Town Center \$180M mixed-use anchored by Lidl and Safeway, plus 450+ residential units.	CareFirst Arena Home of Washington Mystics & Capital City Go-Go — year-round event draw.	11th Street Bridge Park Elevated park connecting Capitol Hill and Anacostia across the river.
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DISCLAIMER: This offering memorandum is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. All information has been obtained from sources believed reliable but is not guaranteed. Pro forma figures represent broker's opinion only and are not guaranteed. Buyer to independently verify all information including zoning, buildable square footage, income, expenses, and development potential through independent due diligence with DC Department of Buildings and applicable agencies.

Request Full Offering Memorandum & Financial Package
 Tours by appointment only

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