

For Sale or Lease

411 8th Street SE | Washington DC



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For Sale or Lease

411 8th Street SE
Washington, DC

Property Specifications

SPACE AVAILABLE

2,100 SF

LEASE RATE

Contact Broker



About the Property

- Capitol Hill is known as the Federal Government's Commercial District with an abundance of shops, eateries, federal institutions, and more
- Strategically located along 8th Street Southeast, an arterial thoroughfare that supports over 14,000 vehicles per day
- The U.S. Capitol, White House, Downtown, and Lincoln Memorial, and more are all within walking distance
- Less than one mile away from Eastern Market, D.C.'s oldest market that attracts 500,000 annual visitors

Nearby Retailers

DUNKIN'

TACO BELL



@pure barre®

**HILL'S
Kitchen**

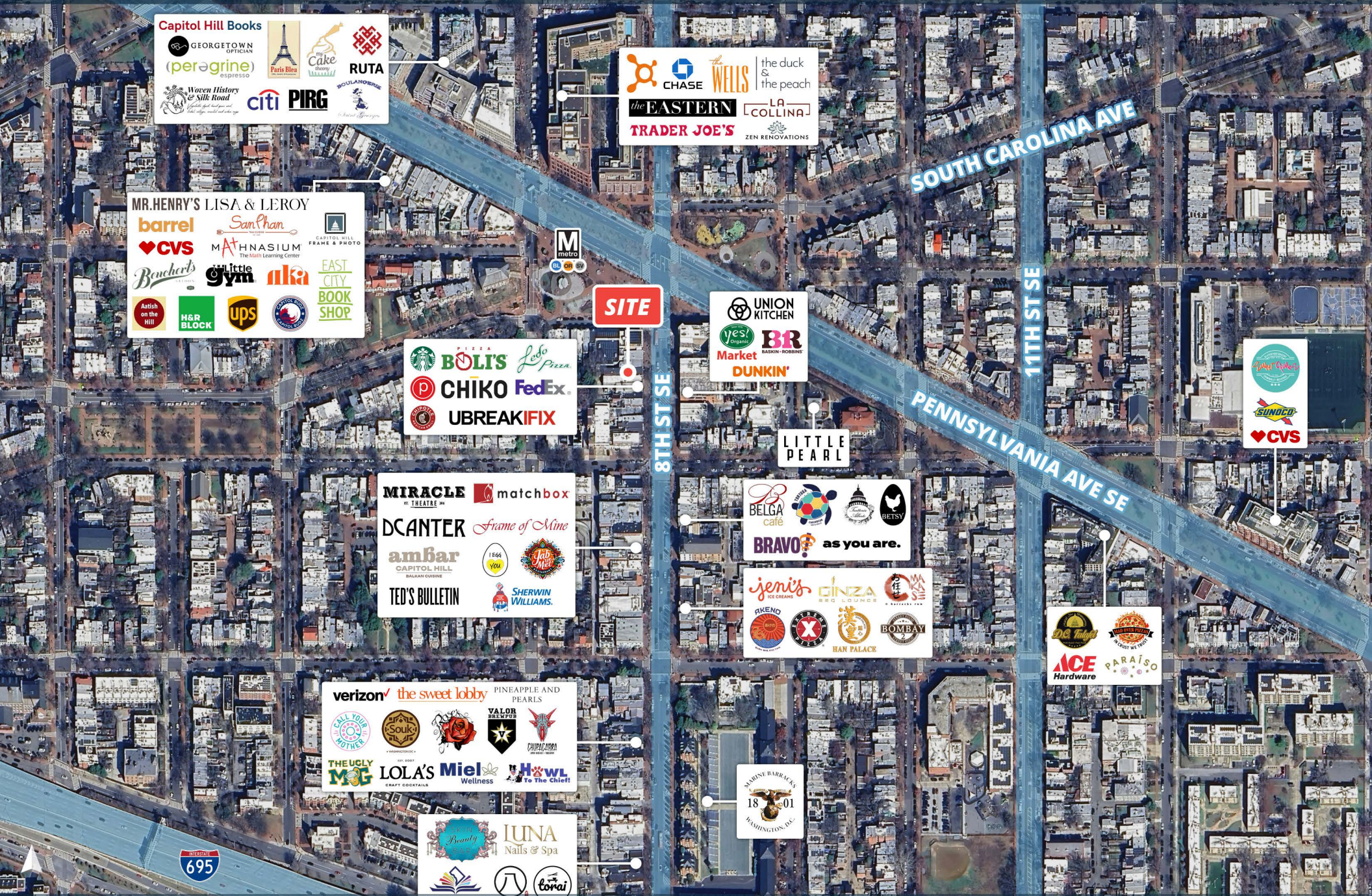
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SRS REAL ESTATE PARTNERS

8th Street SE, Washington, DC

Intersection Aerial





Area Snapshot

Population

	10 min	15 min	20 min
2025 Estimated Population	13,985	28,888	49,113
2030 Projected Population	13,683	28,994	48,758
Proj. Annual Growth 2025 to 2030	-0.44%	0.07%	-0.14%

Daytime Population

	10 min	15 min	20 min
2025 Daytime Population	15,907	38,450	73,284
Workers	11,043	29,074	58,449
Residents	4,864	9,376	14,835

Income

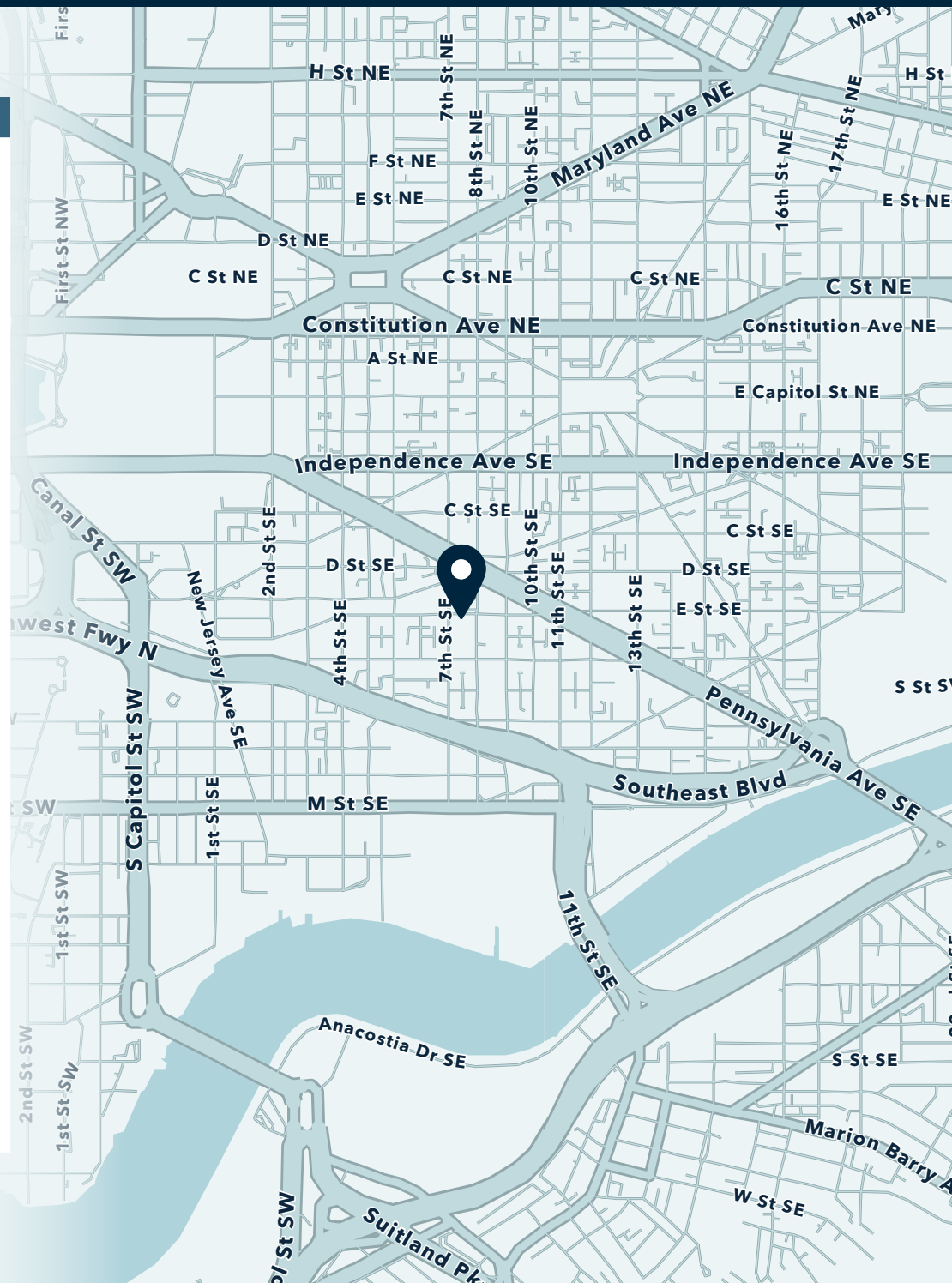
	10 min	15 min	20 min
2025 Est. Average Household Income	\$222,426	\$218,032	\$215,267
2025 Est. Median Household Income	\$184,018	\$177,384	\$172,764

Households & Growth

	10 min	15 min	20 min
2025 Estimated Households	6,896	14,526	25,564
2030 Estimated Households	6,833	14,790	25,765
Proj. Annual Growth 2025 to 2030	-0.18%	0.36%	0.16%

Race & Ethnicity

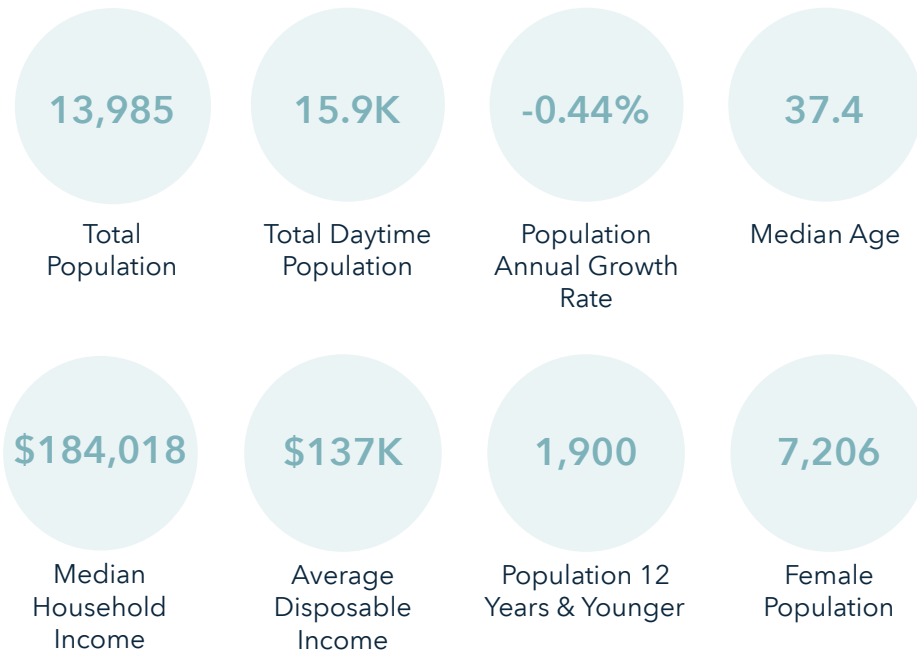
	10 min	15 min	20 min
2025 Est. White	71%	69%	68%
2025 Est. Black or African American	13%	15%	16%
2025 Est. Asian or Pacific Islander	5%	5%	5%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	10%	10%	10%
2025 Est. Hispanic (Any Race)	6%	7%	7%





10 Minute Walk

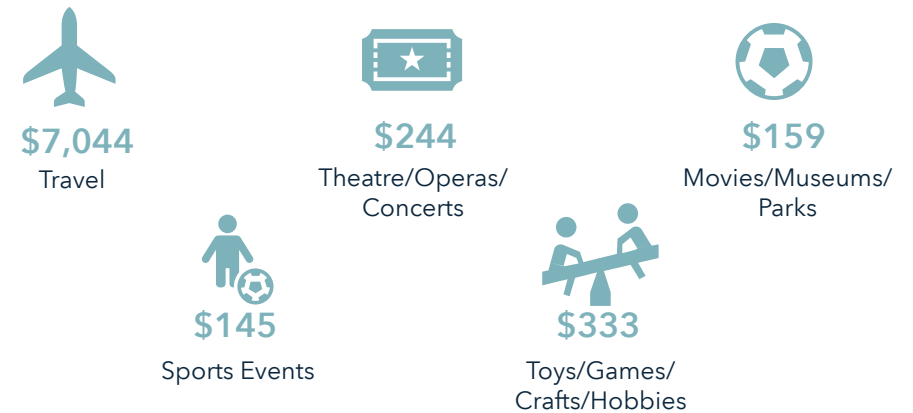
Key Facts



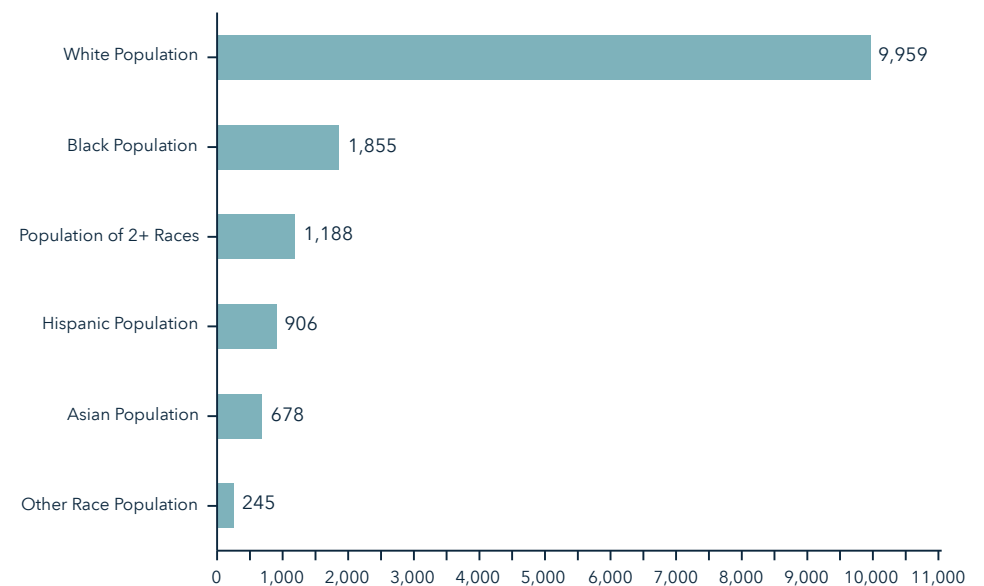
Annual Household Spending



Annual Lifestyle Spending



Race





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