

BRYANT ST NE

680 RHODE ISLAND AVE NE WASHINGTON, DC

RETAIL OPPORTUNITIES



MRP | REALTY



WELCOME TO BRYANT ST NE

a 1.7 million SF mixed-use
neighborhood development located in
the burgeoning Northeast D.C.

The Retail at Bryant Street NE features an over 230,000 SF mix of neighborhood-serving anchor tenants, community-based services, and local and regional restaurants. Phase 1 includes a 10-screen Alamo Drafthouse Cinema, The Bevy Food Hall, Metrobar, 487 residential units, a public plaza and half-acre park. At full build-out, Bryant Street will be home to over 1,498 residential units and other neighborhood goods and service anchors, all in place that is well connected to D.C. by foot, bicycle, car and public transit.



THE GREATER NEIGHBORHOOD



ACCESS TO
BRYANT STREET NE



FRANKLIN ST NE

1,414 VPD

Evarts St NE

Edgewood St NE

Edgewood Ter NE

15,542 VPD

4TH ST NE



3

VAN GOGH
2A

ALAMO
[2B]

[1A]

CHASE
AT BRYANT ST

metrobar

F&S

Inspire
ALL DAY

BRYANT STREET NE

5A

[1B]

[5B]

RHODE ISLAND AVE NE

38,677 VPD



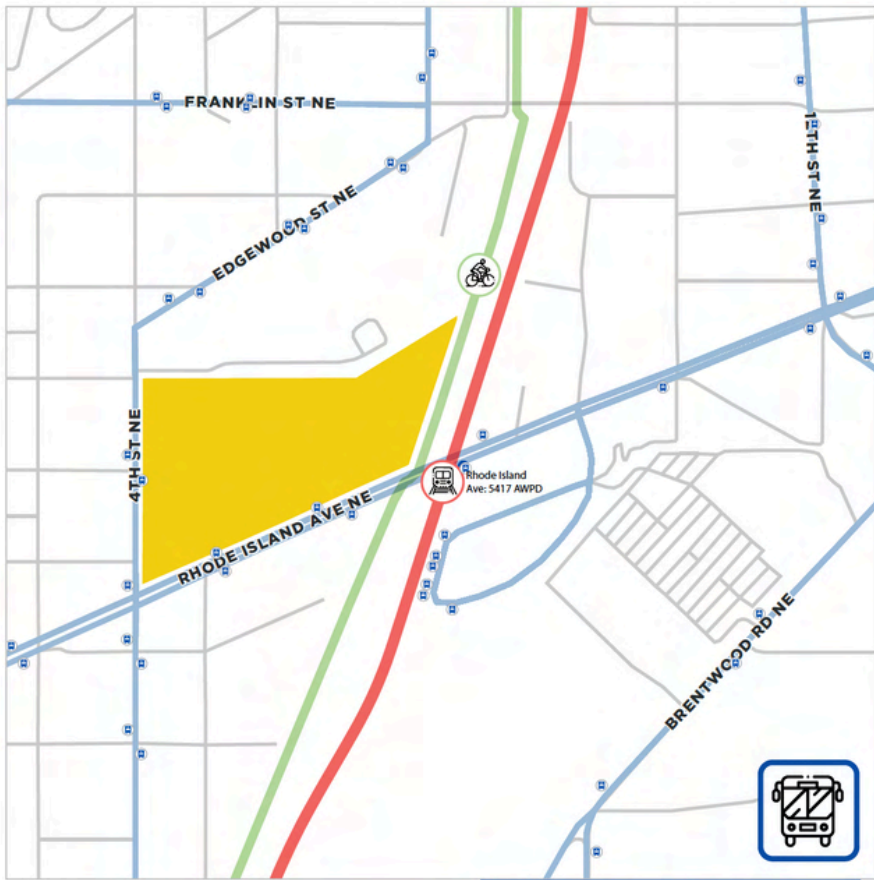
METROPOLITAN BRANCH TRAIL

Trail end points: Silver Spring, MD;
Union Station

Up to 1,500 riders / day



Rhode Island Ave
5,417 Riders Per Day



METRO BUS ROUTES

with multiple stops surrounding
around the site



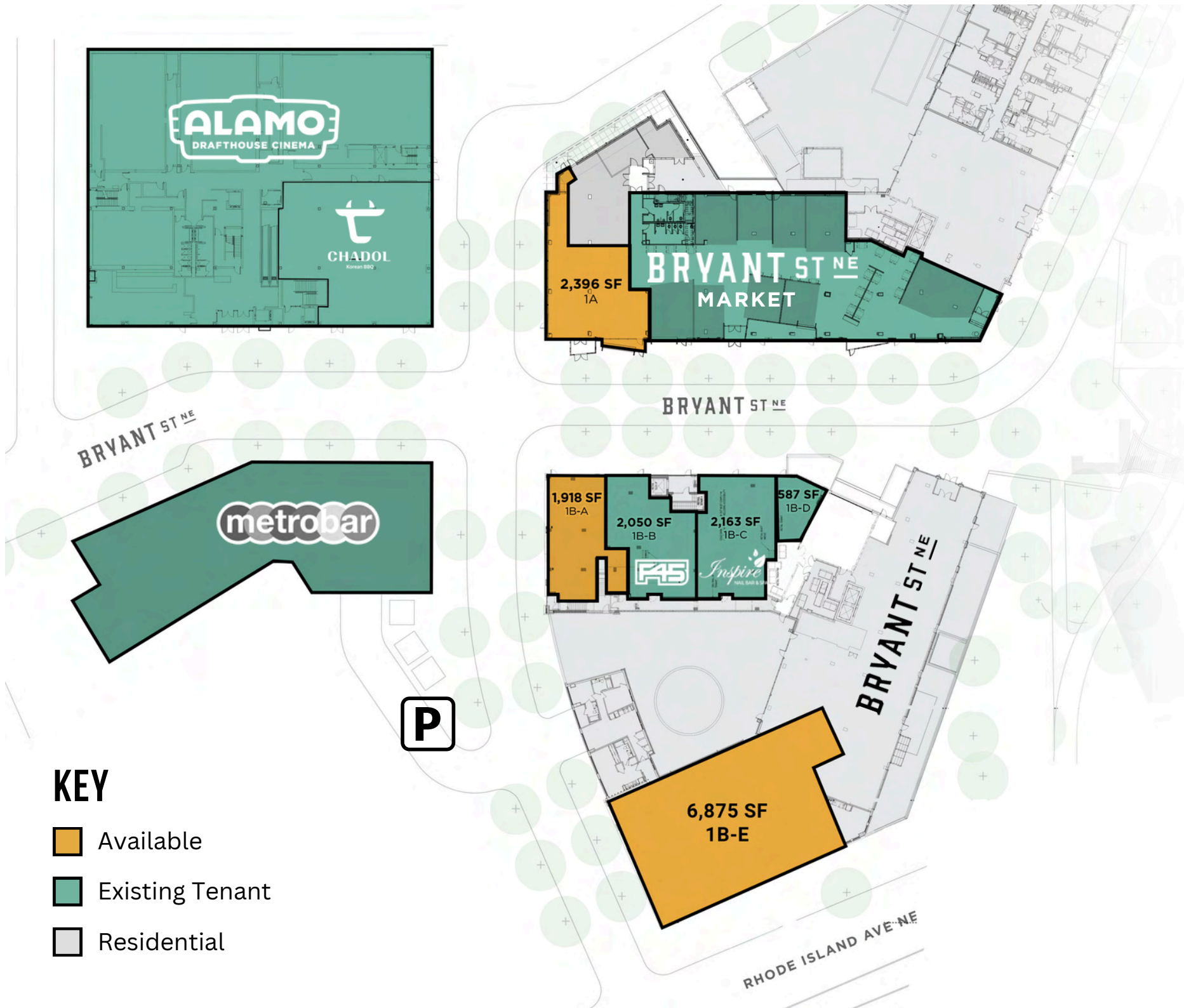
UNION
STATION

UBER / LYFT

11 minute Uber / Lyft trip
from Union Station to the site

Phase 1 Phase 2 Phase 3



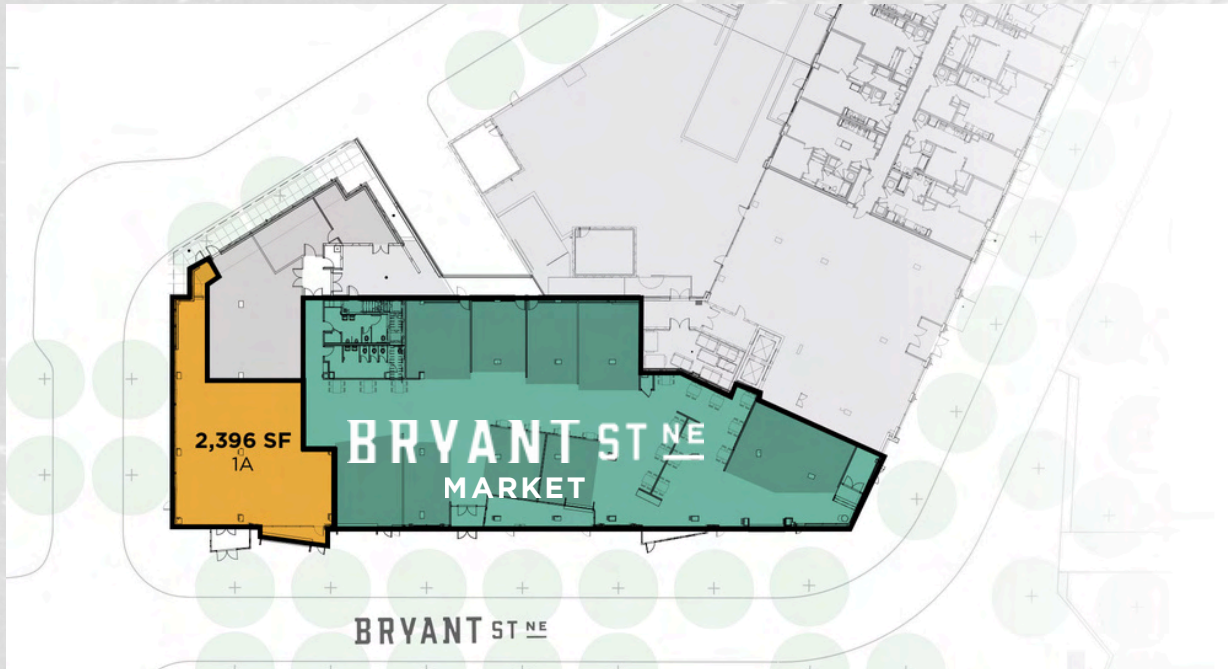


KEY

- Available
- Existing Tenant
- Residential



BRYANT ST NE
MARKET



KEY

- Available
- Food Hall
- Residential

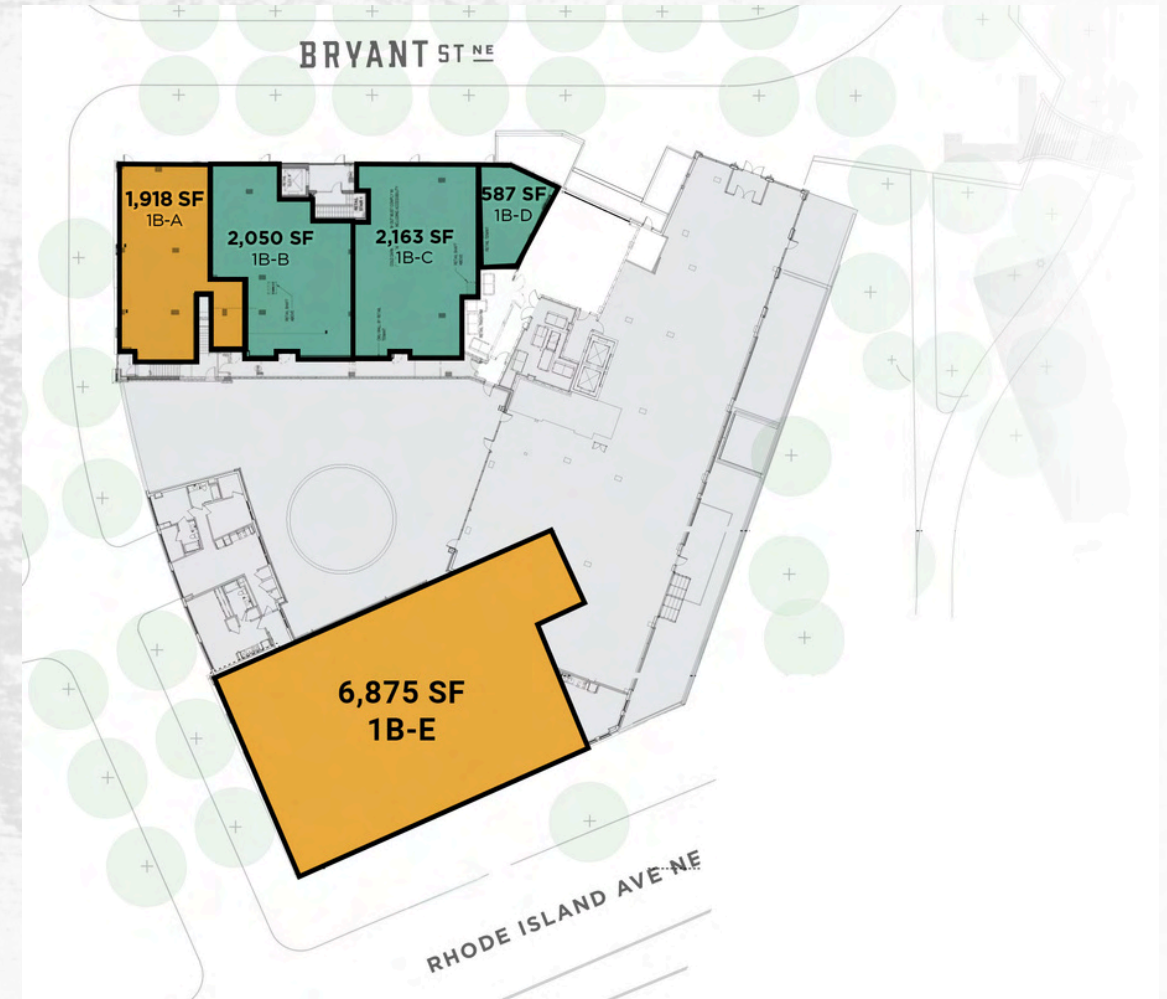


**BRYANT ST NE
MARKET**



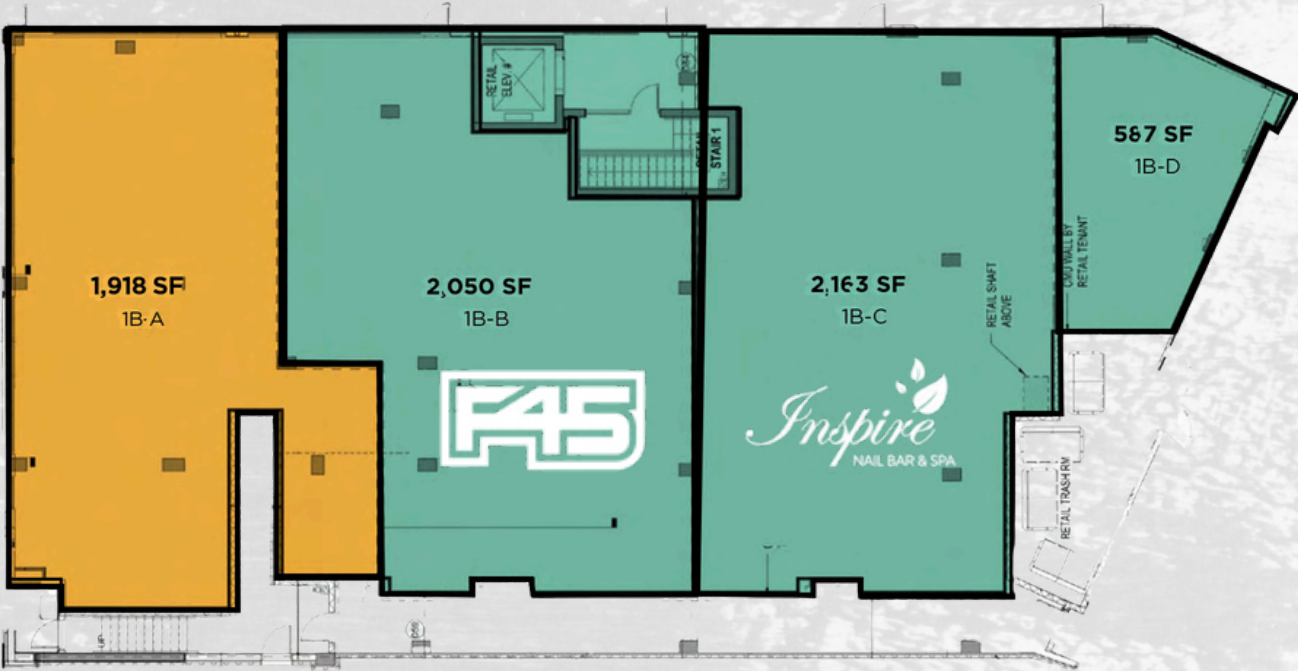
KEY

-  Available
 Food Hall
 Residential



BRYANT ST NE

SPACE PLAN



KEY

- Available
- Existing Tenant

THE CHASE



ELEVATION



BRYANT ST ^{NE} MARKET

KEY

- Available
- Existing Tenant
- Residential





BRYANT ST NE

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WASHINGTON, DC**



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