

MORSE

WASHINGTON, DC
1,771 SF - 4,576 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







MORSE

WASHINGTON, DC

- Multiple vented restaurant opportunities in the heart of the fast-growing Union Market neighborhood, including the restored iconic former Little Tavern building on 6th Street NE and Morse Street NE
- Retail opportunities at the bottom of a new mixed-use residential with 280 units and up to 19,006 SF of retail and restaurant space
- Near Gallaudet University with 1,523 students and 271 faculty
- Approximately 2,300 residential units will be delivered within a 5 block radius before the end of 2022
- 23 retail parking spaces with elevator access to 5th Street NE

DEMOGRAPHICS 2023

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	2,689	15,762	63,991
 DAYTIME POPULATION	2,029	12,177	65,462
 HOUSEHOLD INCOME	\$103,322	\$122,491	\$124,010
 TRAFFIC COUNTS	18,264 on Florida Ave NE		

AREA RETAILERS



MORSE WASHINGTON, DC

FLORIDA AVENUE NE
RHODE ISLAND AVENUE NE

NORTH CAPITOL STREET



UNION MARKET
40 LOCAL ARTISTS/MERCHANTS

RHODE ISLAND PLACE

GALLAUDET UNIVERSITY & JBG COMPANIES DEVELOPMENT
(6TH STREET & FLORIDA AVENUE)

DELIVERS 2019-2022
1.9M SF
1.3 SF RESIDENTIAL
135K SF RETAIL
116K SF OFFICE

OFFICE: 4.3M SF
RESIDENTIAL: 1.8M SF & 2,034 UNITS
RETAIL: 50K SF

EXISTING RESIDENTIAL: 4M SF & 4,500 UNITS (WITHIN 3 BLOCKS)

ULINE ARENA
OPENED LATE 2016
172K SF OFFICE
73K SF RETAIL
51K SF REI

DOUGLAS DEVELOPMENT IVY CITY

DELIVERS: 2020
1.5M SF MIXED USED
555K SF RETAIL
156 HOTEL ROOMS
450 RESIDENTIAL UNITS
GROCERY & MOVIE THEATER ANCHORED
ADJACENT TO HECHTOR WAREHOUSE
EXPERIENTIAL RETAIL

KIPP DC
Smart Schools. Proven Results.

NEW YORK AVENUE NE 31,300 VPD

STOREY PARK
65,000 SF RETAIL
350 RESIDENTIAL UNITS
282,000 SF OFFICE

100 K STREET
200,000 SF
222 RESIDENTIAL UNITS
STREET LEVEL RETAIL

DC CONVENTION CENTER
2.3M SF EVENT SPACE

CAPITOL CROSSING
DELIVERS: 2019-2021
2.2M SF
75K SF RETAIL
8,000 NEW EMPLOYEES (DAYTIME TRAFFIC)

BURNHAM PLACE
PROPOSED 3M SF DEVELOPMENT
TO BE BUILT ABOVE UNION STATION YARD
MIXED-USED DEVELOPMENT

L STREET

MORSE

UNION STATION
35,000+ WEEKDAY RIDERS
3.8M AMTRAK RIDERS ANNUALLY



FLORIDA AVENUE NE

H STREET CORRIDOR

MARYLAND AVENUE NE

NEW DEVELOPMENTS

NOMA - BID
7,400 POPULATION
6,398 APARTMENTS
54,000 EMPLOYEES
92% COLLEGE DEGREE
8.2M SF OFFICE SPACE
14.8M SF OF PLANNED DEVELOPMENT



TRINIDAD



MORSE
WASHINGTON, DC



Cotton & Reed
WASHINGTON, DC

NEW YORK AVE NE 45,932 VPD



UNION MARKET
40 LOCAL ARTISTS/MERCHANTS



LA COSECHA
mercado . arte . cultura

elciel
Juan Manuel Barrientes
WASHINGTON D.C.

BLUE BOTTLE COFFEE

las gemelas

FLORIDA AVE NE 18,264 VPD

US BUREAU OF ALCOHOL,
TOBACCO, FIREARMS,
AND EXPLOSIVES

BE ORIGINAL SALADWORKS

TRADER JOE'S

pluma

STELLINA PIZZERIA

GALLAUDET
UNIVERSITY
1,523 STUDENTS

Harris Teeter
Neighborhood Food & Pharmacy

TO MOE'S

DUNKIN'

Hilton Garden Inn

SEOUL SPICE
KOREAN CUPPER FOOD

rōti
MODERN MEDITERRANEAN

Peets Coffee & Tea



St. Anselm

POLITICS AND PROSE BOOKSTORE

O-KU

UNION DISTRICT

MORSE

ULINE ARENA

OPENED LATE 2016
172K SF OFFICE
73K SF RETAIL
51K SF REI

REI COOP

CYCLEBAR

La COLOMBE COFFEE ROASTERS

RED BEAR

M STREET NE

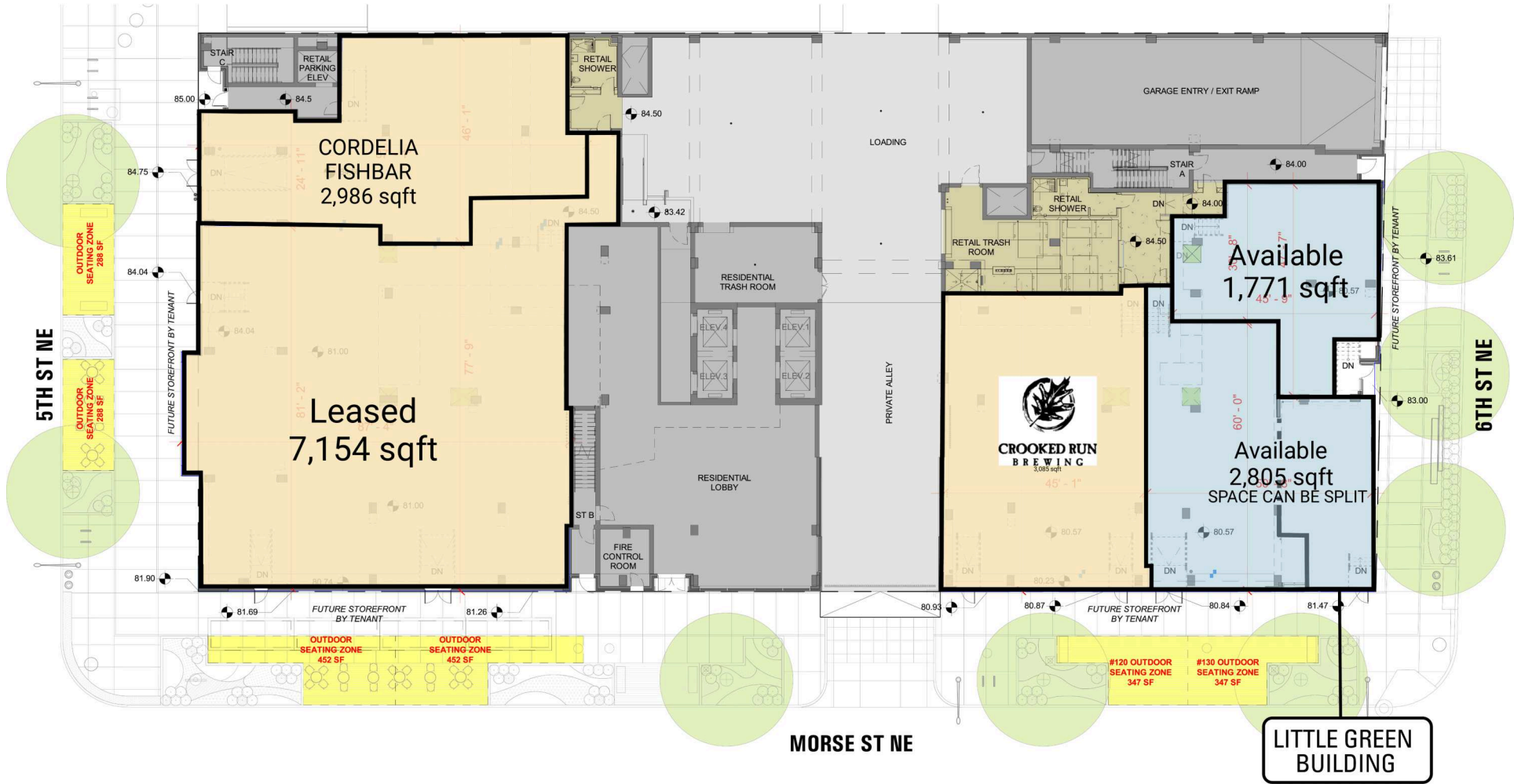
MORSE STREET NE

6TH STREET NE

SITE PLAN

MORSE | WASHINGTON, DC

1,771 SF - 4,576 SF Available



MORSE
WASHINGTON, DC





MORSE | 550 MORSE STREET NE, WASHINGTON, DC
Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983
Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

rappaportco.com