



**ENGLE
RETAIL
ADVISORS**
A0 RETAIL PROJECTS

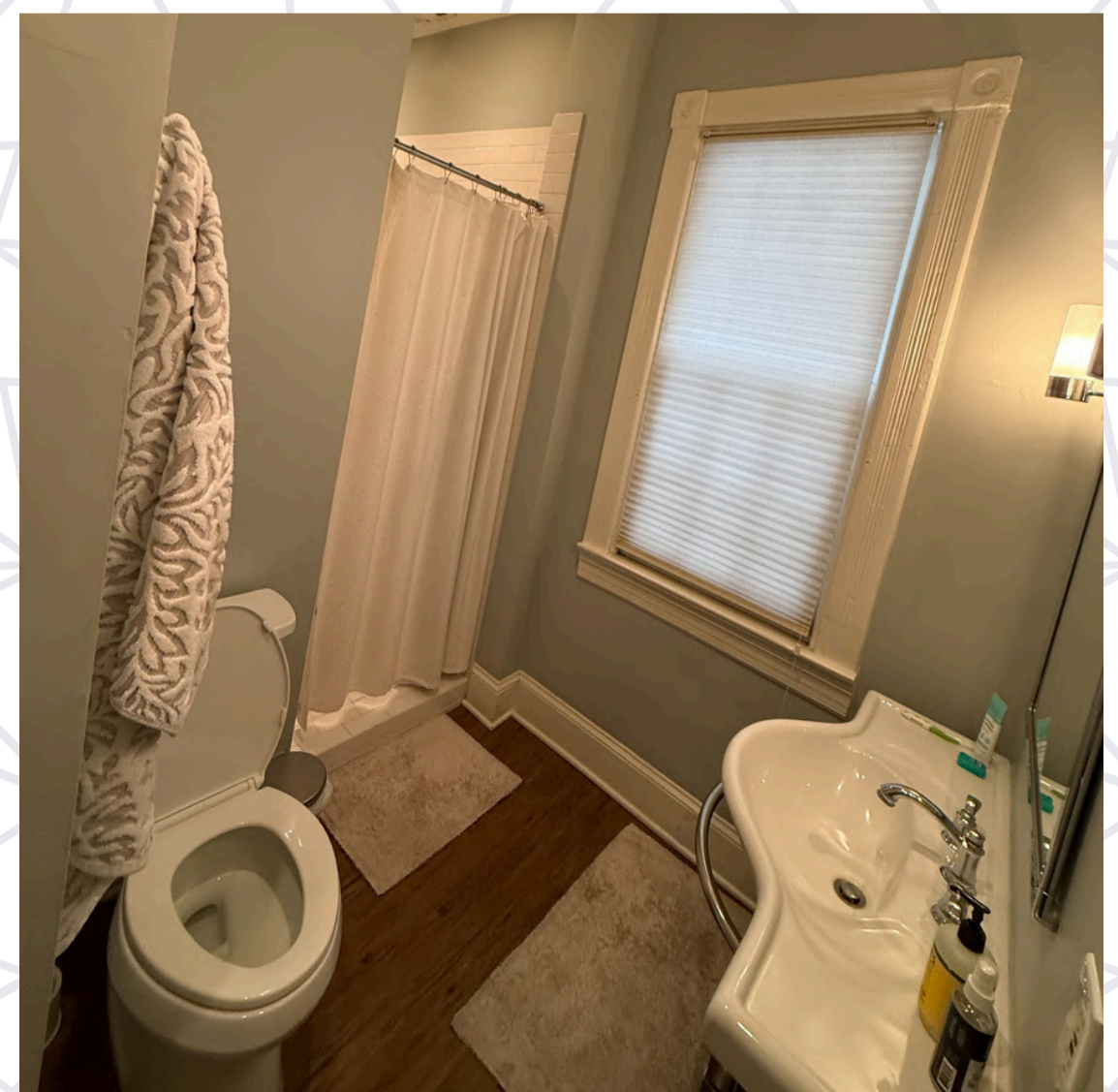
RETAIL FOR LEASE

**PRIME CAPITOL HILL
2ND FLOOR RETAIL/OFFICE
-BUILDING SIGNAGE ON BARRACKS ROW-**

**WASHINGTON DC
415 8TH ST SE**



Space
2,000 - 3,000 SF





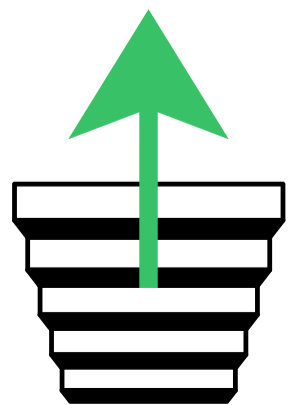
Open Space

Office



Open Kitchen

Entry Stairs



Open Space

PROPERTY HIGHLIGHTS

1,200 SF AVAILABLE

LOCATION:

- LOCATED ON BARRACKS ROW – ONE OF DC'S TOP NEIGHBORHOOD RETAIL CORRIDORS
- STEPS TO EASTERN MARKET + TRADER JOE'S
- SURROUNDED BY TOP OPERATORS: ROSE'S LUXURY, AMBAR, BELGA CAFÉ, MATCHBOX, TED'S BULLETIN, STARBUCKS

HIGHLIGHTS:

- TURNKEY – FULLY RENOVATED MODERN SPACE
- PRIVATE ENTRANCE FROM 8TH STREET
- IN-SUITE RESTROOM + OPEN LAYOUT
- HIGH CEILINGS + NATURAL LIGHT
- IDEAL FOR: FITNESS/WELLNESS, STUDIO, THERAPY, CREATIVE OFFICE, PROFESSIONAL SERVICES, BOUTIQUE RETAIL SERVICES
- 3-MINUTE WALK TO EASTERN MARKET METRO (BLUE/ORANGE/SILVER)



MEDIAN HHI

1 MI \$208,213 2 MI \$155,995



MEDIAN AGE

1 MI 37.0 2 MI 37.0



POPULATION

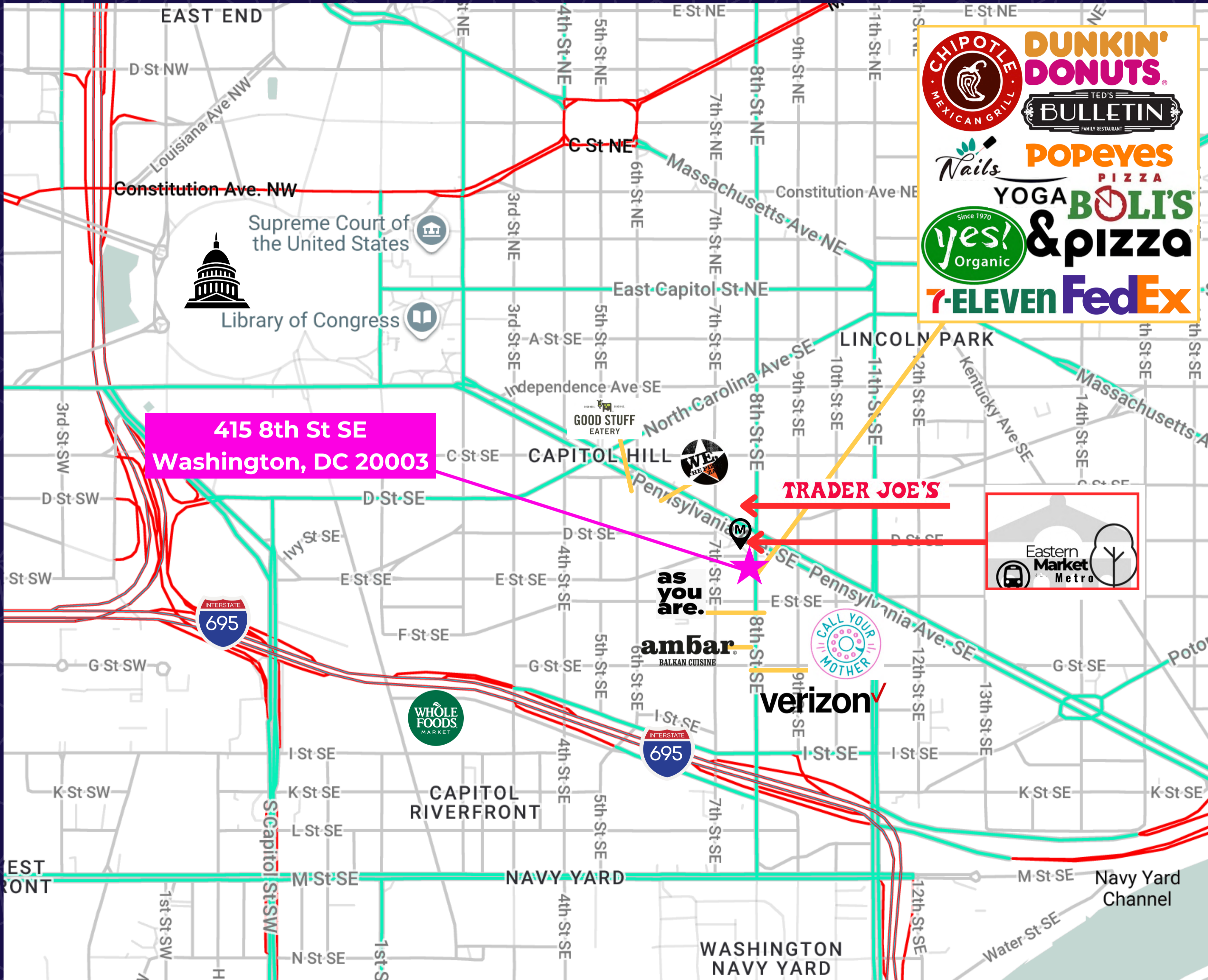
1 MI 47,885 2 MI 154,582



DAYTIME POPULATION

1 MI 47,885 2 MI 154,582

AREA MAP



**415 8th St SE
Washington, DC 20003**

CHIPOTLE MEXICAN GRILL
DUNKIN' DONUTS
BULLETIN TED'S FAMILY RESTAURANT
POPEYES PIZZA
YOGA BOLI'S & PIZZA
7-ELEVEN FedEx

TRADER JOE'S

Eastern Market Metro

as you are.

ambar
BALKAN CUISINE

verizon

WHOLE FOODS MARKET



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415 8th St SE
Washington, DC 20003



GOOGLE STREET VIEW

AERIAL VIEW



STREET VIEW



DOCUMENTS





**ENGLE
RETAIL
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**INTERESTED IN LEARNING MORE?
CONTACT US.**

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