

PRIME RETAIL/OFFICE SPACE AVAILABLE FOR LEASE

ABOUT THE PROPERTY

Type:	Retail/Office
Size:	Approx. 1,090 SF
Floor:	Ground Floor
Rent/Term:	Negotiable
Availability:	Immediate



1901 MARTIN LUTHER KING JR. AVE, WASHINGTON, DC
(GROUND FLOOR RETAIL/OFFICE SPACE)

LEASING OPPORTUNITY OVERVIEW

Boutique-sized retail space with prominent frontage at the corner of MLK Ave and Marion Barry Ave. Perfect for neighborhood-serving businesses and specialty retail, with steady foot traffic and strong brand visibility in the heart of the corridor.

Located at the epicenter of Anacostia's revitalization, 1901 Martin Luther King Jr. Ave offers a unique opportunity to join a vibrant, growing community. The area is experiencing significant public and private investment, including the Anacostia Waterfront Framework Plan and the groundbreaking 11th Street Bridge Park. This location provides access to a diverse and expanding demographic of residents and professionals.

LOCATION BENEFITS

- Situated on a high-traffic corridor with 20,000+ vehicles daily
- 0.6 miles from Anacostia Metro Station with multiple bus lines nearby
- Part of the MLK Gateway revitalization project
- Surrounded by popular destinations like Busboys and Poets, Capital One Café, and Anacostia Arts Center
- Close to residential developments and government offices, ensuring steady daytime traffic

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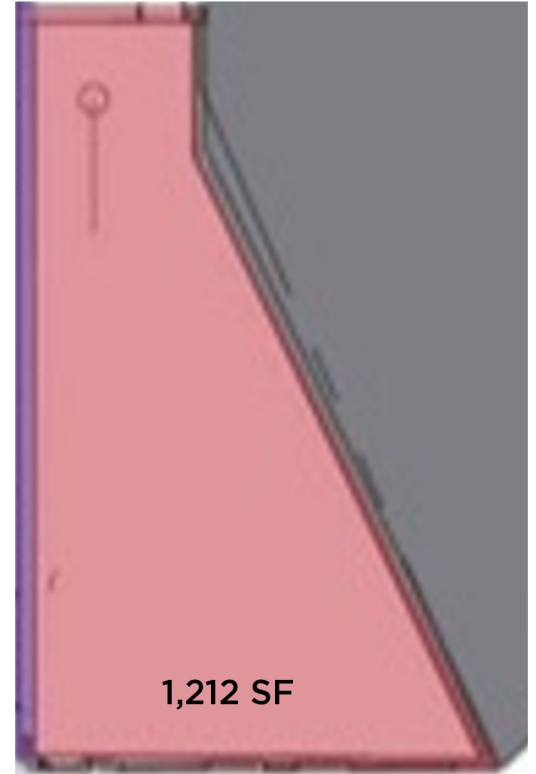
VP OF ACQUISITIONS & COMMERCIAL REAL ESTATE

📞 202.802.5005 ✉️ DISAAC@MENKITIGROUP.COM



3401 8TH STREET NE
WASHINGTON, DC 20017

MLK GATEWAY II RETAIL/OFFICE SPACE AVAILABLE



Front Entrance

Property Features

- Wide, accessible entryways
- Modern façade with branding potential
- Nearby parking options (garage, street, and lot)
- Ideal for retail, boutique, service, or experiential concepts



High-traffic corridor with 20,000+ vehicles daily and strong pedestrian flow.



Revitalization effort that's turning Anacostia into a destination for dining, shopping, and cultural experiences.

Anacostia: At the Center of DC's New Momentum

- Ideal for a variety of uses: This space is perfectly suited for a cafe, boutique retail, professional office, or a creative studio.
- Exceptional Accessibility: Just a 10-minute walk from the Anacostia Metro Station (Green Line) and minutes from I-295 and Suitland Parkway, providing seamless connections to downtown DC, Maryland, and Virginia.
- Built-in Foot Traffic: Positioned within a new mixed-use development, your business will benefit from direct exposure to both residential and commercial activity.



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