

PRIME GROUND-FLOOR RETAIL/OFFICE SPACE AVAILABLE FOR LEASE



ABOUT THE PROPERTY

Size:	Approx. 2,205 SF
Use:	Retail
Floor:	Ground 1 st Floor
Rent/Term:	Negotiable
Availability:	Immediate

1111 MARION BARRY AVENUE SE, WASHINGTON, DC (GROUND FLOOR RETAIL SPACE)

LEASING OPPORTUNITY OVERVIEW

Highly visible storefront with flexible layout, ideal for food, beverage, or service-oriented retail. Features available in the outdoor space to expand customer experience. **Conveys with 1,700 sqft of outdoor space.**

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



The lease grants the prospective tenant exclusive rights to use the 1,700 sqft outdoor area adjacent to the building



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.

1111 MARION BARRY SE & OUTDOOR SPACE AVAILABLE FOR LEASE



Exceptional Features Designed for Success:

- **Prominent Corner Visibility:** Command attention with a strategic ground-floor location offering high visibility and prime frontage on a bustling thoroughfare.
- **Modern Shell Condition:** The ±2,205 SF interior is delivered as a pristine shell, providing a blank canvas for custom build-outs to perfectly align with your brand vision.
- **Unrivalled Outdoor Space:** Capitalize on an exclusive 1,700 SF adjacent outdoor area. This highly sought-after amenity is perfect for an outdoor dining patio, event space, retail display, or a unique client/employee lounge, setting your business apart.



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