

RETAIL & OFFICE
FOR LEASE

4001 S CAPITOL ST SW
Washington, DC 20032



Retail / Office Property For Lease

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PROPERTY OVERVIEW

6,900 ± SF Commercial Retail Office Space. Great space for a user to position their concept in a highly visible commercial space with strong frontage and convenient neighborhood access.

LOCATION OVERVIEW

4001 S. Capitol Street is a major DC artery with strong frontage and convenient neighborhood access which benefits from a strategic Washington, DC location along one of the city's major north-south corridors. This location provides direct regional connectivity and convenient access to key commuter routes including I-295 and Suitland Parkway, helping to draw traffic from across DC and nearby Maryland submarkets. The property is situated within the broader Congress Heights/South Capitol corridor, an area that has seen growing attention for redevelopment, neighborhood -serving retail, entertainment, and community investment, and community investment. Congress Heights and the surrounding area have increasingly emerged as a destination for sports, entertainment, and arts activity, helping support longer-term growth.



MARCUS N. DANIELS
301.918.2954 | mdaniels@naimichael.com

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Total Available Space:	6,900 ± SF
Retail Space (Grocery):	5,000 ± SF Available
Office Space:	1,900 ± SF Available
Building Class:	A
Building RBA:	218,165 ± SF
Land:	63,443 ± SF
Zoning:	MU-4 (Mixed Use)
Type:	Retail
Year Built	2020
Parking:	On-street parking available along S. Capitol St & Atlantic St with additional parking nearby; proximity to public transit.
Construction:	Concrete masonry & steel frame construction - typical for a 2020 mixed use building of this size.
Frontage:	Frontage on S. Capitol St & Atlantic St.
RETAIL LEASE RATE:	\$28.00 PSF
OFFICE LEASE RATE:	\$40.00 PSF



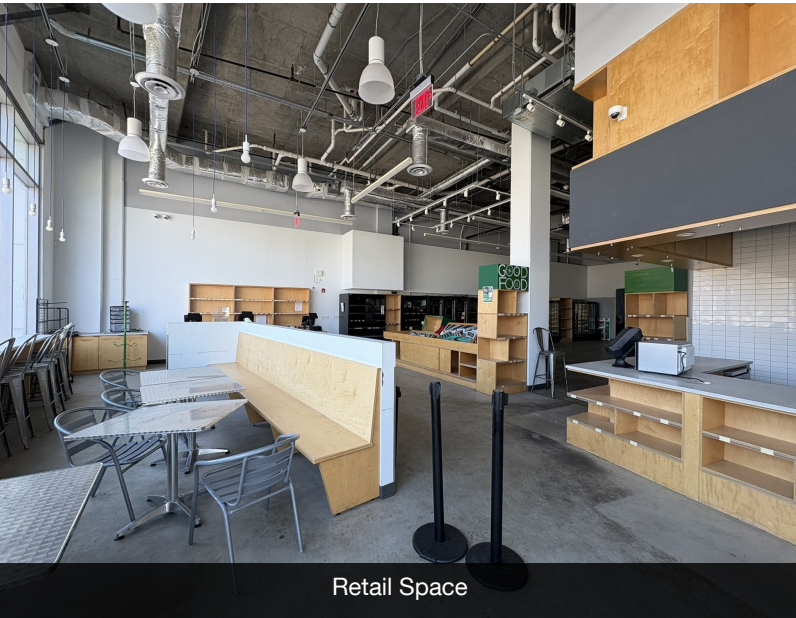
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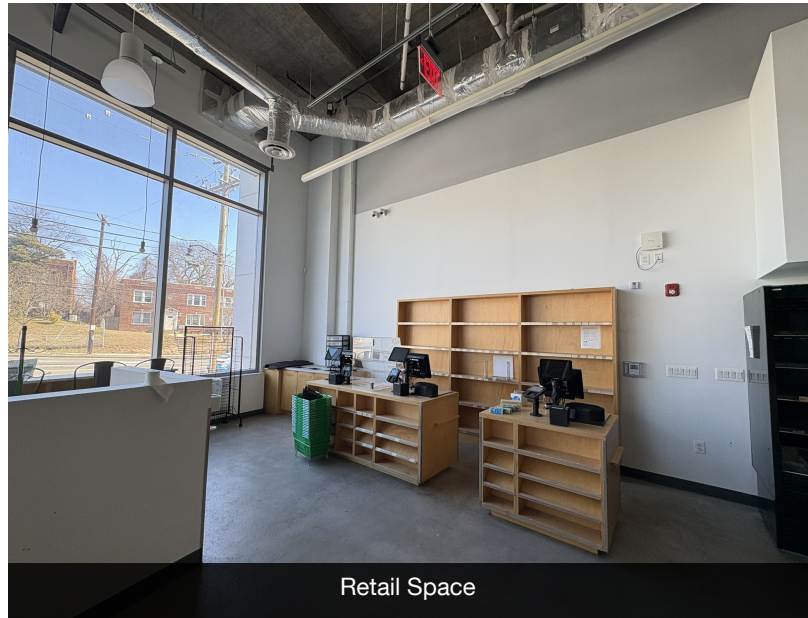
Retail Space



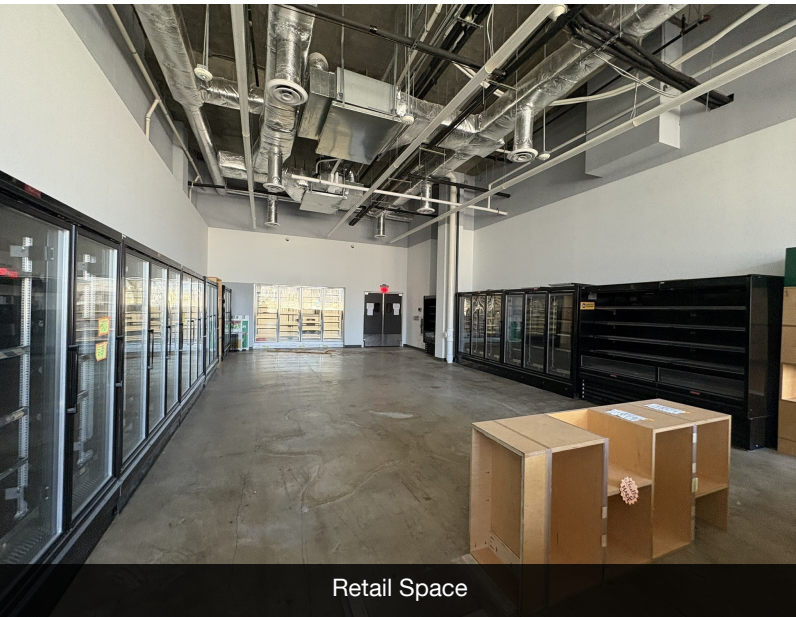
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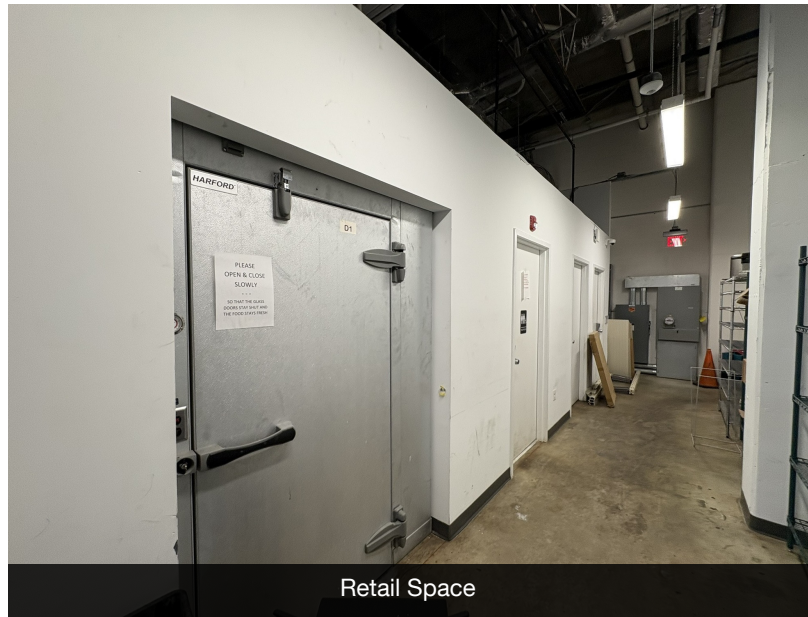
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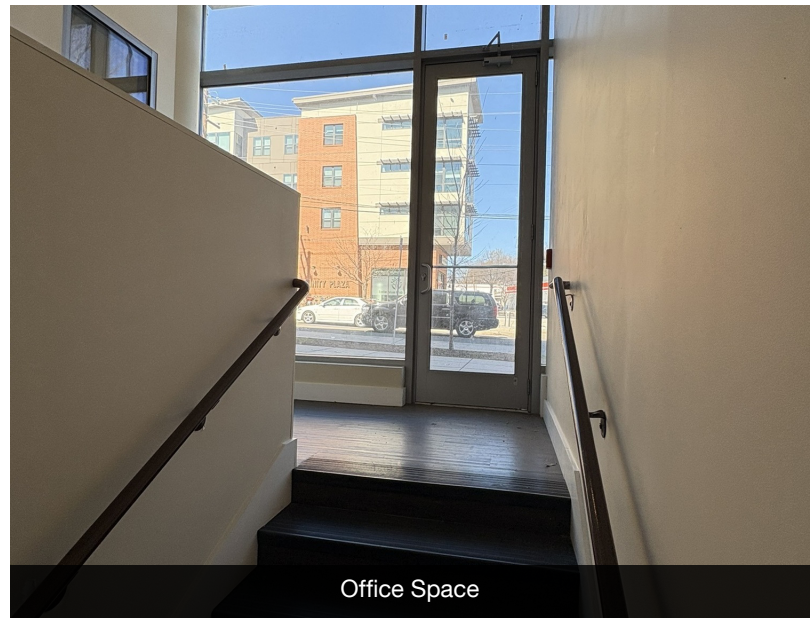
Office Space



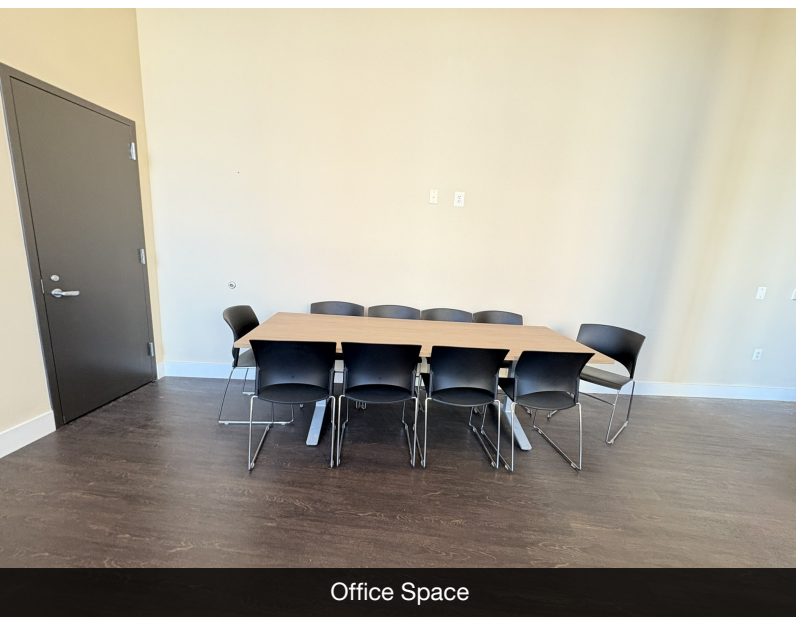
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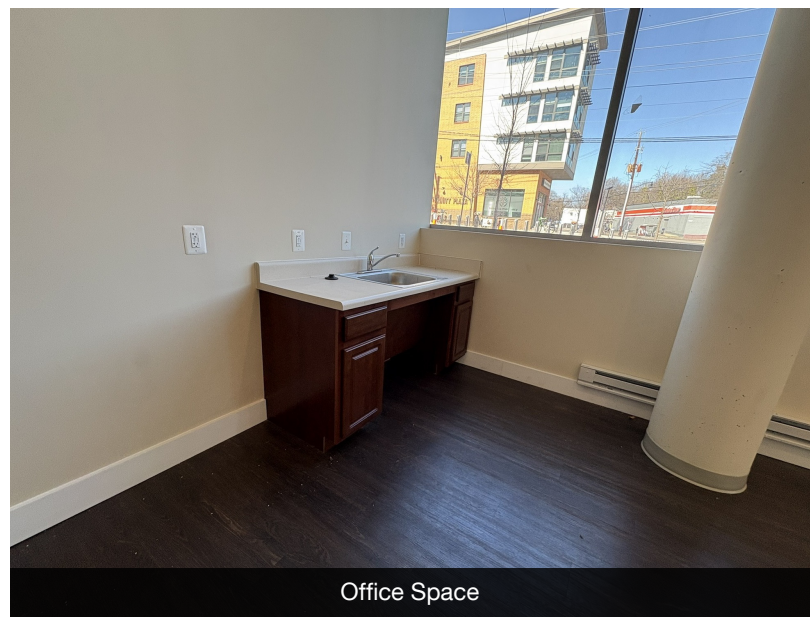
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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	27,192	12,785	\$74,735
3 Miles	166,450	76,714	\$114,063
5 Miles	473,382	226,869	\$140,929

2023 American Community Survey (ACS)



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