

For Lease

411 8th Street SE | Washington DC



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For Lease

411 8th Street SE
Washington, DC

Property Specifications

SPACE AVAILABLE

2,100 SF

LEASE RATE

Contact Broker



About the Property

- Capitol Hill is known as the Federal Government's Commercial District with an abundance of shops, eateries, federal institutions, and more
- Strategically located along 8th Street Southeast, an arterial thoroughfare that supports over 14,000 vehicles per day
- The U.S. Capitol, White House, Downtown, and Lincoln Memorial, and more are all within walking distance
- Less than one mile away from Eastern Market, D.C.'s oldest market that attracts 500,000 annual visitors

Nearby Retailers

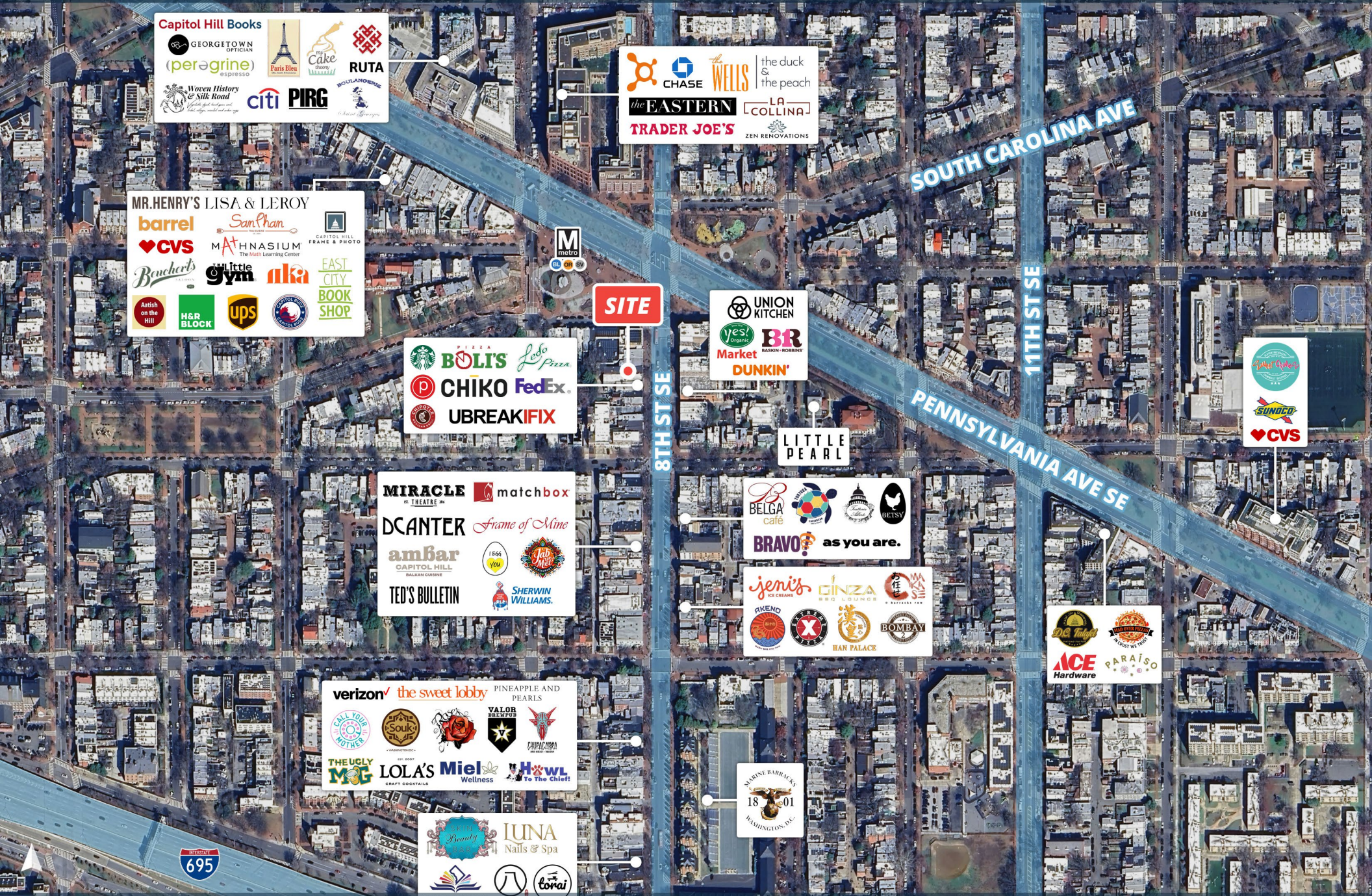


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8th Street SE, Washington, DC

Intersection Aerial



Capitol Hill Books
GEORGETOWN OFFICIAN
(peregrine) espresso
Waren History & Silk Road
citi PIRG
Paris Bleu
The Cake Bakery
RUTA
BOULANGERIE

CHASE WELLS | the duck & the peach
the EASTERN | LA COLLINA
TRADER JOE'S | ZEN RENOVATIONS

MR. HENRY'S LISA & LEROY
barrel
CVS
Boucher's
Aatish on the Mill
H&R BLOCK
ups
Little Gym
MATHNASIUM
The Math Learning Center
nla
EAST CITY BOOK SHOP

STARBUCKS
PIZZA BOLO'S Lido PIZZA
CHIKO FedEx
UBREAKIFIX

SITE

UNION KITCHEN
Yes! Market
BR
DUNKIN'

MIRACLE THEATRE
matchbox
DCANTER
Frame of Mine
ambar
CAPITOL HILL BALKAN CUISINE
TED'S BULLETIN
SHERWIN WILLIAMS

LITTLE PEARL
BELGA cafe
BRAVO as you are.

verizon the sweet lobby
PINEAPPLE AND PEARLS
THE UGLY MUG
LOLA'S Miel Wellness
H&W To The Chief

jenie's ICE CREAM
GINZA
BOMBAY

D&B Tofu
PARAISO Hardware

LUNA Nails & Spa
LITTLE DISTRICT BOOKS
LOVRAI

MARINE BARRACKS
1801
WASHINGTON, DC

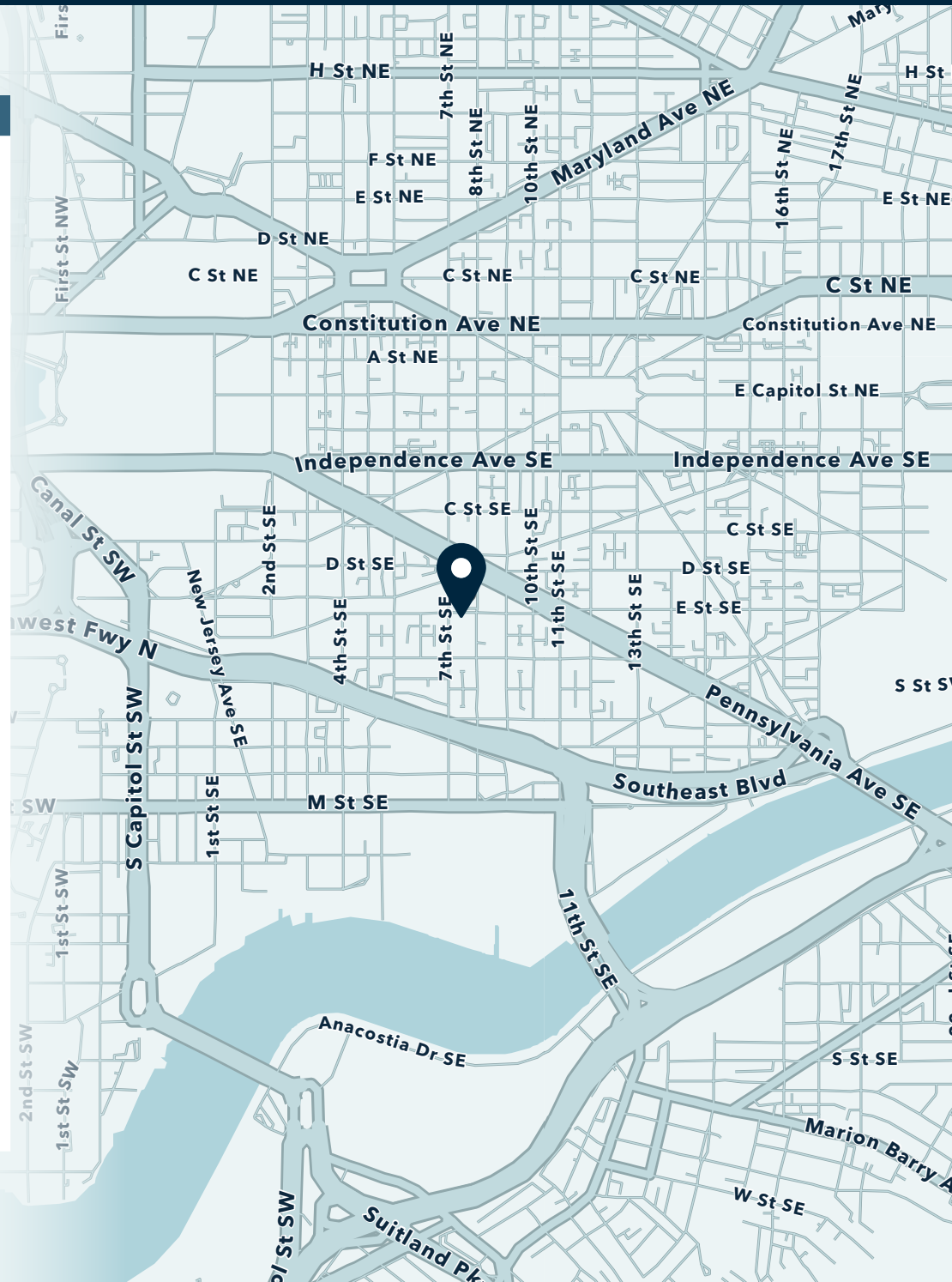
CVS
SUNOCO





Area Snapshot

	10 min	15 min	20 min
Population			
2025 Estimated Population	13,985	28,888	49,113
2030 Projected Population	13,683	28,994	48,758
Proj. Annual Growth 2025 to 2030	-0.44%	0.07%	-0.14%
Daytime Population			
2025 Daytime Population	15,907	38,450	73,284
Workers	11,043	29,074	58,449
Residents	4,864	9,376	14,835
Income			
2025 Est. Average Household Income	\$222,426	\$218,032	\$215,267
2025 Est. Median Household Income	\$184,018	\$177,384	\$172,764
Households & Growth			
2025 Estimated Households	6,896	14,526	25,564
2030 Estimated Households	6,833	14,790	25,765
Proj. Annual Growth 2025 to 2030	-0.18%	0.36%	0.16%
Race & Ethnicity			
2025 Est. White	71%	69%	68%
2025 Est. Black or African American	13%	15%	16%
2025 Est. Asian or Pacific Islander	5%	5%	5%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	10%	10%	10%
2025 Est. Hispanic (Any Race)	6%	7%	7%

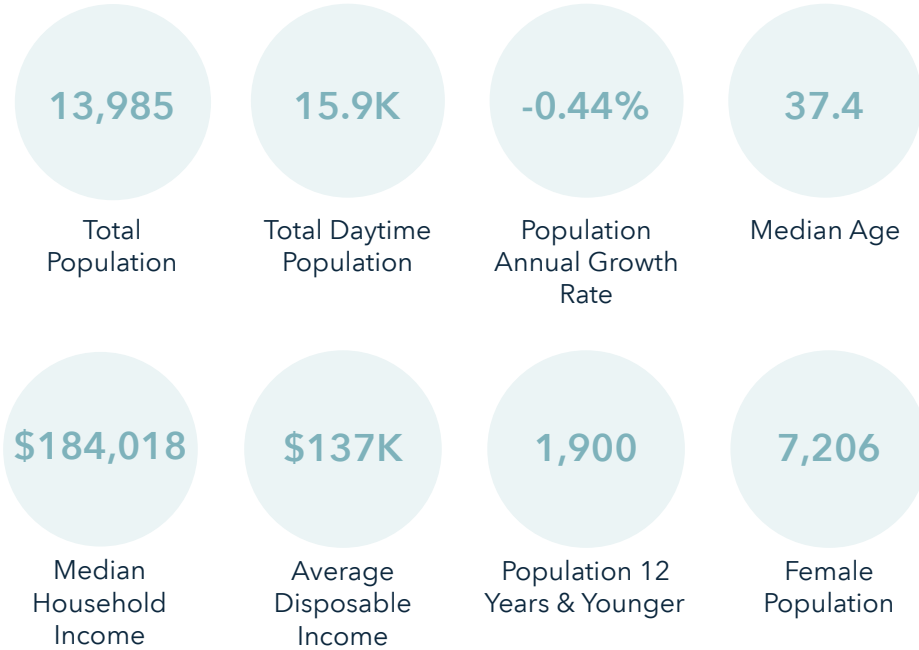


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

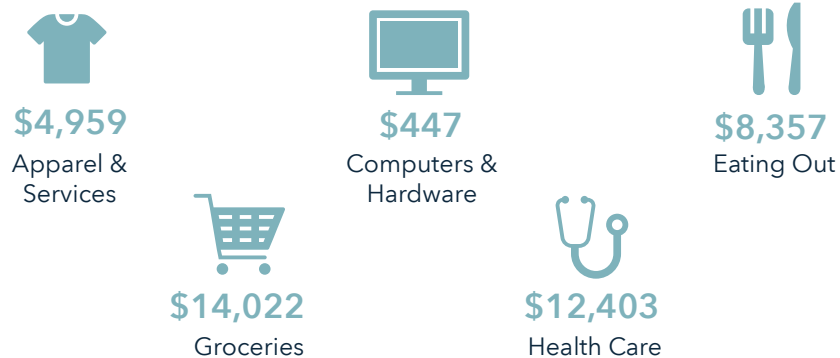


10 Minute Walk

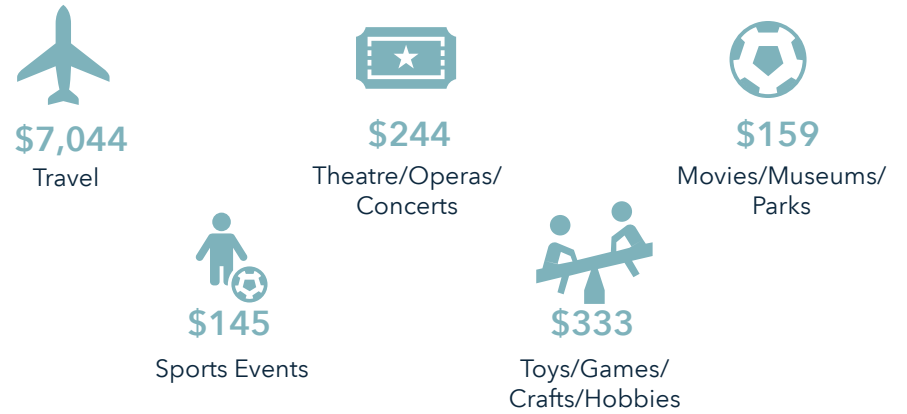
Key Facts



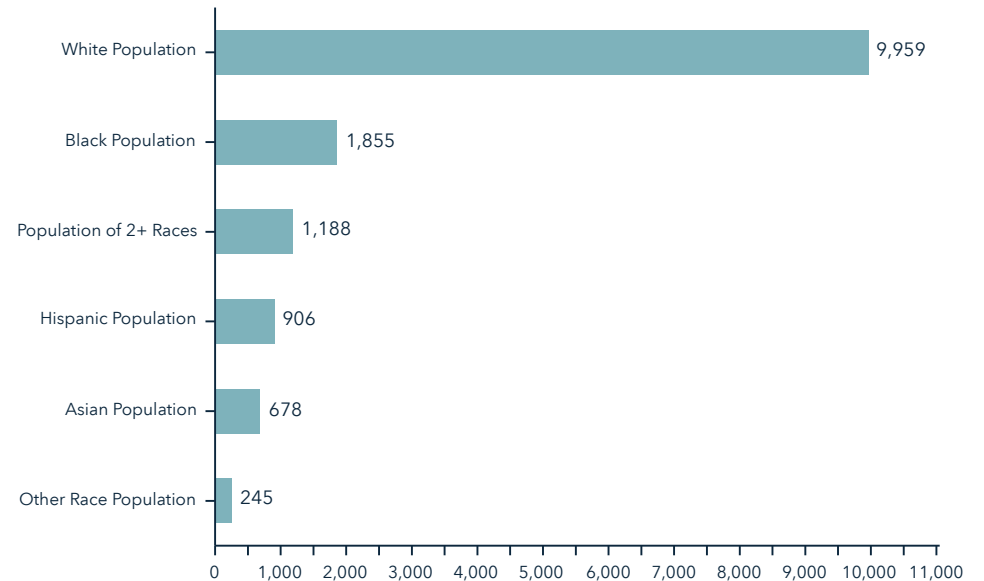
Annual Household Spending



Annual Lifestyle Spending



Race





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