

Sale

1512 Marion Barry Ave SE Washington DC 20020

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SALE PRICE \$950,000

Deniz Senyurt, CCIM
Commercial Real Estate Associate Broker
(571) 271-6604
deniz.senyurt@cbcncrt.com

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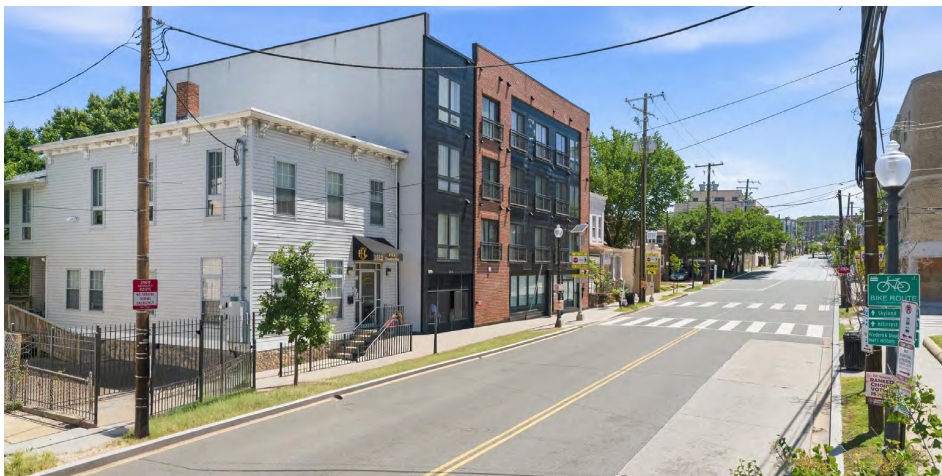


Coldwell Banker
Commercial
Realty

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1512 Marion Barry Ave SE Washington DC 20020

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PROPERTY DESCRIPTION

Acquire this 2,416 SF two-story commercial building on a 3,170 SF lot in Historic Anacostia. Zoned MU-4 (Mixed Use), the property offers flexibility for office, retail, medical, nonprofit, educational, residential, and mixed-use uses. An excellent opportunity for an owner-user, investor, or developer seeking a well-located asset in Southeast Washington, DC.

PROPERTY HIGHLIGHTS

- 2,416 SF two-story commercial building
- 3,170 SF lot
- MU-4 Mixed-Use zoning
- Ideal for owner-users or investors
- Office, retail, medical & mixed-use potential
- Historic Anacostia location
- 12,000 VPD frontage visibility
- Minutes to Anacostia Metro
- Quick access to I-295, Suitland Parkway & Downtown DC
- Strong redevelopment potential

OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	2
Lot Size:	3,170 SF
Building Size:	2,416 SF

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LOCATION DESCRIPTION

1512 Marion Barry Avenue SE is located in the Historic Anacostia neighborhood of Southeast Washington, DC, along the Marion Barry Avenue commercial corridor with approximately 12,000 vehicles per day of frontage visibility. The property offers convenient access to I-295, Suitland Parkway, Martin Luther King Jr. Avenue SE, South Capitol Street, and Downtown Washington, DC. Minutes from the Anacostia Metro Station, Capitol Hill, Navy Yard, and St. Elizabeths East, the location provides excellent regional connectivity throughout Washington, DC, Northern Virginia, and Prince George's County, Maryland.

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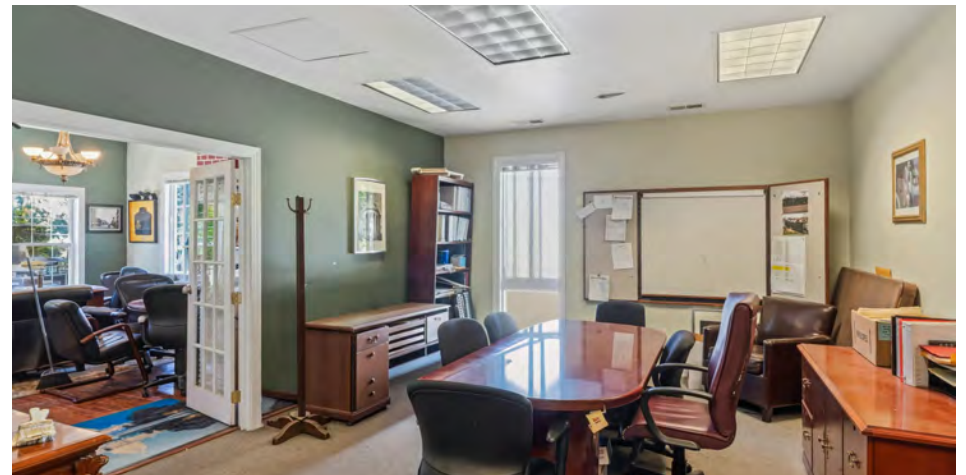
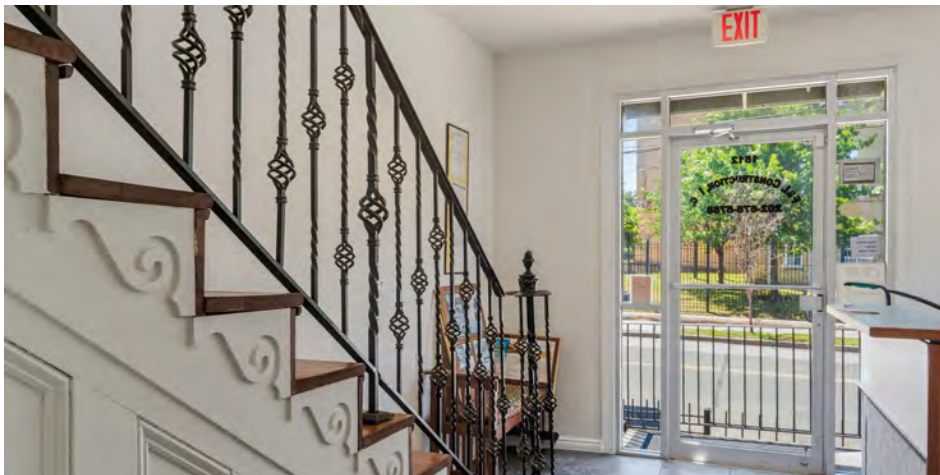


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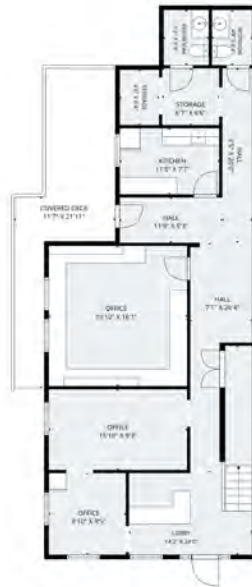
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Please check the listing detail for the square footage. All measurements are captured via laser scan, but are approximate.



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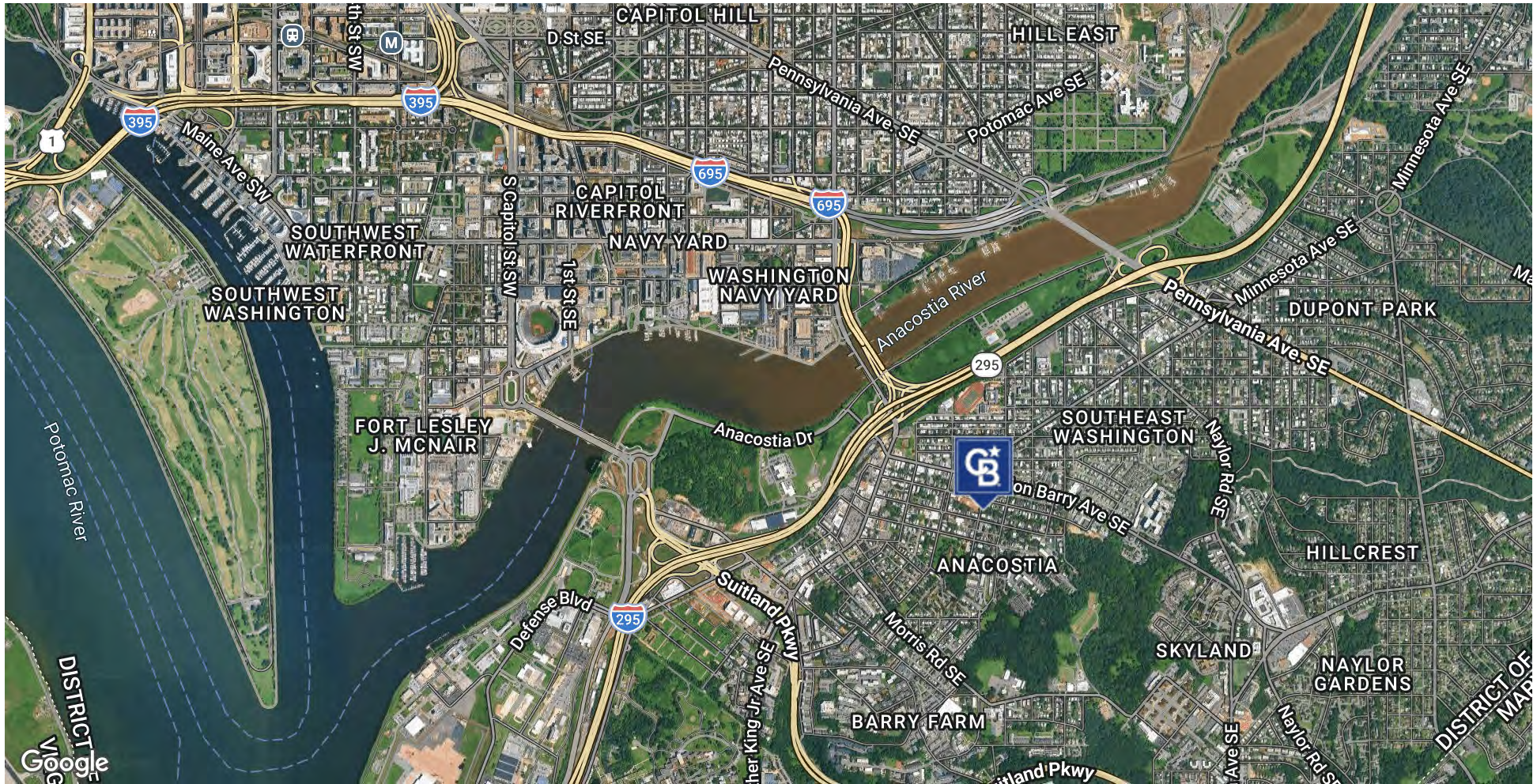


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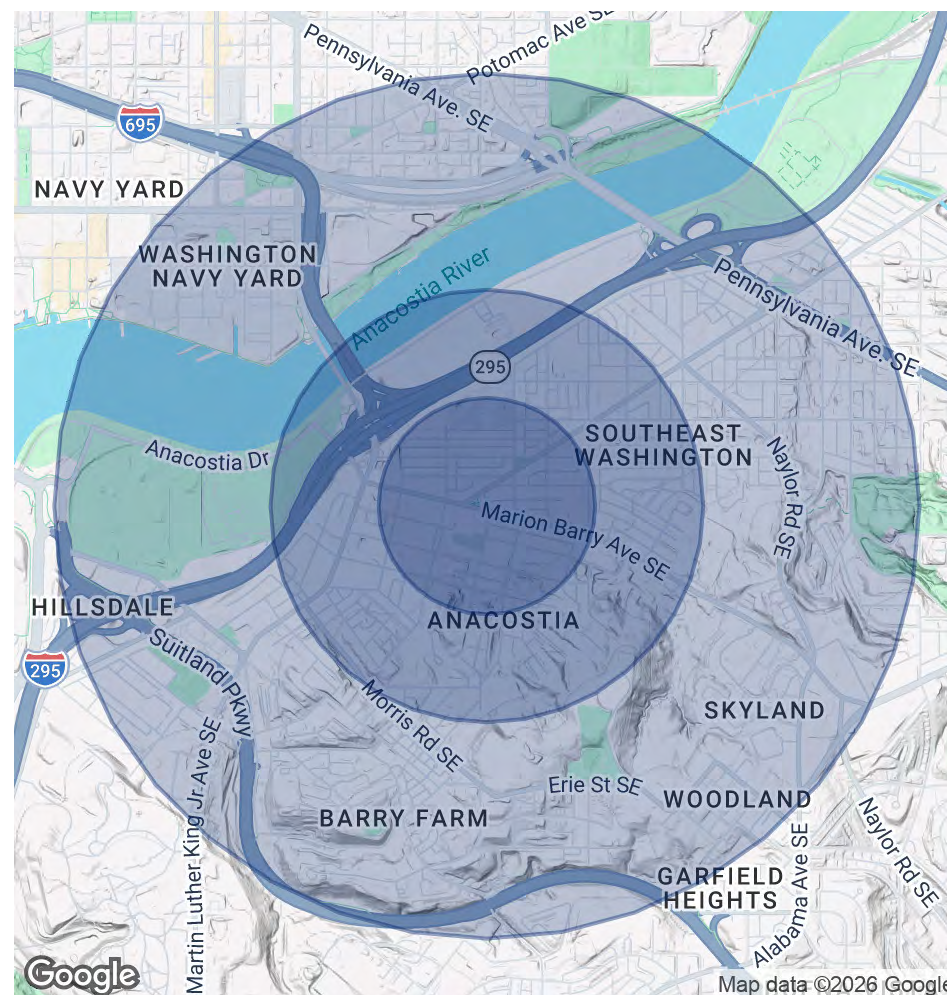
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,579	10,226	32,983
Average Age	30.8	32.6	34
Average Age (Male)	26.9	29.2	29.9
Average Age (Female)	35.3	36.8	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,363	4,406	15,051
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$71,648	\$74,210	\$81,678
Average House Value	\$471,232	\$457,419	\$486,227

2023 American Community Survey (ACS)



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Direct: **(703) 471-7220** | Cell: **(571) 271-6604**

DC #SP200201703 // VA #0225217450 / MD #677741

PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, and industrial property leasing and sales. Aside from serving as a member of NVAR Board of Directors, Deniz is Treasurer of CCIM Mid Atlantic Chapter. She is the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023, 2024 & 2025 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and 2022-2025 NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021 & CCIM JWL Leadership program in 2025. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Past President of Mid Atlantic Real Estate Marketing Association, NVAR Member of Board of Directors

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