

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



Prospective tenant has the right to use 1,700 sqft of outdoor space adjacent to 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.



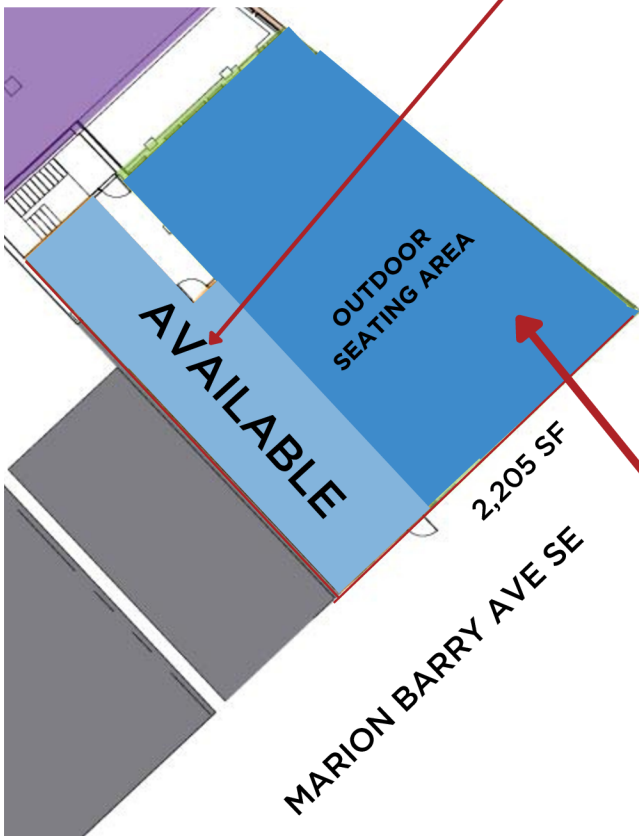
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WASHINGTON, DC 20017

DON ISAAC

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1111 MARION BARRY SE & OUTDOOR SPACE AVAILABLE



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



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