

For Sale or Lease

RESTAURANT

525 8th Street SE | Washington, D.C.



Property Details

525 8TH STREET SE | WASHINGTON, D.C.

FULLY BUILT OUT WITH ALL FIXTURES AND EXISTING EQUIPMENT INCLUDED

525 8th Street SE is a F&B opportunity in the heart of Barracks Row, one of Washington, D.C.'s most established and walkable commercial corridors.

Positioned along the active 8th Street SE retail corridor, the property has strong visibility and steady foot traffic from Eastern Market, Capitol Hill, and the adjacent Marine Barracks. Barracks Row is anchored by a vibrant mix of award-winning restaurants, independent boutiques, and national tenants. The corridor serves residents, tourists, and the Hill workforce.

Reformation Fitness open and operating on the second floor.

3,766 SF
AVAILABLE





Property Highlights

525 8TH STREET SE | WASHINGTON, D.C.



Second generation restaurant with 24 foot hood infrastructure in place



All fixtures and equipment will convey



Tavern license in safekeeping and will convey to new tenant



Large **outdoor patio opportunity** in the back of the building with up to 40 seats



Surrounded by a **dense residential and daily pedestrian traffic** from Capitol Hill and Eastern Market

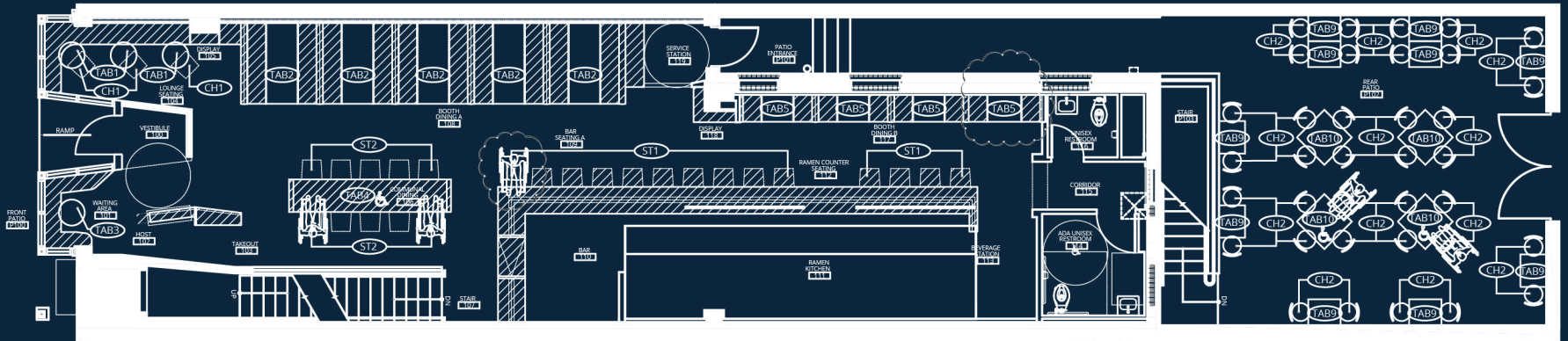


Nearby attractions include Eastern Market, U.S. Capitol and The Navy Yard and Nats Park

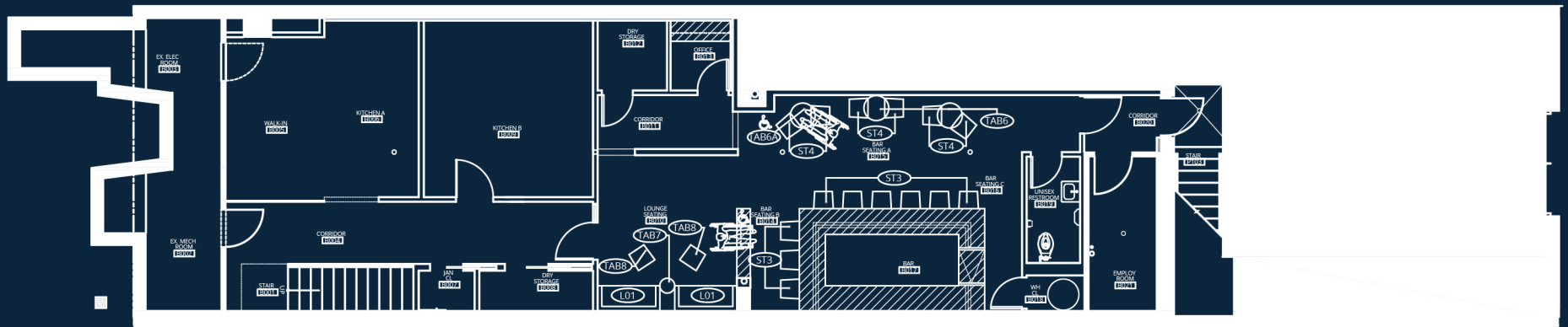
Floor Plan

525 8TH STREET SE | WASHINGTON, D.C.

1ST FLOOR



LOWER LEVEL



Demographics

525 8TH STREET SE | WASHINGTON, D.C.

10 MINUTE WALK

11,598
Population

13,794
Total Daytime
Population

\$220,839
Average Household
Income

5,764
Total
Households

15 MINUTE WALK

29,170
Population

48,210
Total Daytime
Population

\$215,630
Average Household
Income

15,260
Total
Households

20 MINUTE WALK

47,612
Population

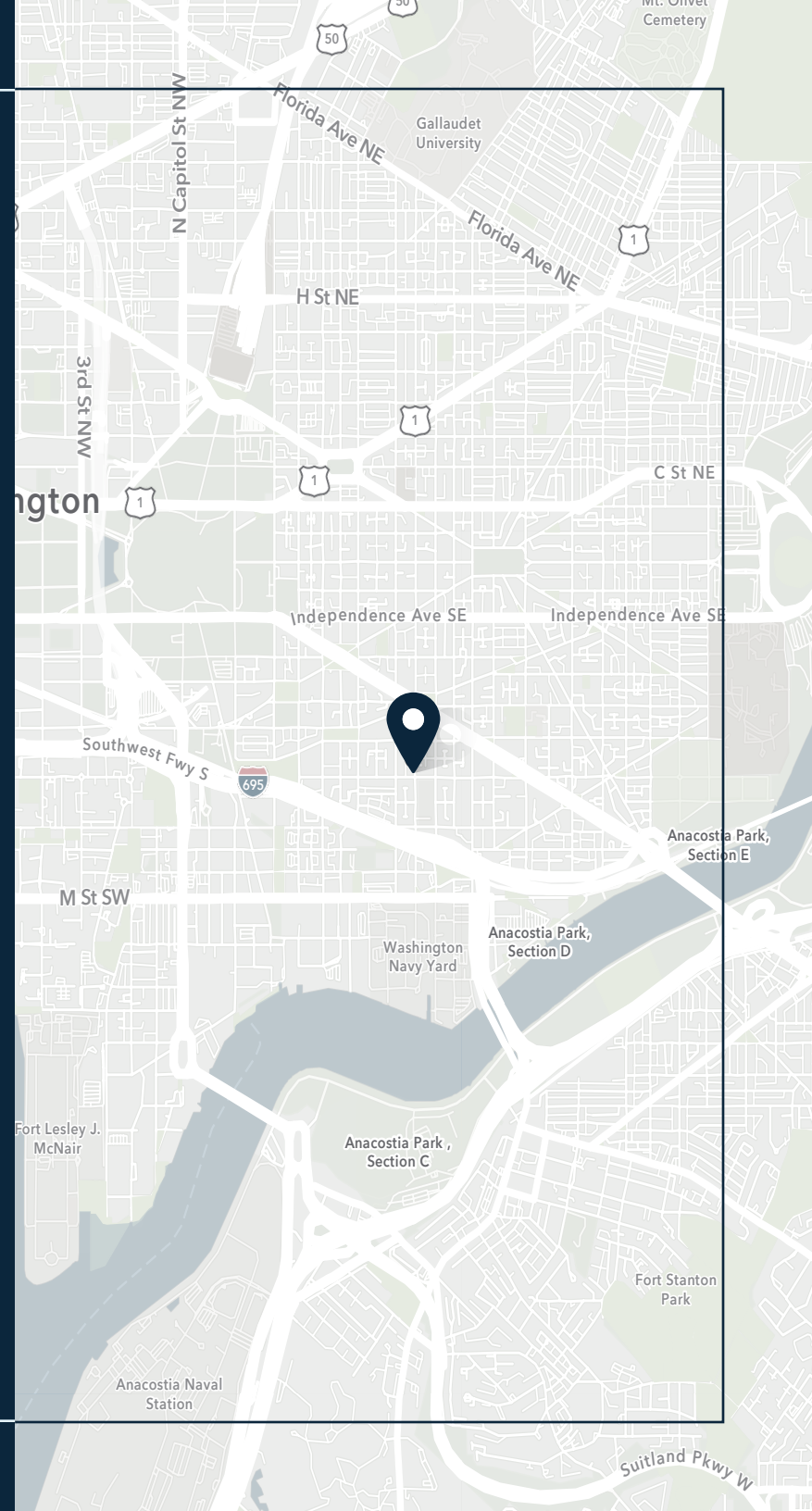
67,365
Total Daytime
Population

\$212,885
Average Household
Income

25,568
Total
Households

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

SOURCE





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