

For Lease

1109 Congress Street | Washington, DC



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SRS
Real Estate Partners



For Lease

1109 Congress Street
Washington, DC

Property Specifications

TOTAL SPACE AVAILABLE

4,033 SF

FIRST FLOOR

3,088 SF

MEZZANINE

945 SF



About the Property

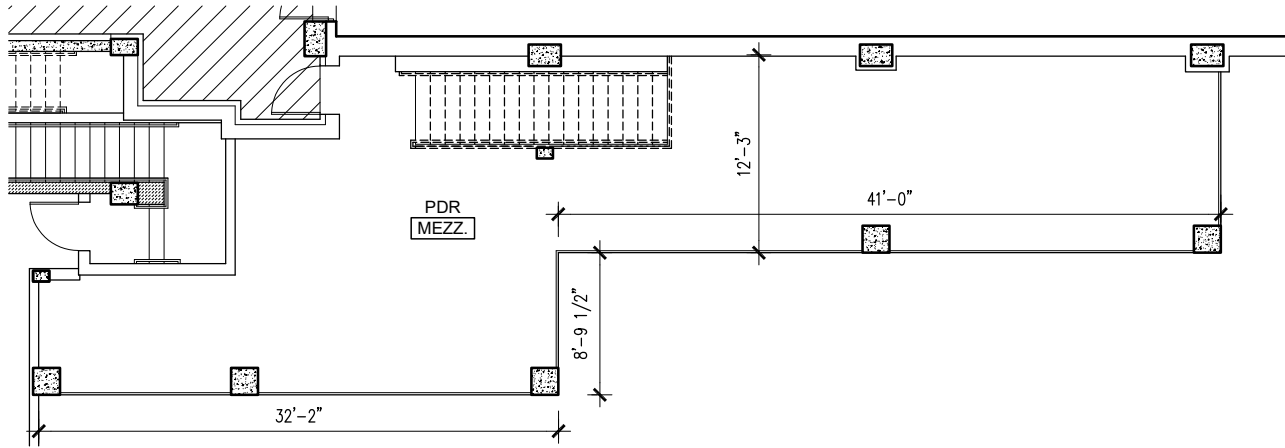
- Delivering Fall 2026 with 69 residential units above
- Fastest-growing zip code in the district with 8% continued growth projected in the next few years and a daytime population of over 50,000 workers
- Over 16,000 residential units within a 10-minute walk, and 50,000 daytime employees within the NoMa BID
- One block to the NoMa-Gallaudet Metro (Red Line) and direct access to the Metropolitan Branch Trail

Nearby Retailers

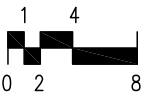
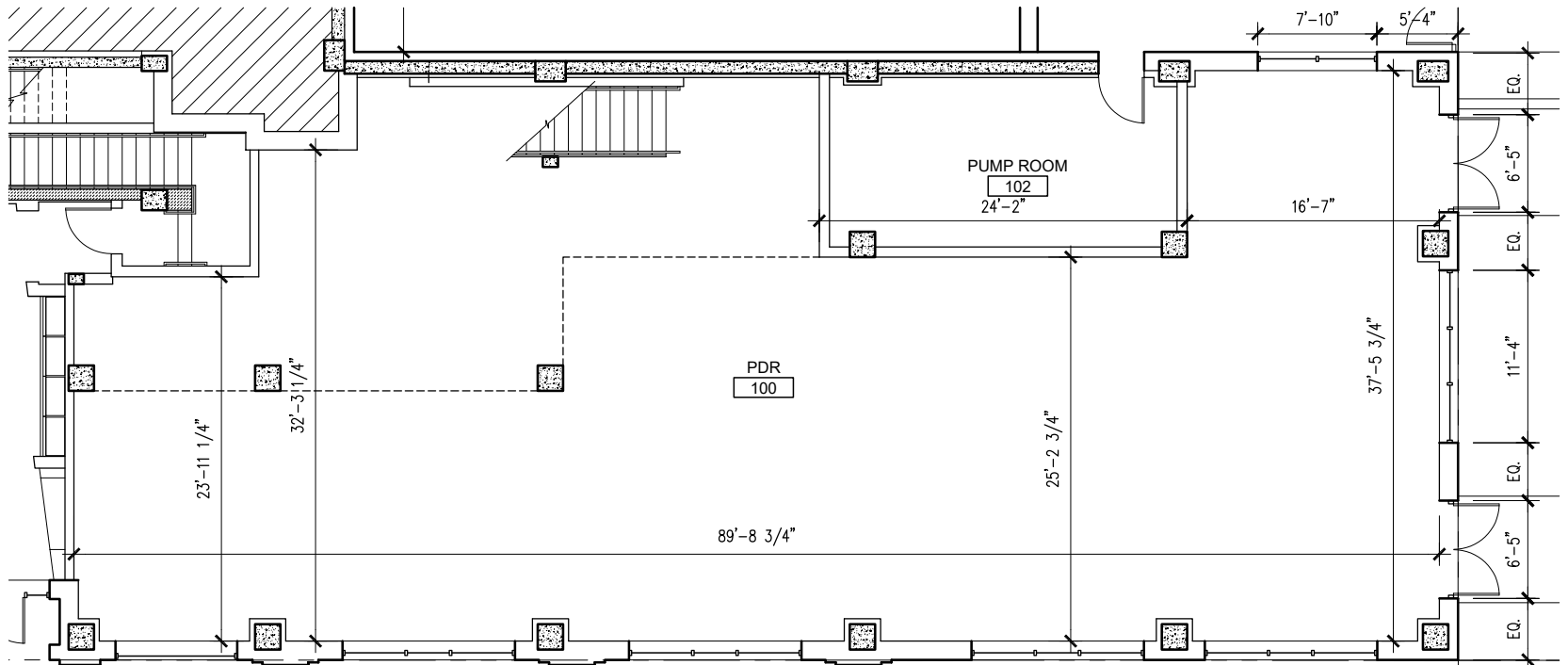


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PDR 1ST FLOOR = 3,088 GSF
 PDR MEZZANINE = 945 GSF
 TOTAL = 4,033 GSF



SCALE: 1/8" = 1'-0"

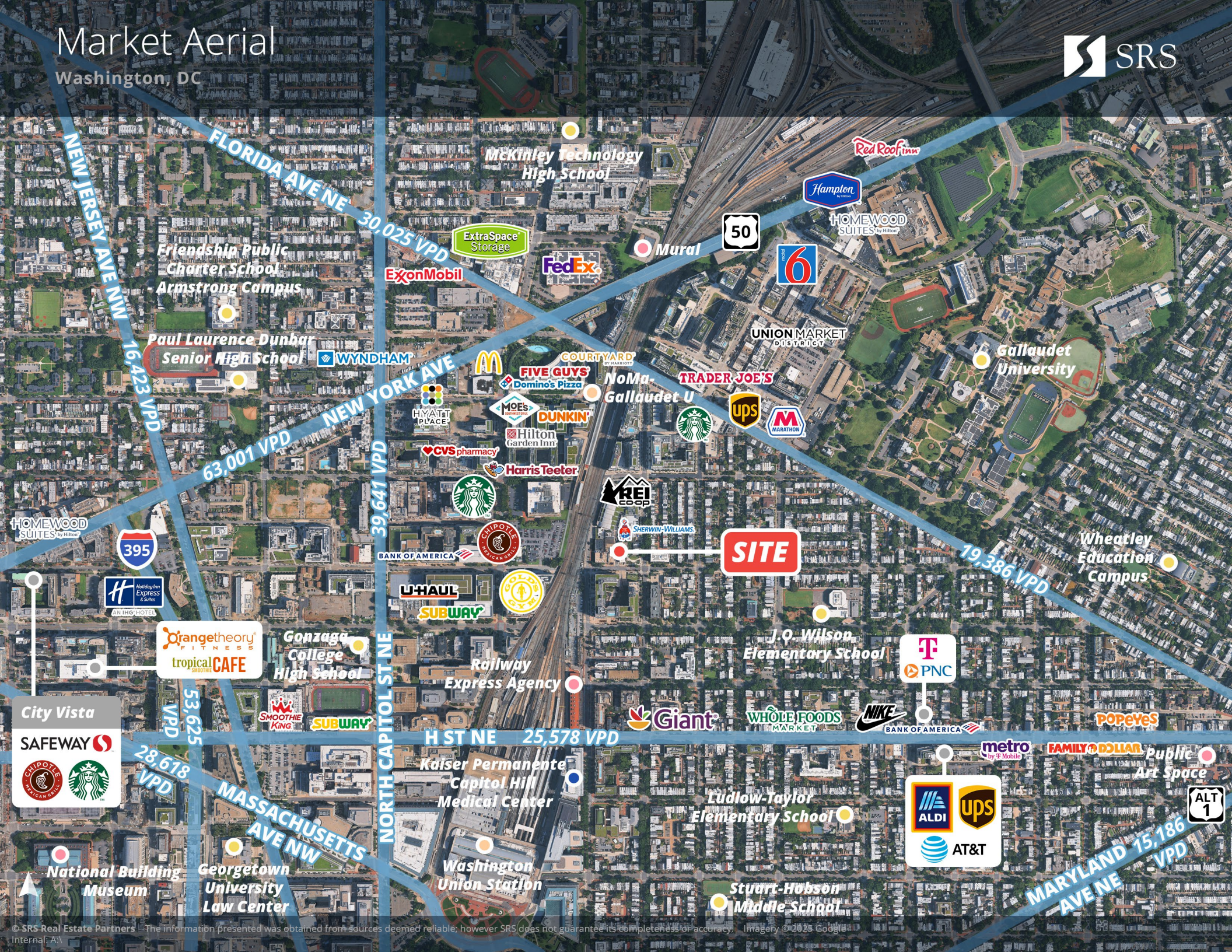
1009 CONGRESS STREET, NE
 Washington DC

06.10.2025



Market Aerial

Washington, DC



NEW JERSEY AVE NW
16,423 VPD

FLORIDA AVE NE
30,025 VPD

NEW YORK AVE
63,001 VPD

NORTH CAPITOL ST NE
39,641 VPD

53,625 VPD

28,618 VPD

MASSACHUSETTS AVE NW

NORTH CAPITOL ST NE

H ST NE
25,578 VPD

19,386 VPD

MARYLAND AVE NE
15,186 VPD

Friendship Public Charter School - Armstrong Campus

Paul Laurence Dunbar Senior High School

McKinley Technology High School

Gallaudet University

Wheatley Education Campus

Gonzaga College High School

Kaiser Permanente Capitol Hill Medical Center

Ludlow-Taylor Elementary School

Stuart-Hubson Middle School

City Vista



National Building Museum

Georgetown University Law Center

Washington Union Station

SITE

Intersection Aerial

Union Market-NoMA



NEW YORK AVE NE - 60,376 VPD

FLORIDA AVE NE - 32,388

The map displays a dense urban area with numerous buildings and commercial establishments. Key features include:

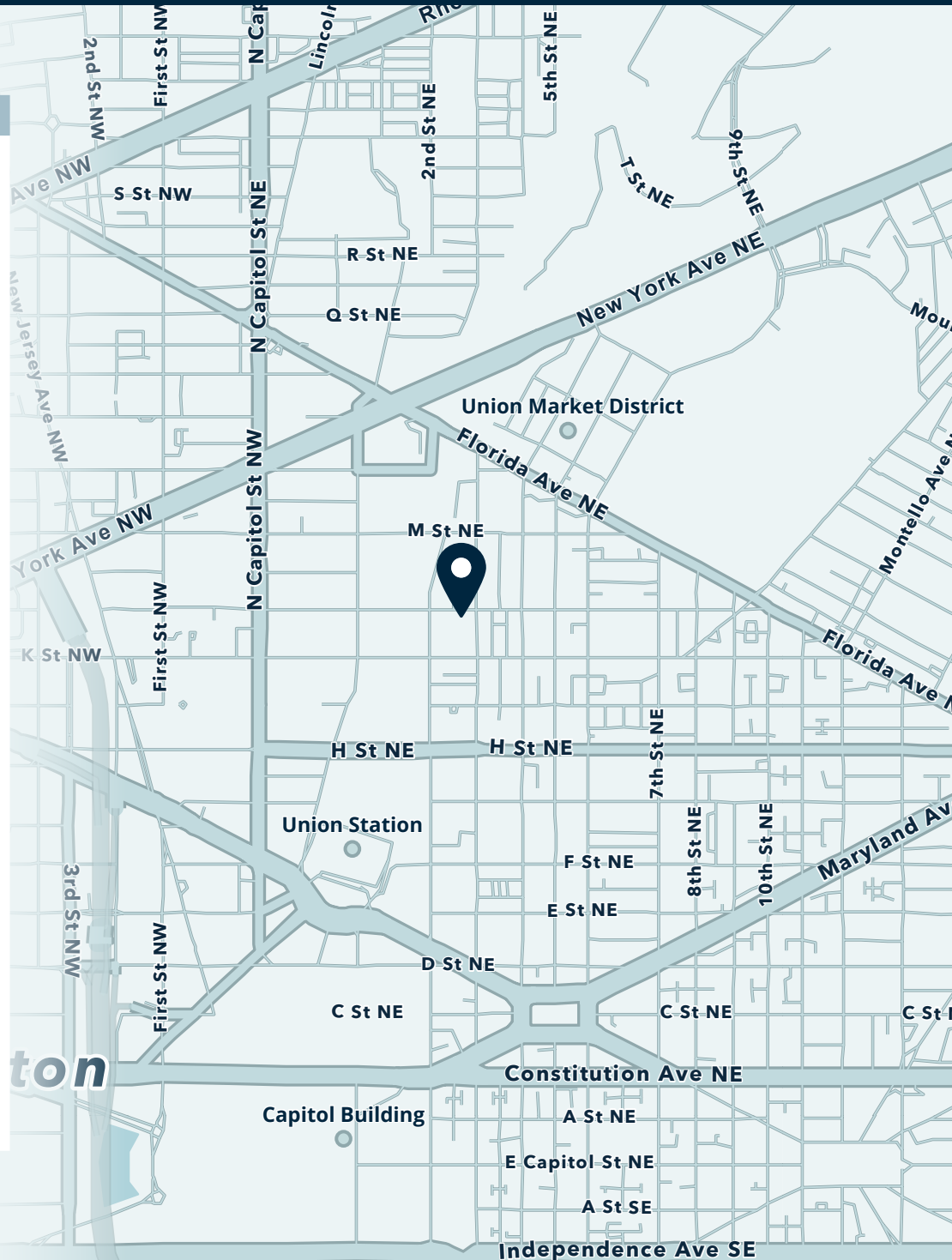
- Buildings and Units:** Elevation (400 Units), The Burton (387 Units), The 202 (254 Units), The Gantry (515 Units), 15 Union Market (318 Units), Margarite (260 Units), Theory (159 Units), Ledger (134 Units), Gables (300 Units), The Edison (187 Units), The Lanes (110 Units), Market House (468 Units), Press House (356 Units), Rioby (172 Units), Cielo (457 Units), Flats 130 at Constitutional Sq (634 Units), and Gallaudet University (1,647 Students).
- Logos and Brands:** Dunkin', Hilton Garden Inn, Harris Teeter, Trader Joe's, Yellow, Unwind, Chopsmith, and many others.
- Transportation:** Metro station (RD) and various transit lines.
- Other Landmarks:** A large stadium-like structure on the left and a park area on the right.

SITE



Area Snapshot

	5 MIN	10 MIN	15 MIN
Population			
2025 Estimated Population	7,988	23,252	35,330
2030 Projected Population	7,803	25,349	37,817
Proj. Annual Growth 2025 to 2030	-0.47%	1.74%	1.37%
Daytime Population			
2025 Daytime Population	8,863	31,149	55,729
Workers	7,170	23,436	43,820
Residents	1,693	7,713	11,909
Income			
2025 Est. Average Household Income	\$195,262	\$167,078	\$168,941
2025 Est. Median Household Income	\$151,031	\$122,743	\$126,085
Households & Growth			
2025 Estimated Households	4,501	13,373	19,260
2030 Estimated Households	4,518	15,177	21,339
Proj. Annual Growth 2025 to 2030	0.08%	2.56%	2.07%
Race & Ethnicity			
2025 Est. White	58%	51%	50%
2025 Est. Black or African American	20%	28%	30%
2025 Est. Asian or Pacific Islander	8%	8%	7%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	14%	13%	12%
2025 Est. Hispanic (Any Race)	10%	9%	9%

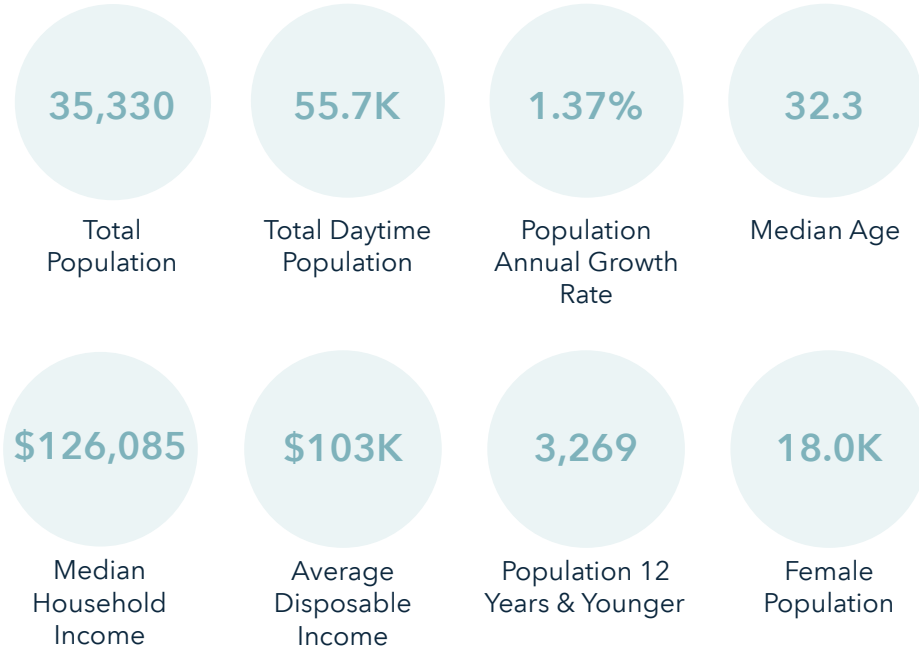


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

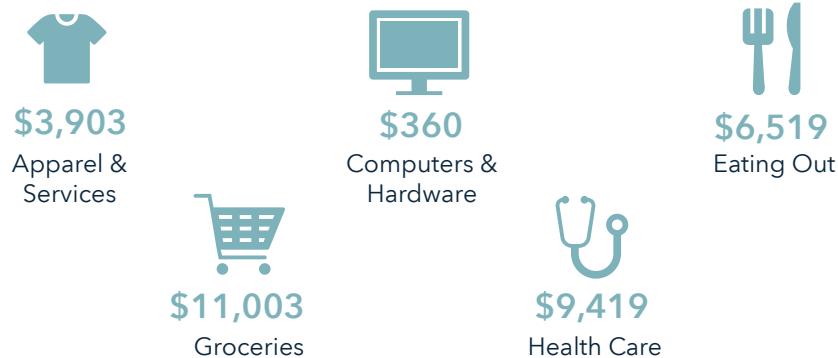


Within a 15 Min Walk

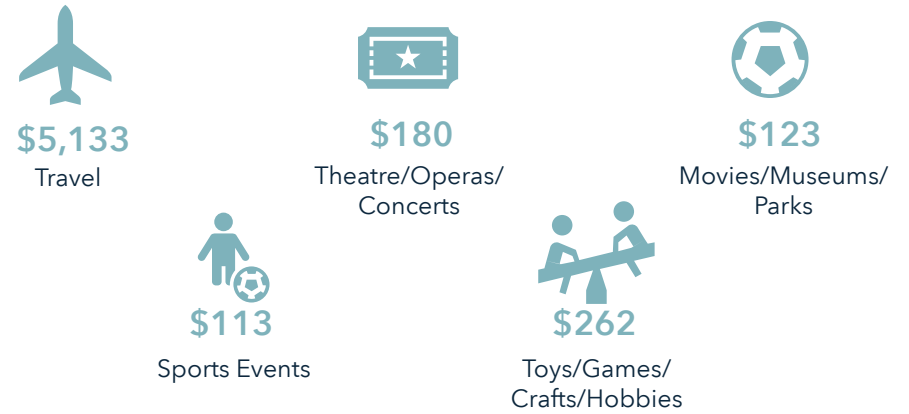
Key Facts



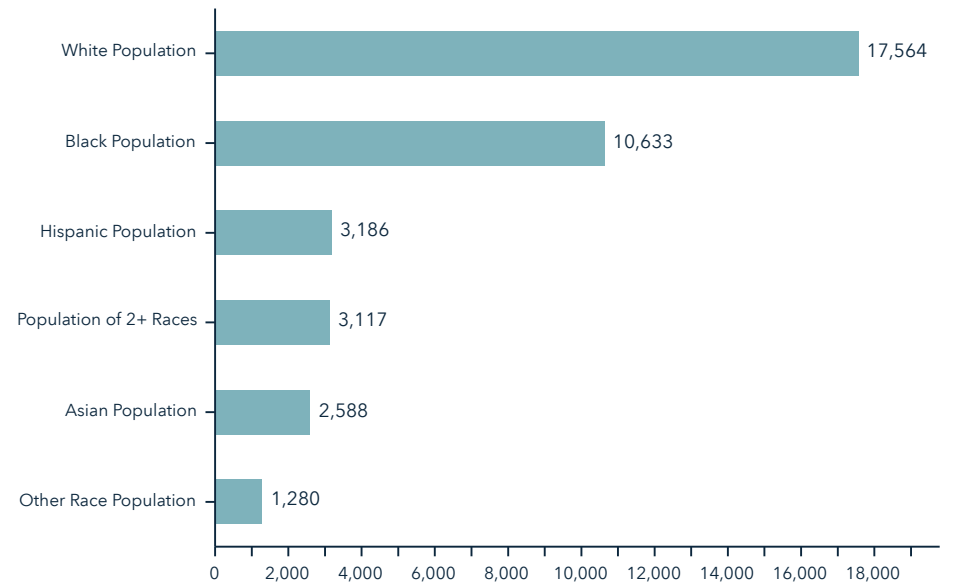
Annual Household Spending



Annual Lifestyle Spending



Race





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