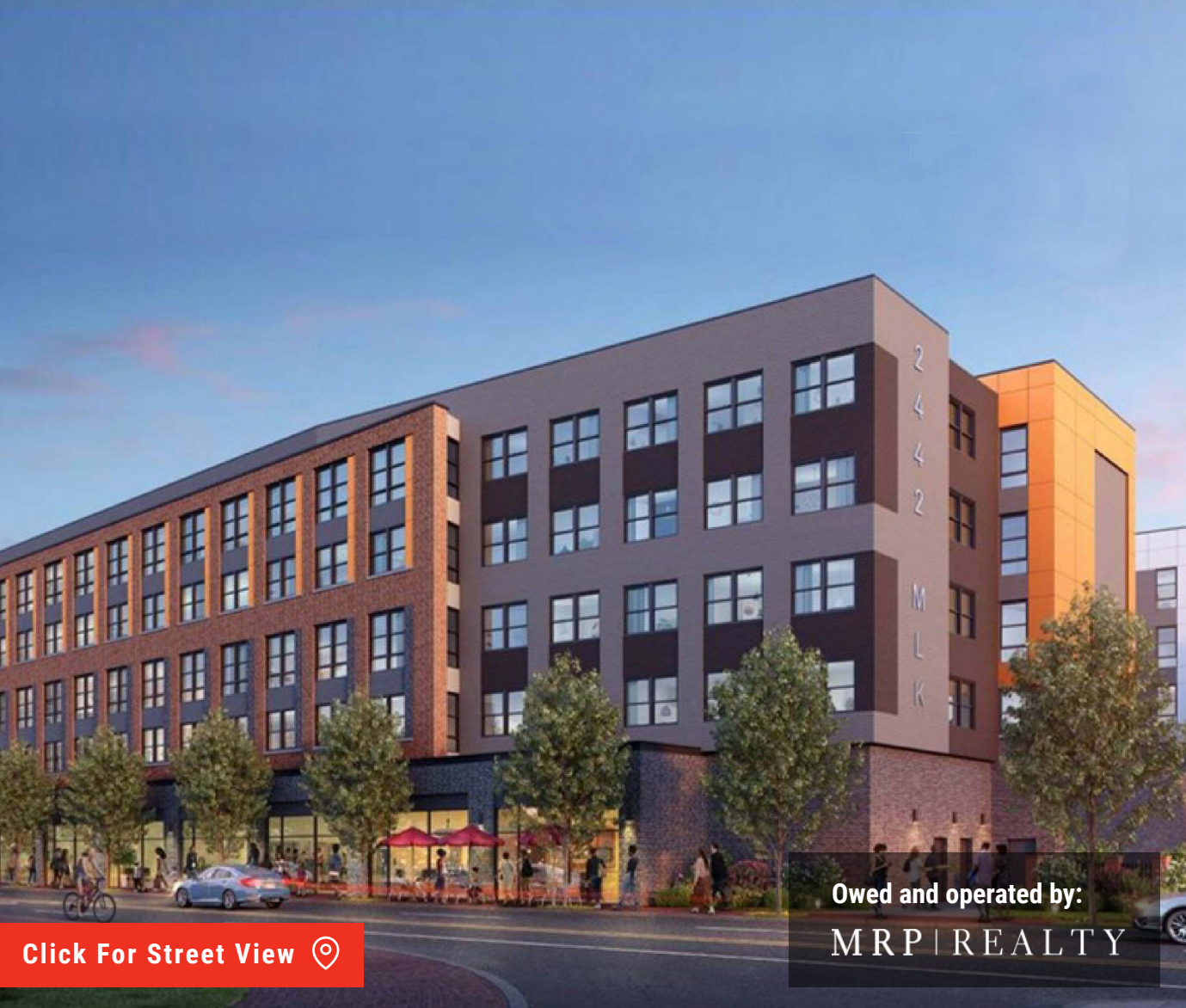


# THE BRIDGE

2442 MLK JR AVE SE, WASHINGTON, DC 20020

Retail Space For Lease



## PROJECT SIZE:

100,000 ± SF

## RETAIL AVAILABILITY:

3,313 SF

## ABOUT THE PROPERTY:

- Targeting grocery stores, fitness users, non-vented restaurant users, and other local Ward 8 businesses, based upon feedback from the community
- Retail opportunity in a new construction mixed-use development
- Adjacent to the Anacostia Metro Station
- Easily accessible via the newly-opened Frederick Douglass Memorial Bridge

## JOIN THESE NEARBY RETAILERS:

CHASE 



Owed and operated by:  
MRP | REALTY

**Nick Alevrogiannis**

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**Andrew Poncher**

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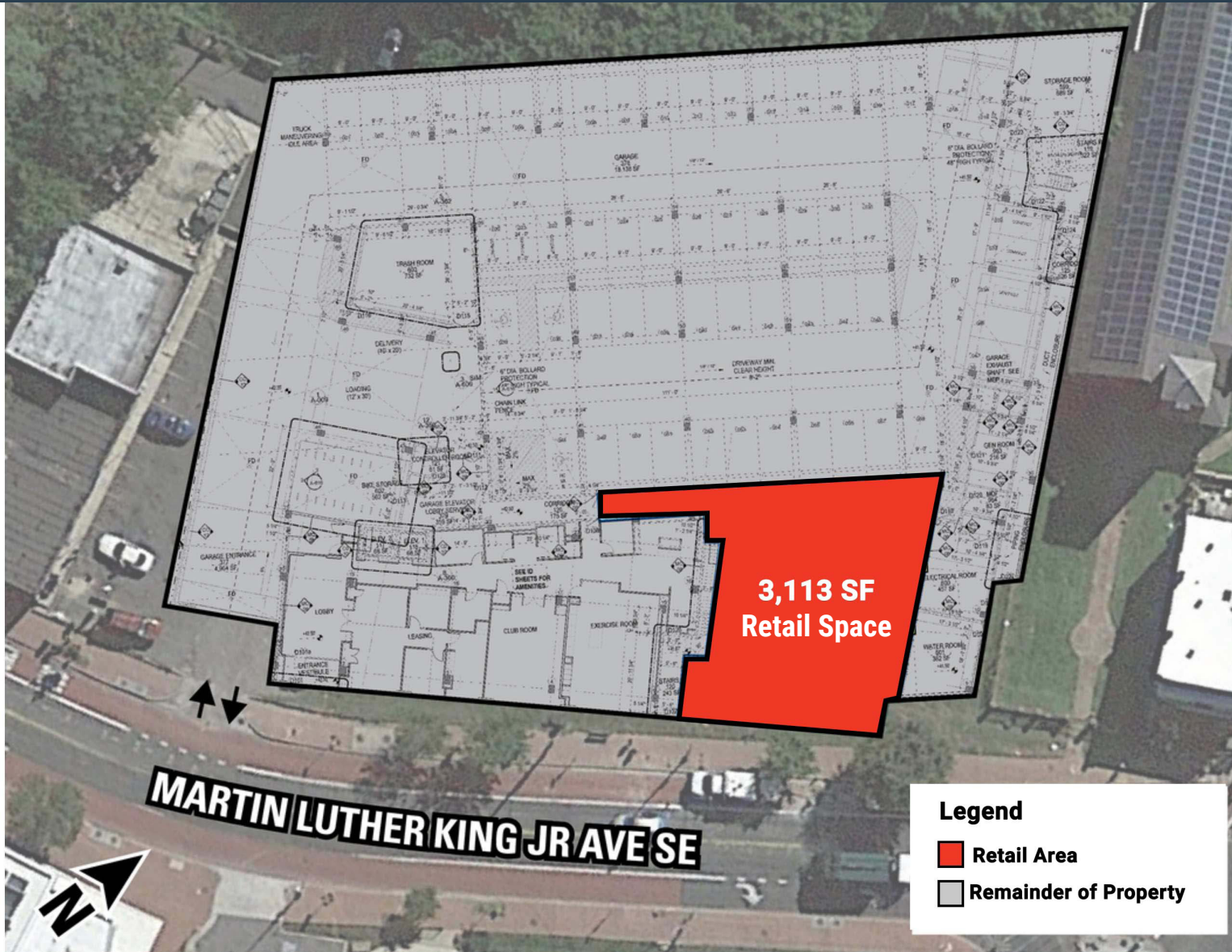
C | 240.435.0803

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Click For Street View 

# Leasing Plan



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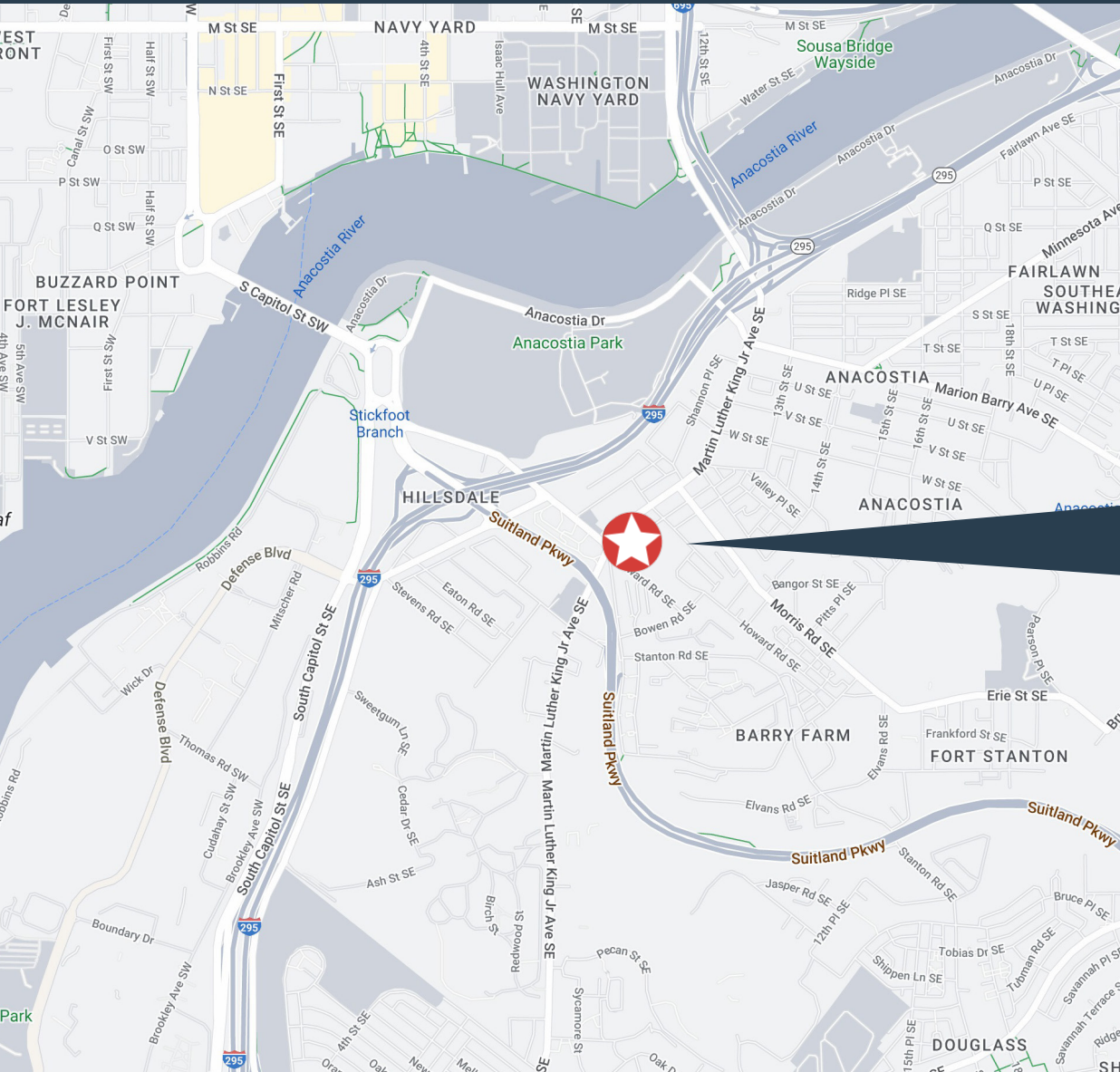
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# Location Map



## DEMOGRAPHICS

## TRAFFIC COUNTS

POPULATION AVG. INCOME DAYTIME EMP

MLK JR AVE SE 13,021 VDP

1 mile	2 mile	3 mile
20,739	120,863	235,936
\$86,410	\$128,881	\$132,432
8,933	52,109	166,232

SUITLAND PKWY 50,276 VDP

[CLICK FOR DEMOGRAPHIC REPORT](#)



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# Aerial Retail Map



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