



NEARBY RETAILERS



RETAIL FOR LEASE

- 2,568 SF endcap coming available (currently occupied by Dogtopia) with unobstructed visibility along M St SE (21,343 ADT).
- Adjacent, retail parking available.
- Accessible to and from I-695 (143,608 ADT). Located in between The Yards and Barracks Row.
- Zoned PDR-1.

VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

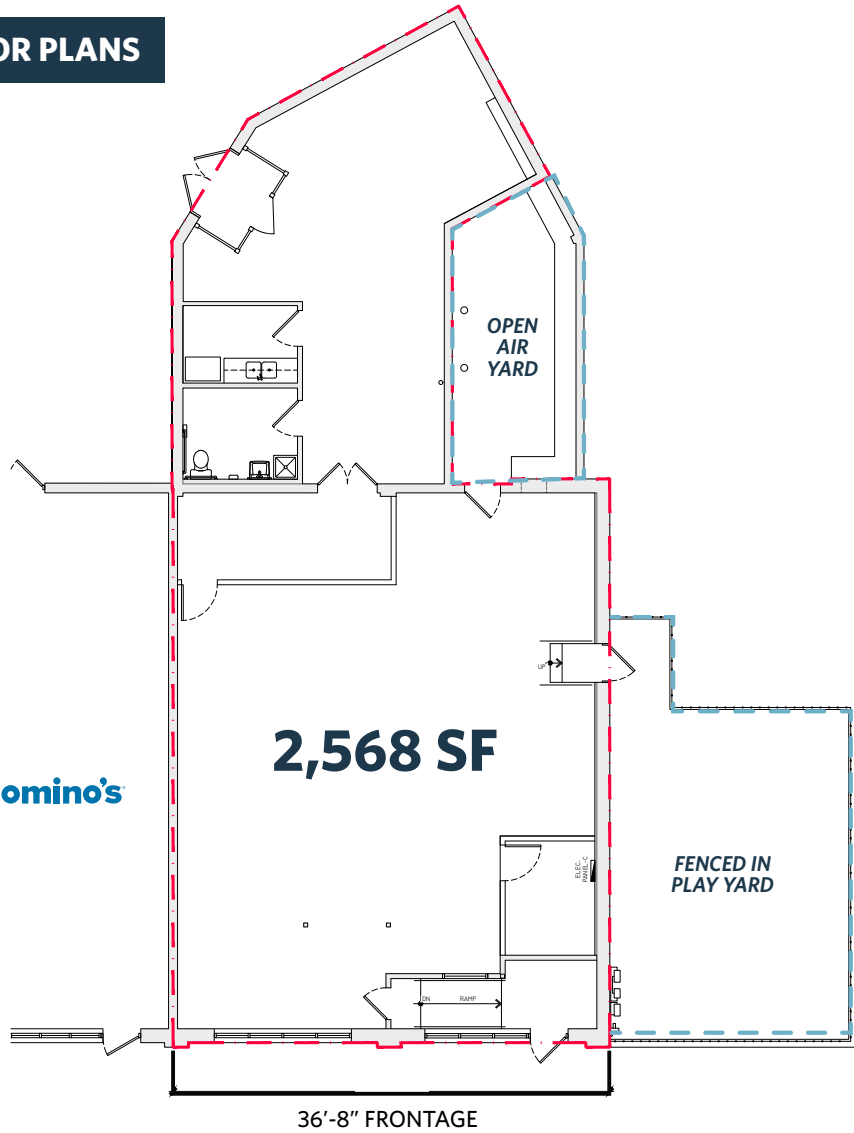
joef@klnb.com | 703-268-2708

SITE PLAN

900 M STREET SE

WASHINGTON, DC 20003

[CLICK FOR PLANS](#)



M St SE  20,952 [2022 ADT]



FRONT OF HOUSE



BACK OF HOUSE

[CLICK FOR PHOTOS](#)

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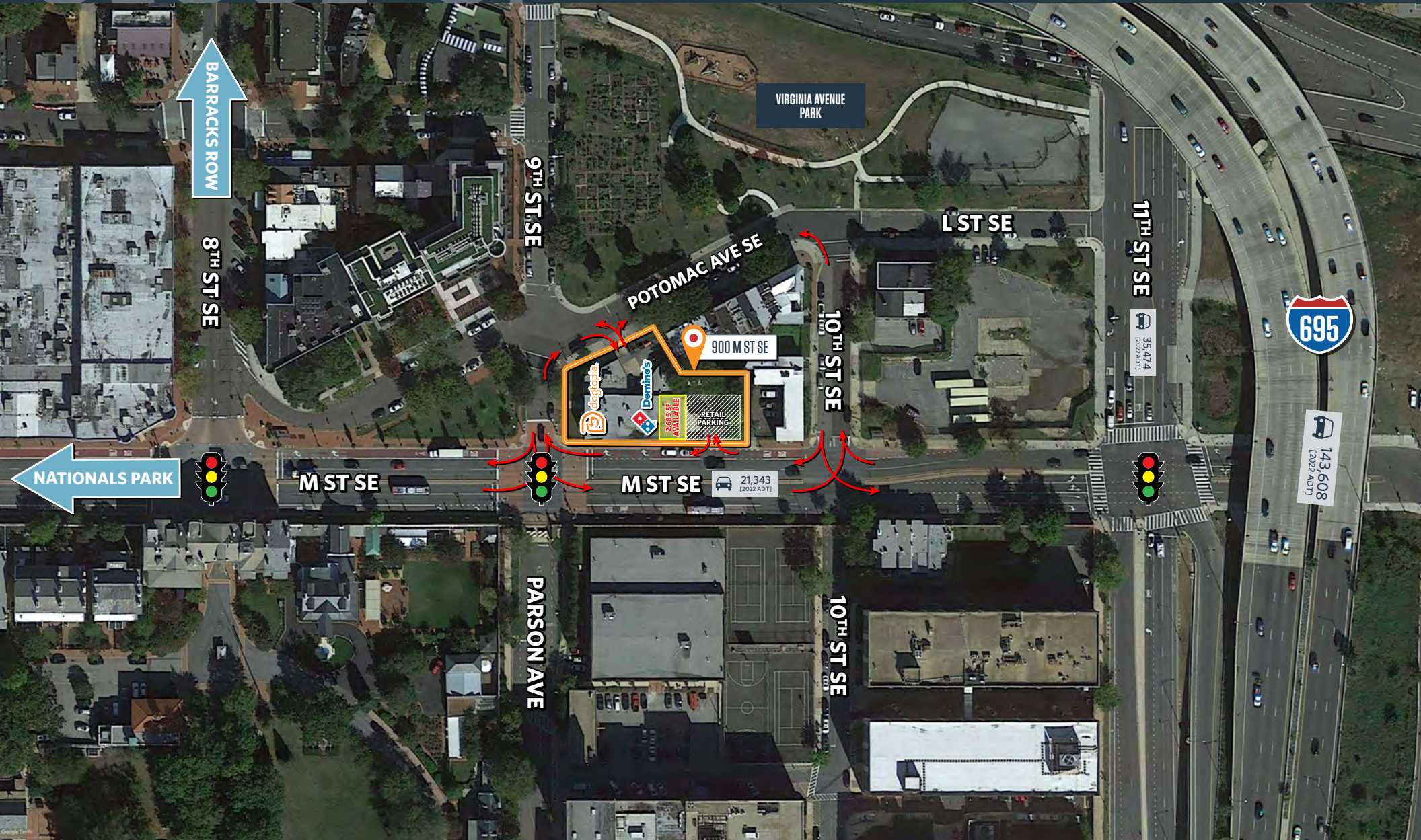
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CLOSE-UP

900 M STREET SE

WASHINGTON, DC 20003



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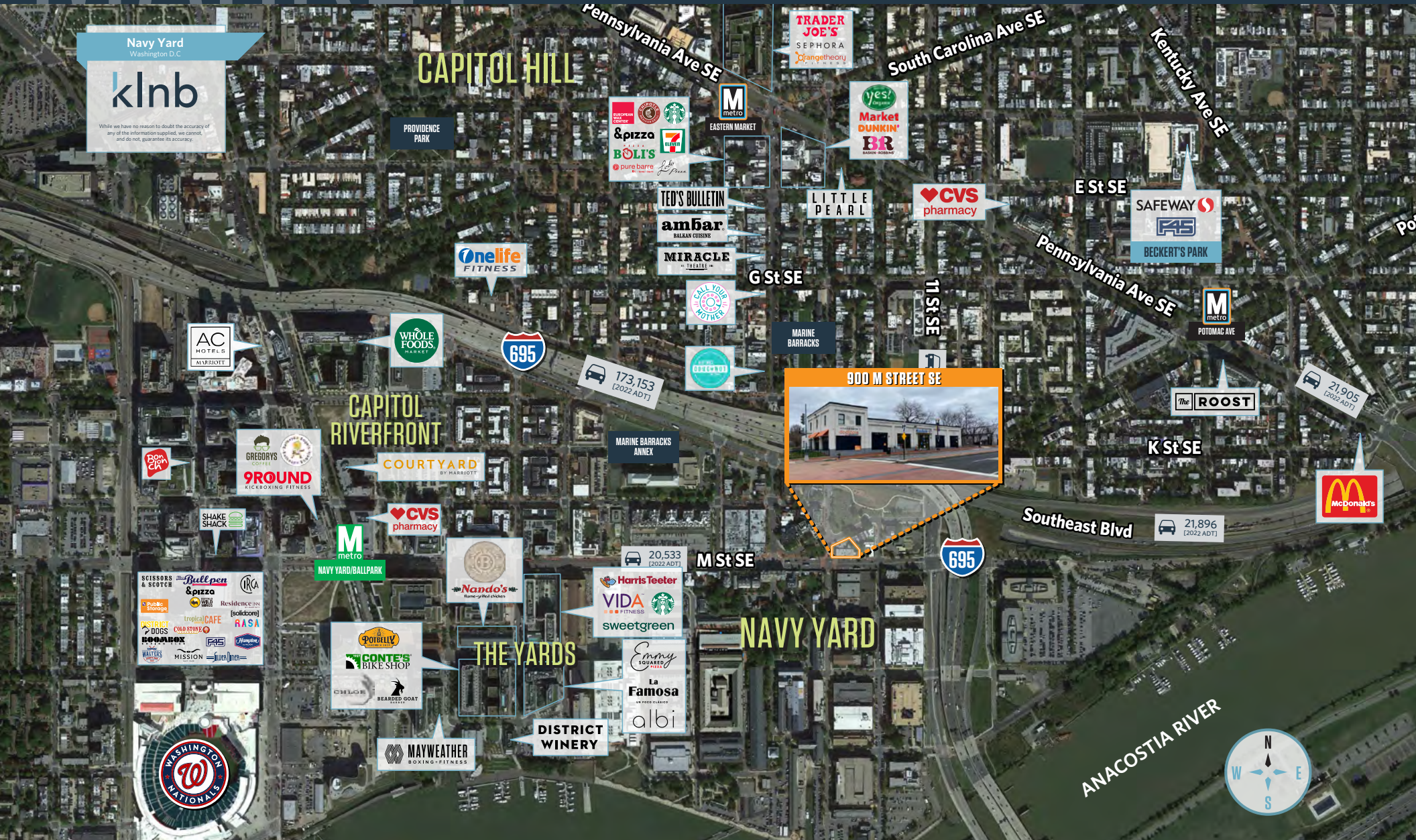
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MARKET

900 M STREET SE

WASHINGTON, DC 20003



Navy Yard
Washington D.C.

klnb

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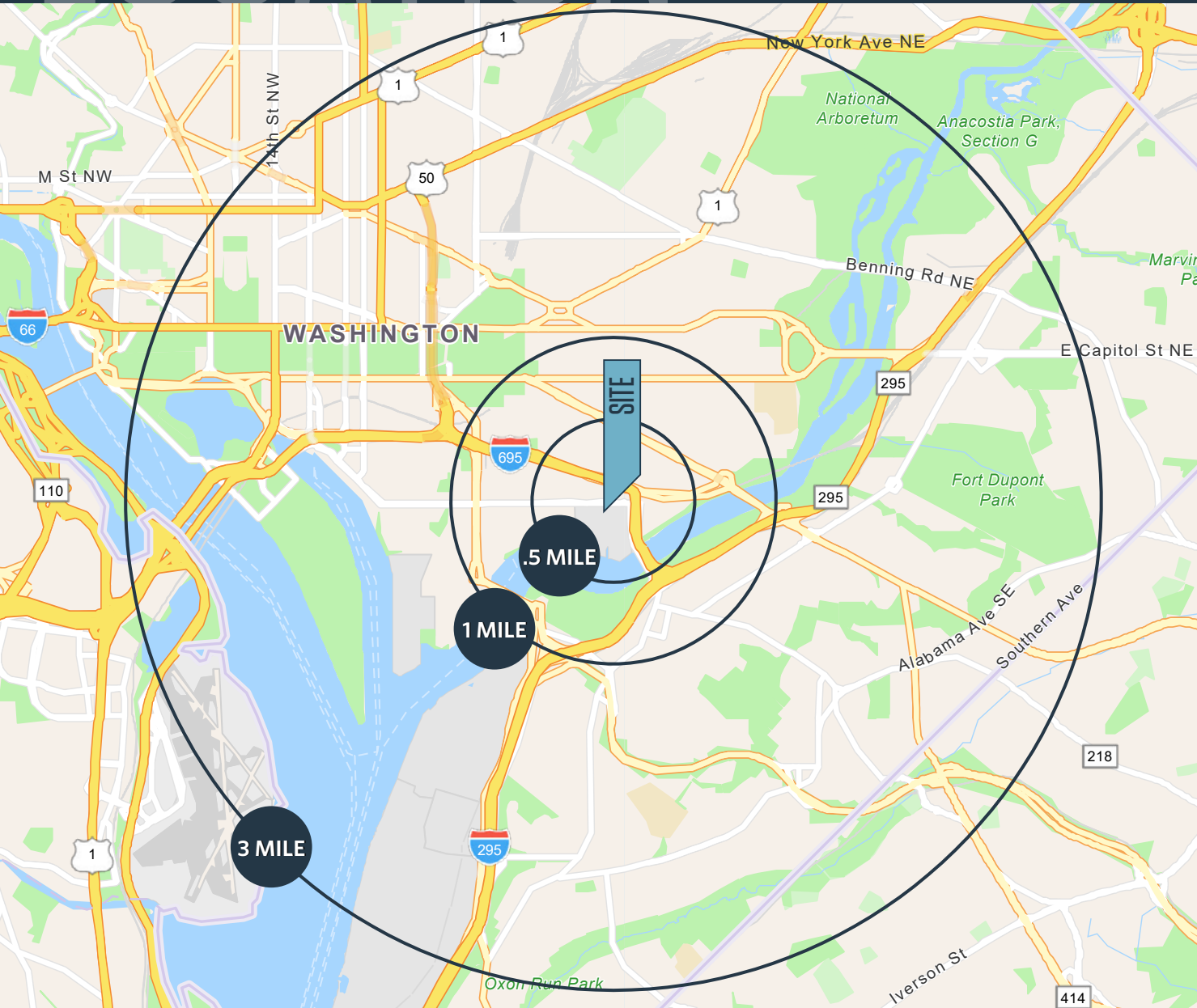
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LOCATION

900 M STREET SE

WASHINGTON, DC 20003



DEMOGRAPHICS | 2023:

.5-MILE	1-MILE	3-MILE
Population		
9,287	44,713	272,510
Daytime Population		
13,012	59,856	581,683
Households		
4,601	23,617	132,581
Average HH Income		
\$176,799	\$191,477	\$139,345

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Mt St SE	21,343 ADT
11 th St SE	35,474 ADT

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