

klnb

300 M ST SE

WASHINGTON, DC 20003



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WARBY PARKER

FOXTROT **sweetgreen**



16,000 SF FIRST FLOOR RETAIL FOR LEASE

- Location is in the heart of the Riverfront neighborhood with high visibility on M Street.
- Proximate to Barracks Row and the Navy Yard, as well as immediately across the street from US Department of Transportation headquarters.
- Proximate to Joy Evans Park (Netplex play equipment, a garden learning space, outdoor seating for neighbors and an informal outdoor classroom area) and Van Ness Elementary School

BEN BECKER

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MATT SKALET

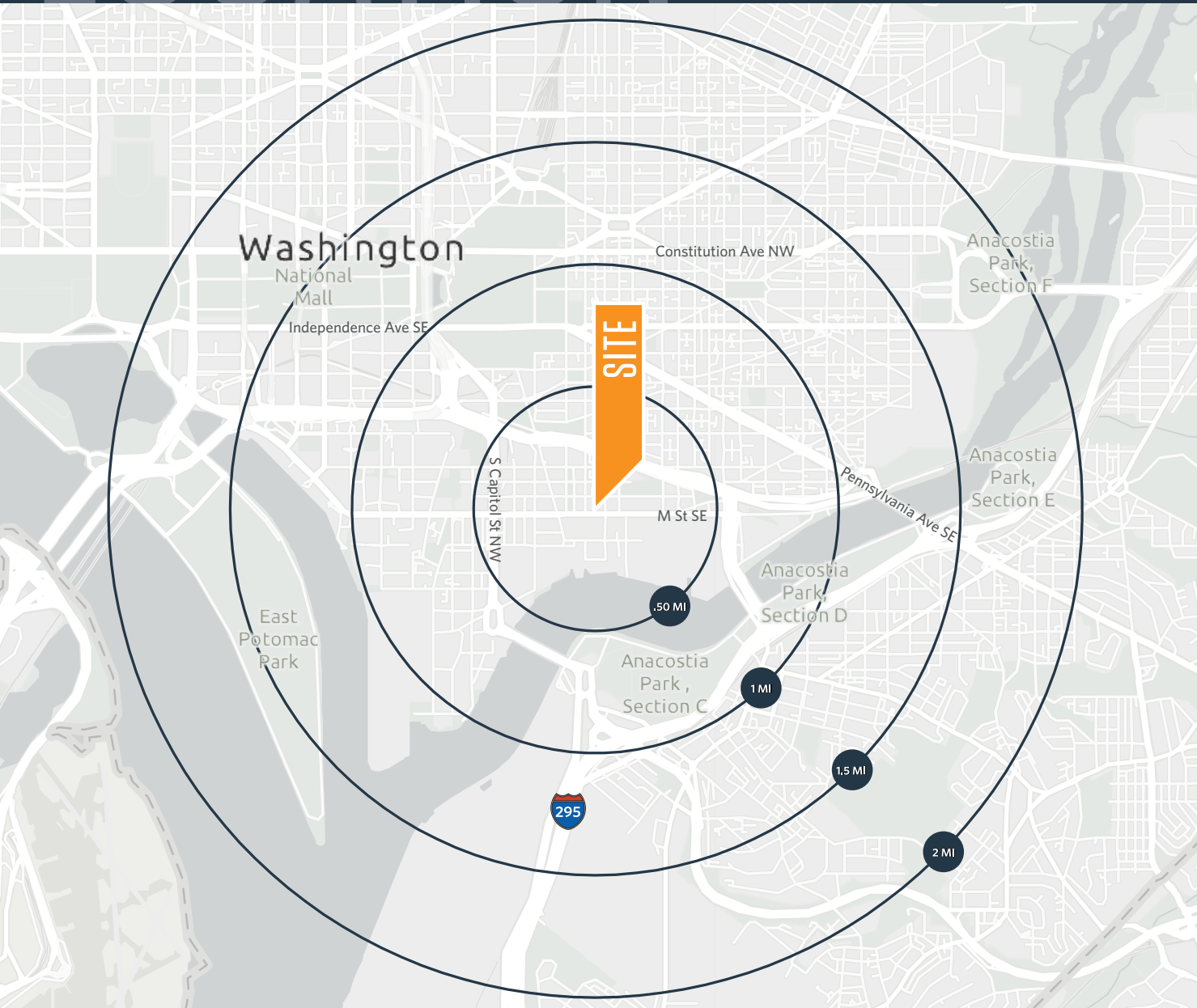
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LOCATION

300 M ST SE

WASHINGTON, DC 20003



PROPERTY HIGHLIGHTS:

Approximately 16,000 SF available with close proximity to Joy Evans Park and multiple Metro stations (Navy Yard, Capitol South, Eastern Market).

DEMOGRAPHICS | 2023:

.5-MILE	1-MILE	1.5-MILE	2-MILE
Population			
19,465	47,680	85,220	139,037
Daytime Population			
33,096	80,814	168,830	304,420
Households			
11,761	27,460	44,804	70,392
Average HH Income			
\$187,720	\$177,191	\$192,427	\$182,584

TRAFFIC COUNTS | 2022:

M St SE	19,430 ADT
3rd St SE	3,673 ADT
4th St SE	3,077 ADT

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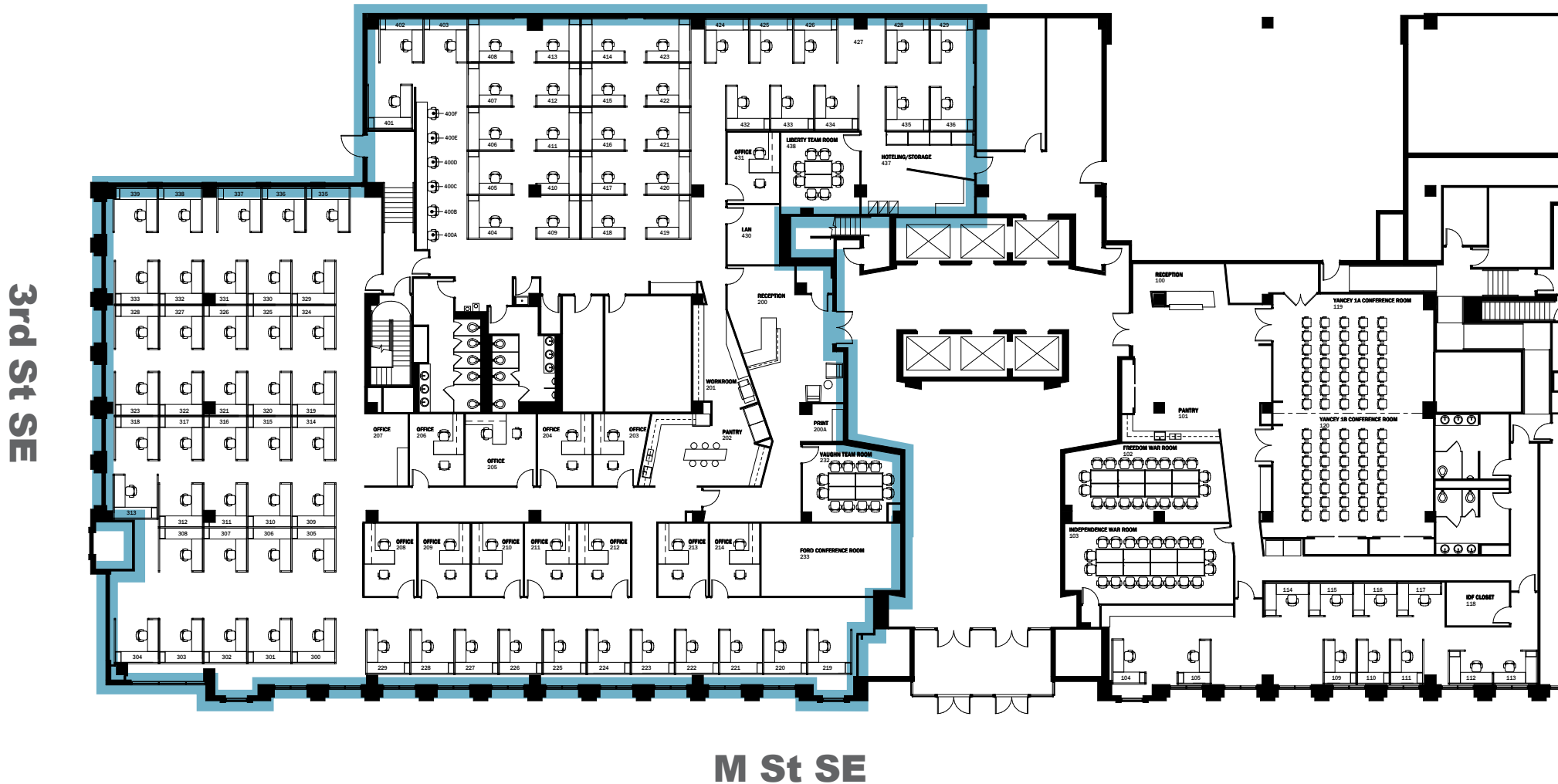


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APPROX. 16,000 SF





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FOR MORE INFORMATION, PLEASE CONTACT:

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