



JOIN THESE RETAILERS



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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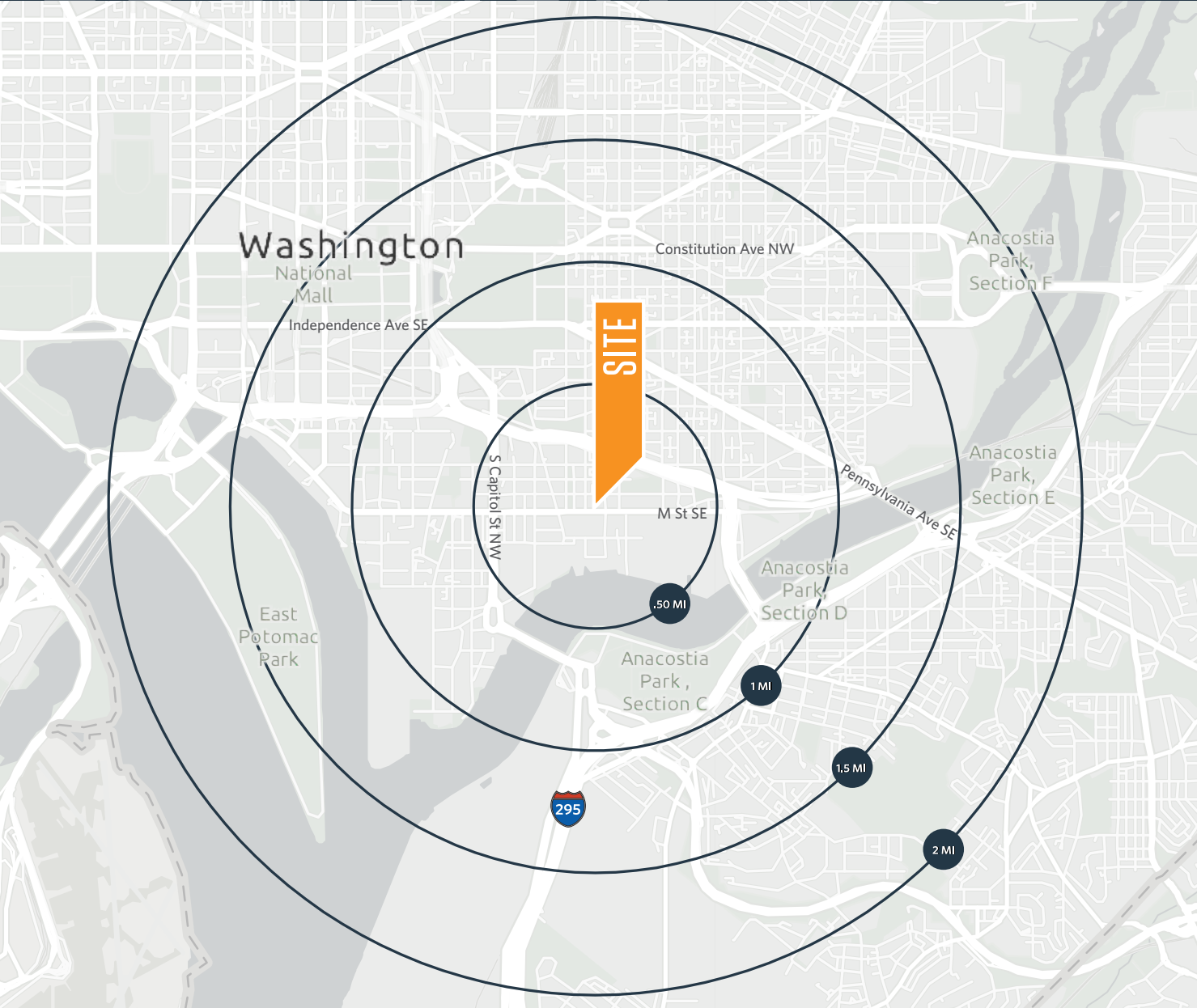
MATT SKALET

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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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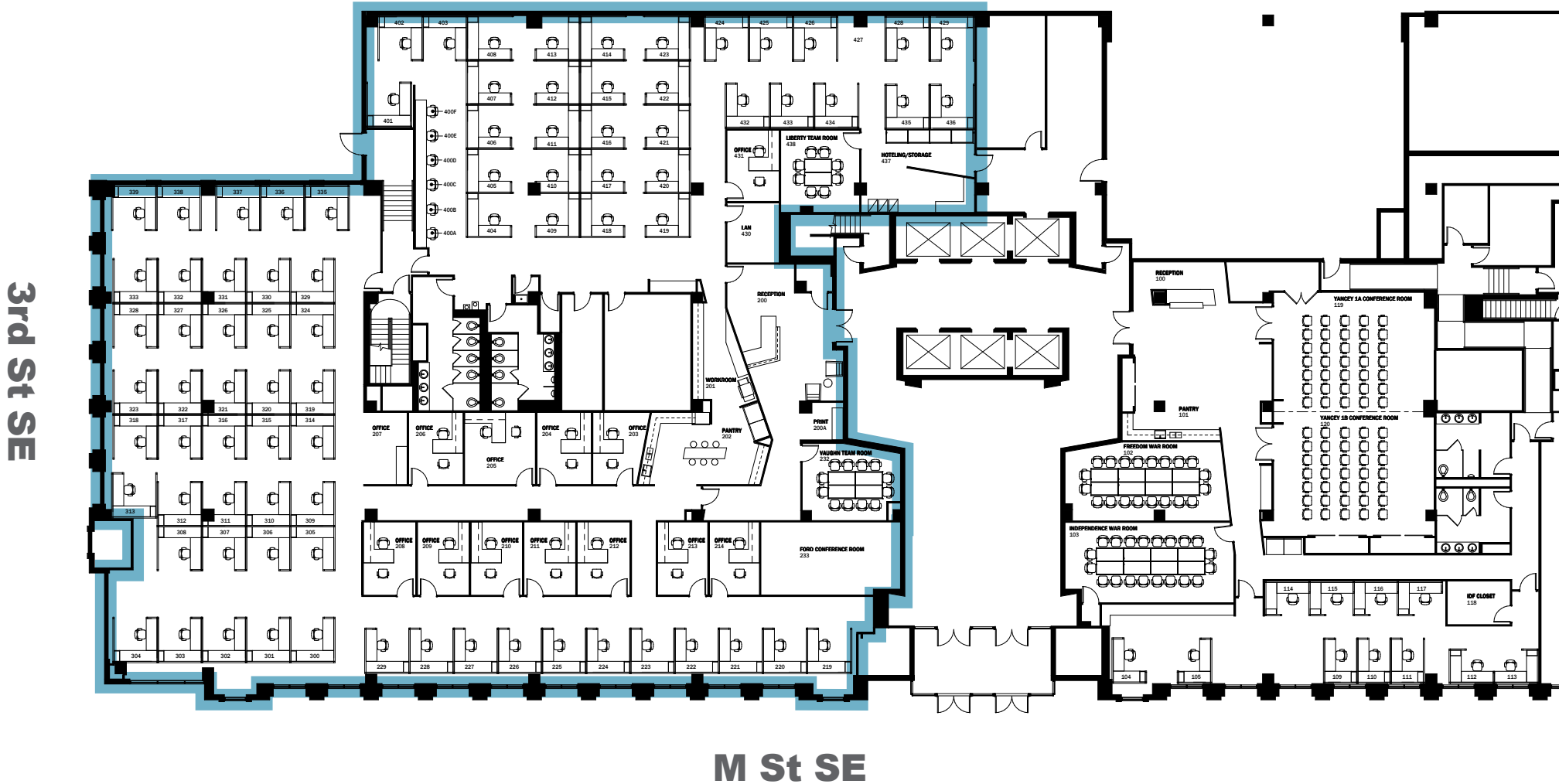
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SITE PLAN

300 M ST SE

WASHINGTON, DC 20003

APPROX. 16,000 SF



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FOR MORE INFORMATION, PLEASE CONTACT:

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