



**MATT SKALET**

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**STEVE COMBS**

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## JOIN THESE RETAILERS



## RETAIL/OFFICE FOR LEASE IN BARRACKS ROW - CAPITOL HILL

- Approximately 2,300 SF of high impact 2nd floor retail/office space
- Steps to the Eastern Market Metro boasting 6,258 PPD
- Signage available at the corner of 8th & D Streets SE
- Tenant signage visible from Eastern Market Metro escalators

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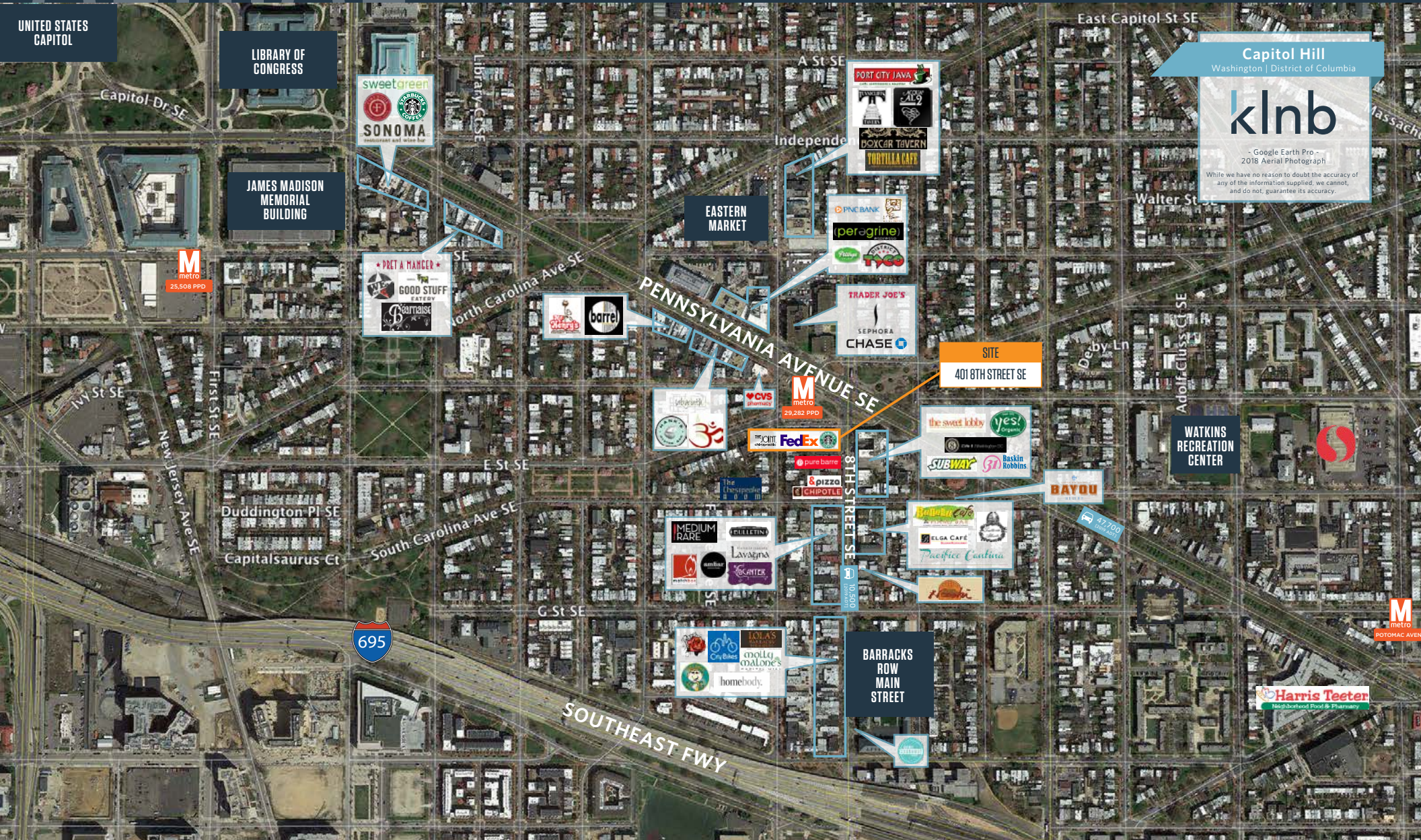
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# AERIAL

# 401 8TH STREET SE

WASHINGTON, DC 20003



UNITED STATES CAPITOL

LIBRARY OF CONGRESS

JAMES MADISON MEMORIAL BUILDING

M  
metro  
29,282 PPD

sweetgreen  
SONOMA  
restaurant and wine bar

PRET A MANGER  
GOOD STUFF  
Bourgeois

barre

EASTERN MARKET

PENNSYLVANIA AVENUE SE

PORT CITY JAVA  
DOXIER TAVERN  
TORTILLA CAPS

PNC BANK  
peragrino  
TYCO

TRADER JOE'S  
SEPHORA  
CHASE

SITE  
401 8TH STREET SE

M  
metro  
29,282 PPD

FedEx  
pure barre  
PIZZO  
CHIPOTLE

the sweets lobby  
yes! Organic  
SUBWAY  
Baskin Robbins

BAYOU

MEDIUM RARE  
BULLETIN  
Lavagna  
YOGARTER

YOGURT LIFE  
ELGA CAFE  
Pacific Cantina

homebody  
LOLAS  
molly malone's

BARRACKS ROW MAIN STREET

Capitol Hill  
Washington | District of Columbia

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Google Earth Pro - 2018 Aerial Photograph  
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

WATKINS RECREATION CENTER

695

SOUTHEAST FWY

Harris Teeter  
Harris Teeter Pool & Tanning

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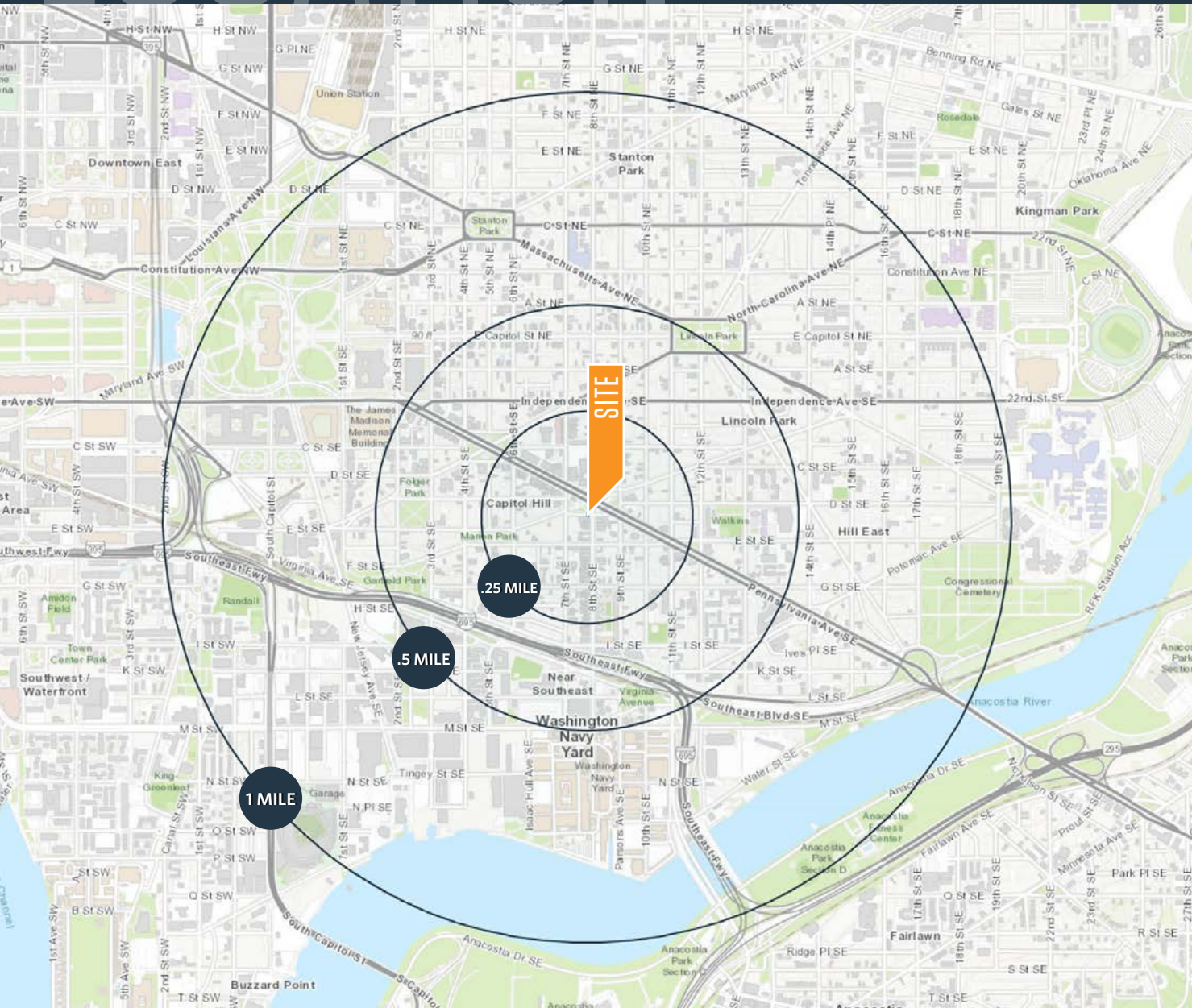
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# LOCATION

# 401 8TH STREET SE

WASHINGTON, DC 20003



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
Approximately 2,300 SF	Negotiable	Built Out	Immediate
* NNN Aprox. \$5.00 PSF			

## DEMOGRAPHICS | 2024:

	.25-MILE	.5-MILE	1-MILE	10 MIN WALK
Population	3,422	14,925	53,968	14,537
Daytime Population	5,968	16,608	80,420	15,546
Households	1,672	7,080	28,236	7,038
Average HH Income	\$251,199	\$227,660	\$211,901	\$230,810

## TRAFFIC COUNTS | 2023:

8th Street SE	8,600 ADT
Pennsylvania Avenue SE	20,300 ADT
Eastern Market Metro	3,598 ADR

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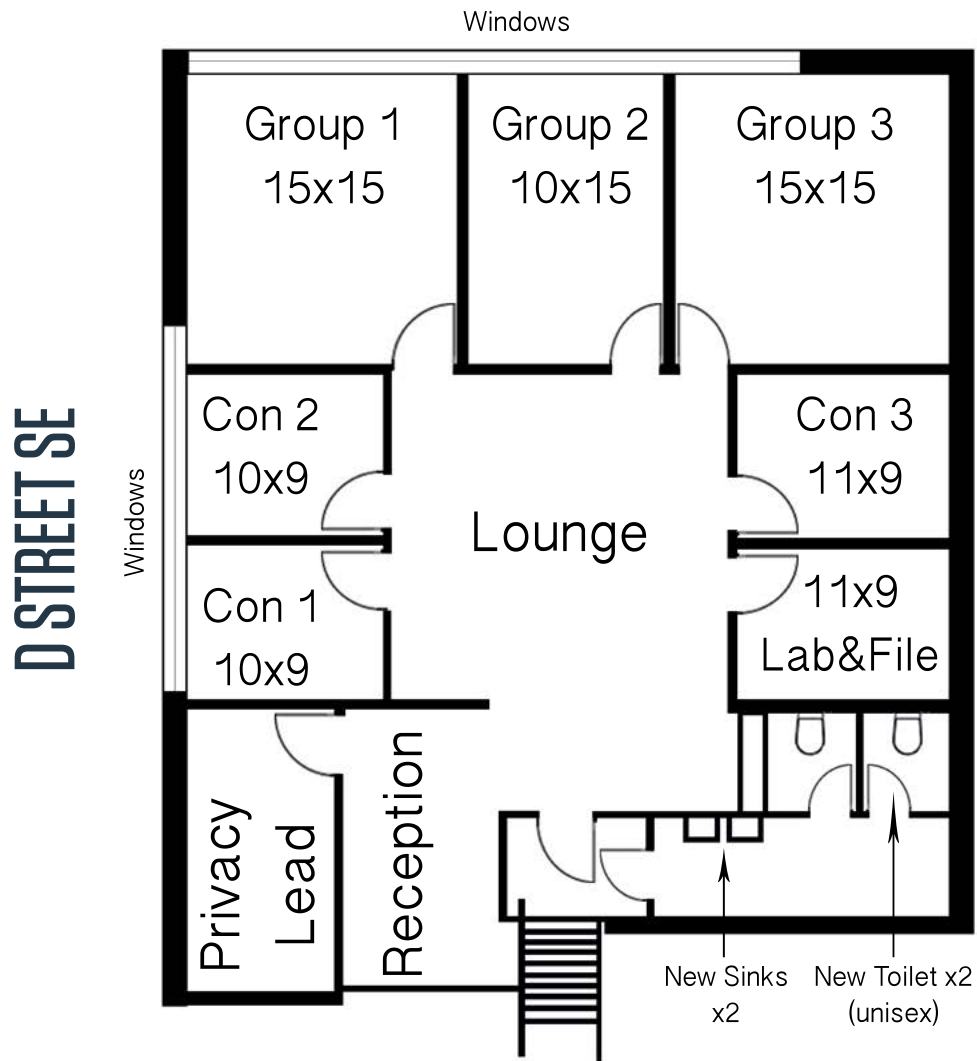
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## 8TH STREET SE





# 401 8TH STREET SE

WASHINGTON, DC 20003

## FOR MORE INFORMATION, PLEASE CONTACT:

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