



RETAIL PROPERTY FOR LEASE

1102-1106 8TH STREET SE

WASHINGTON, DC 20003



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WASHINGTON, DC 20003

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	3,100 - 6,314 SF
Lease Rate:	Negotiable
Building Size:	8,403 SF

AVAILABLE SPACES	SF
Ground Floor	3,100 SF
Second Floor With Two Roof Decks	3,214 SF

PROPERTY OVERVIEW

1102-1106 8th Street SE is located in a prime location within blocks of the Navy Yard, Eastern Market and the Navy Yard Metro station. Join the nearby tenants: Navy Nails Salon and Spa, Coffee, Barber, and CBD Oils.

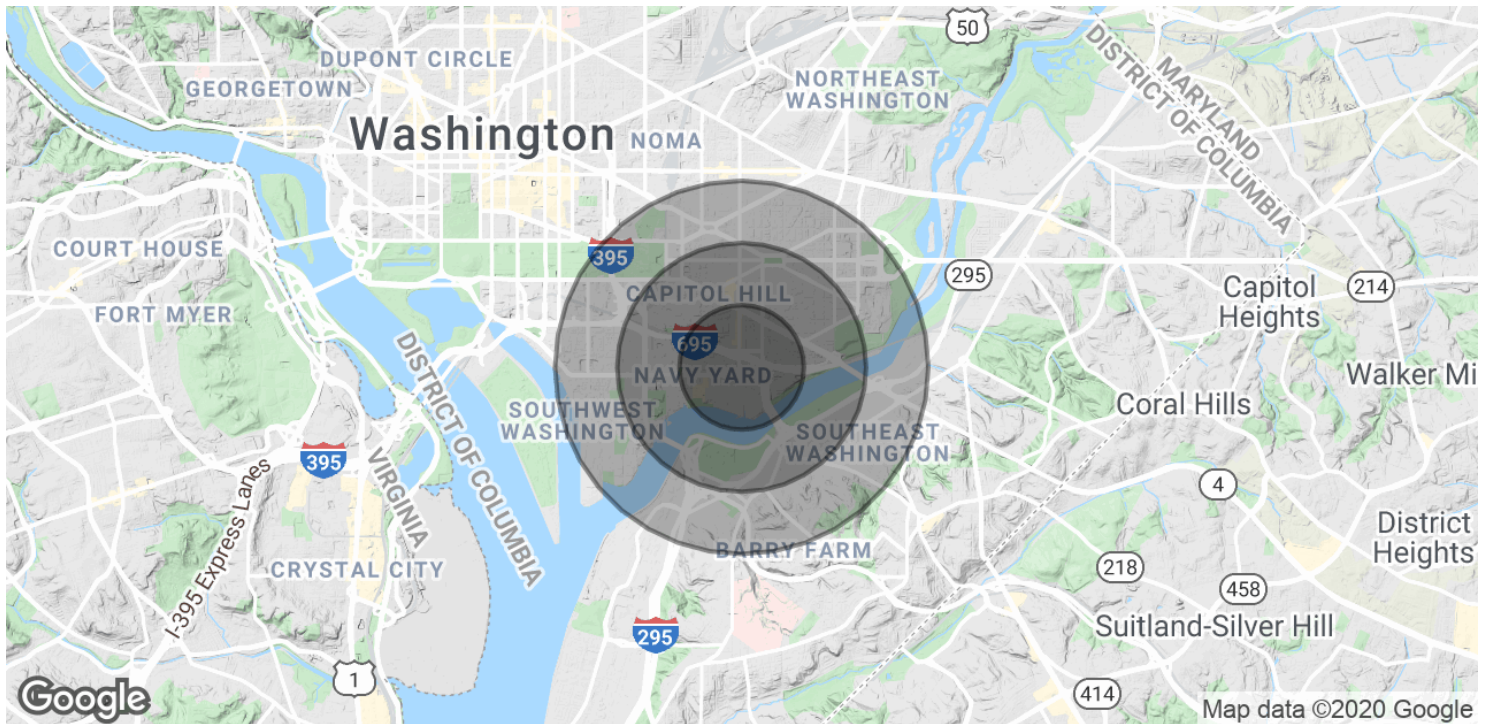
PROPERTY HIGHLIGHTS

- Tavern License Available
- Join La Placitas, The Brig and District Doughnuts.
- Barracks Row to the North and Navy Yard/Ballpark to the West
- 10 minute walk to the Navy Yard and Barracks Row Metro
- Great Potential for Lunch, Dinner and Late Night traffic
- 2nd Generation restaurant/bar space
- Landlord will consider various delivery options for qualified prospects including restaurant shell

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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,328	36,030	89,638
Average age	32.6	34.1	34.3
Average age (Male)	32.6	35.9	35.0
Average age (Female)	33.2	33.4	34.4

HOUSEHOLDS & INCOME

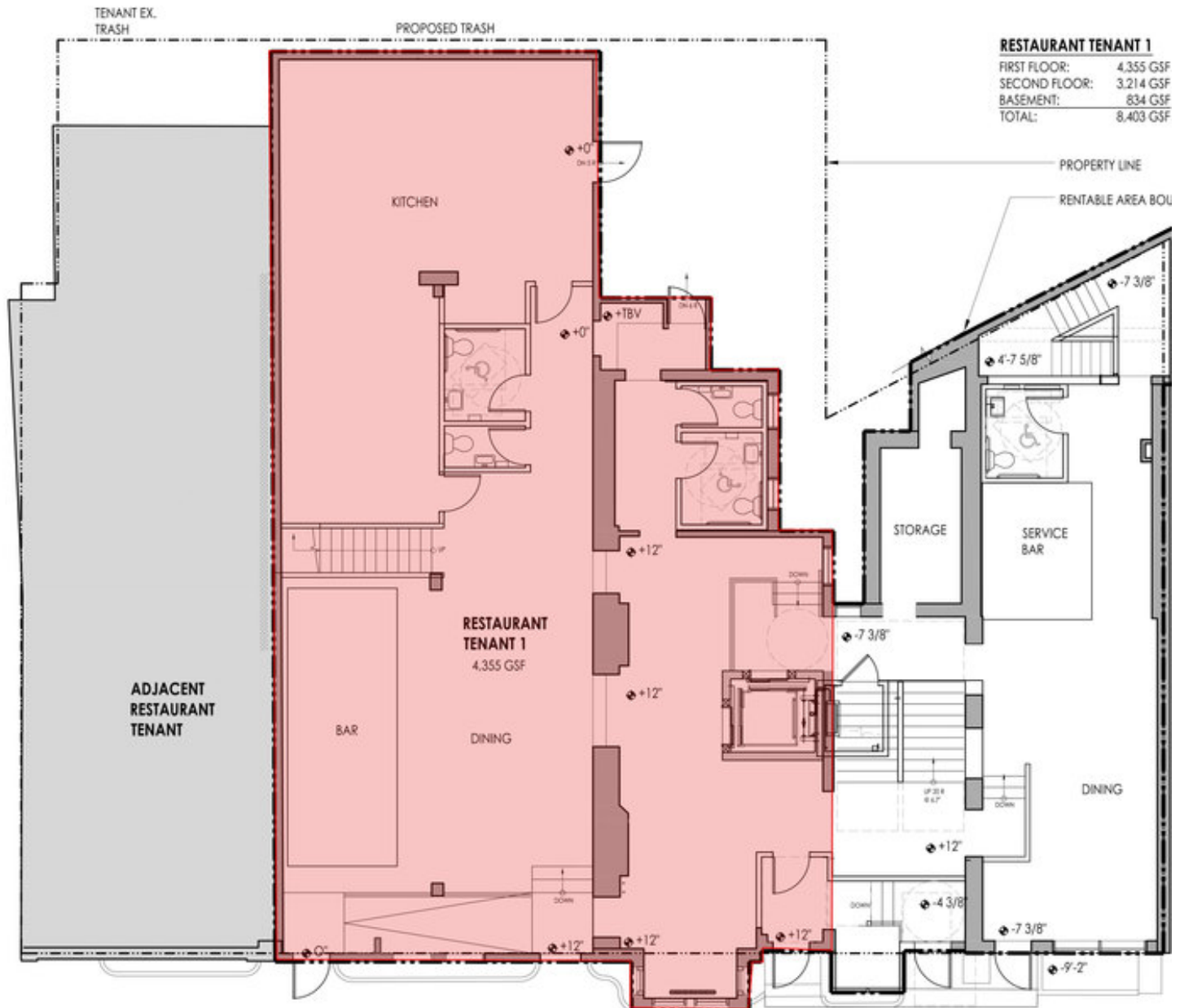
	0.5 MILES	1 MILE	1.5 MILES
Total households	4,940	18,512	42,242
# of persons per HH	2.1	2.2	2.2
Average HH income	\$112,605	\$137,591	\$126,696
Average house value	\$566,595	\$633,807	\$565,820

* Demographic data derived from 2010 US Census

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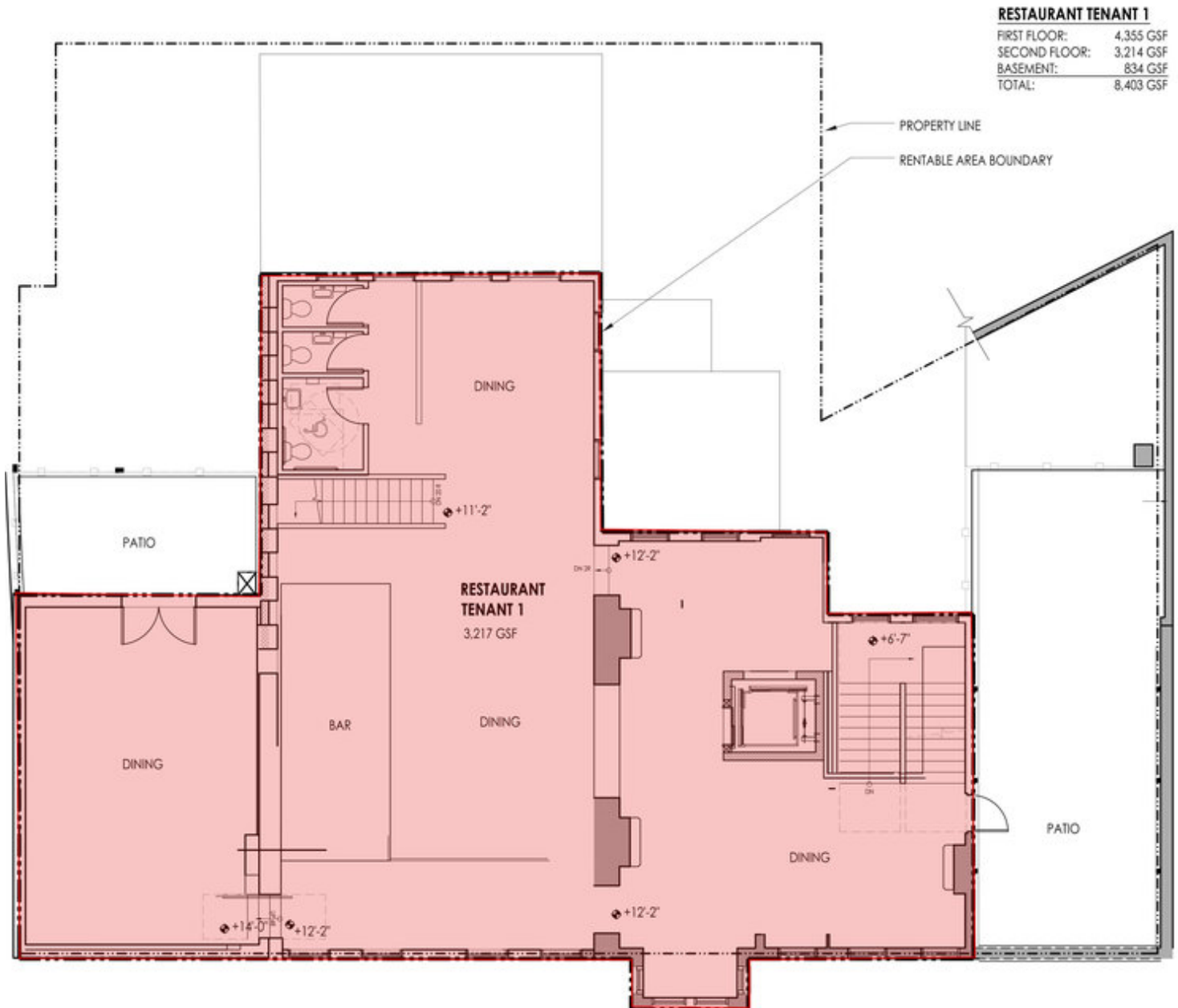
FIRST FLOOR



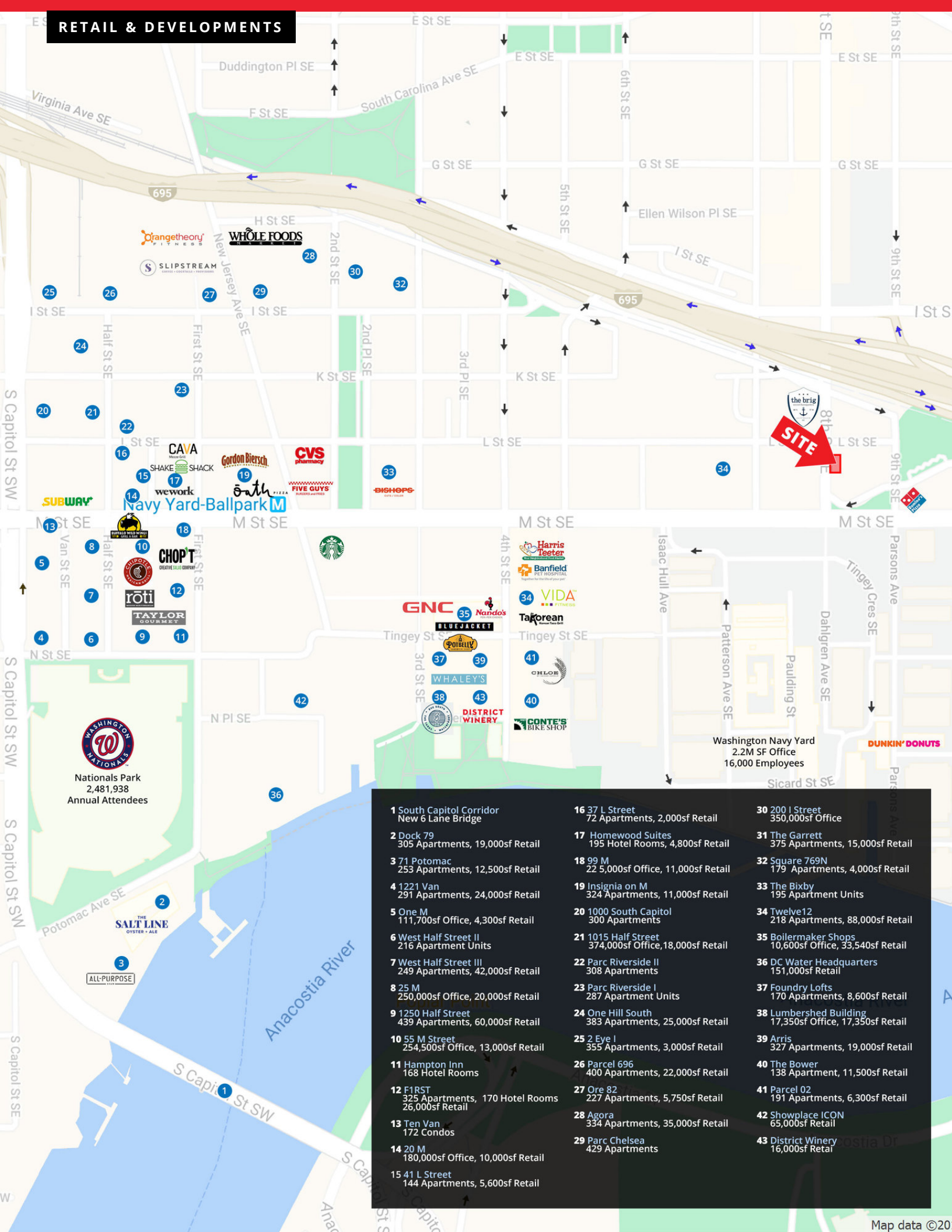
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SECOND FLOOR



RETAIL & DEVELOPMENTS



- | | | |
|--|--|--|
| 1 South Capitol Corridor
New 6 Lane Bridge | 16 37 L Street
72 Apartments, 2,000sf Retail | 30 200 I Street
350,000sf Office |
| 2 Dock 79
305 Apartments, 19,000sf Retail | 17 Homewood Suites
195 Hotel Rooms, 4,800sf Retail | 31 The Garrett
375 Apartments, 15,000sf Retail |
| 3 71 Potomac
253 Apartments, 12,500sf Retail | 18 99 M
22 5,000sf Office, 11,000sf Retail | 32 Square 769N
179 Apartments, 4,000sf Retail |
| 4 1221 Van
291 Apartments, 24,000sf Retail | 19 Insignia on M
324 Apartments, 11,000sf Retail | 33 The Bixby
195 Apartment Units |
| 5 One M
111,700sf Office, 4,300sf Retail | 20 1000 South Capitol
300 Apartments | 34 Twelve12
218 Apartments, 88,000sf Retail |
| 6 West Half Street II
216 Apartment Units | 21 1015 Half Street
374,000sf Office, 18,000sf Retail | 35 Boilermaker Shops
10,600sf Office, 33,540sf Retail |
| 7 West Half Street III
249 Apartments, 42,000sf Retail | 22 Parc Riverside II
308 Apartments | 36 DC Water Headquarters
151,000sf Retail |
| 8 25 M
250,000sf Office, 20,000sf Retail | 23 Parc Riverside I
287 Apartment Units | 37 Foundry Lofts
170 Apartments, 8,600sf Retail |
| 9 1250 Half Street
439 Apartments, 60,000sf Retail | 24 One Hill South
383 Apartments, 25,000sf Retail | 38 Lumbershed Building
17,350sf Office, 17,350sf Retail |
| 10 55 M Street
254,500sf Office, 13,000sf Retail | 25 2 Eye I
355 Apartments, 3,000sf Retail | 39 Arris
327 Apartments, 19,000sf Retail |
| 11 Hampton Inn
168 Hotel Rooms | 26 Parcel 696
400 Apartments, 22,000sf Retail | 40 The Bower
138 Apartment, 11,500sf Retail |
| 12 FIRST
325 Apartments, 170 Hotel Rooms
26,000sf Retail | 27 Ore 82
227 Apartments, 5,750sf Retail | 41 Parcel 02
191 Apartments, 6,300sf Retail |
| 13 Ten Van
172 Condos | 28 Agora
334 Apartments, 35,000sf Retail | 42 Showplace ICON
65,000sf Retail |
| 14 20 M
180,000sf Office, 10,000sf Retail | 29 Parc Chelsea
429 Apartments | 43 District Winery
16,000sf Retail |
| 15 41 L Street
144 Apartments, 5,600sf Retail | | |

LOCAL AREA



TOWNHOMES ON CAPITOL HILL

**LOLA'S
FINN MCGOOL'S**

PINEAPPLE & PEARLS

ROSE'S LUXURY

THE UGLY MUG

MARINE BARRACKS

BIKER BARRE

HOW TO THE CHIEF

DISTRICT DOUGHNUT

CAFE KIMCHI



108,200 VPD

CAPPER RECREATION CENTER

MARINE CORPS EXCHANGE

ACCESS FROM INTERSTATE

801 VA AVE

L STREET MARKET

THE BRIG

DOGMA

THE BIXBY APARTMENTS

RICHARD WRIGHT SCHOOL FOR JOURNALISM

SITE

JEFFERSON APARTMENTS

VIRGINIA AVE PARK

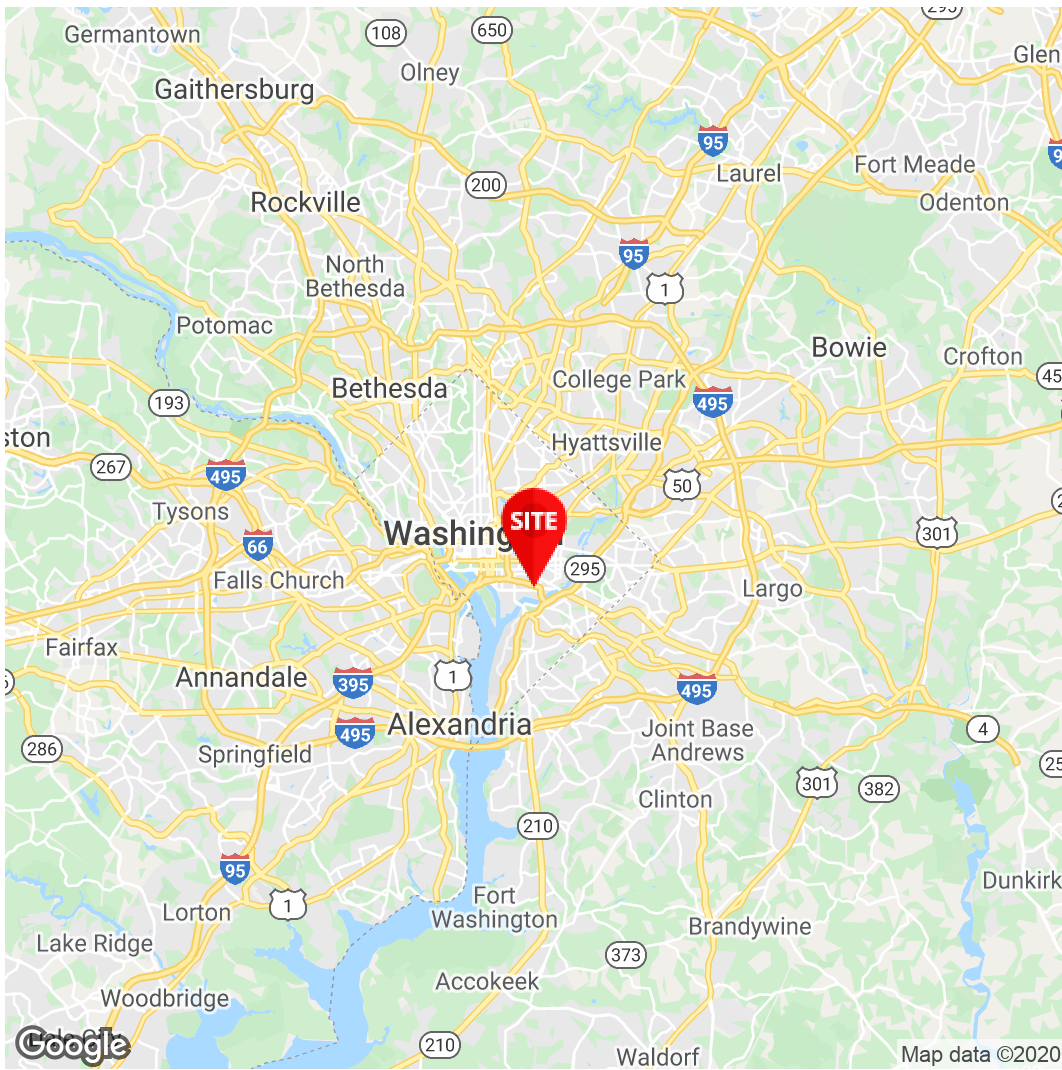
NAVY NAILS AND SPA

WAGTIME TOO

DOMINO'S PIZZA

4,700 VPD

WASHINGTON NAVY YARD



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