

# Prime retail opportunity on Barracks Row

427 8th St SE, Washington, D.C. 20003



## For Lease

- **1,361 SF**, with ability to connect to additional 1,834 SF of 2nd level space
- 2nd level space has access to private outdoor patio
- Exposed brick and 15 feet of ground floor frontage
- Fantastic existing conditions and ready for fixturing (New 2" water line, fully sprinklered, up to 400 amps of power, 7 tons of HVAC)
- Potential access to rear outdoor area
- Located on 8th Street/Barracks Row, DC's award winning street
- 1 block to Eastern Market Metro Station (5,500 riders per day)
- \$165,385 Household income in trade area (.5 mile radius)
- **Area retailers:**

**CAVA**



For more information, please contact:

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# The greater trade area



## Demographics from subject site

	1 mi	3 mi	5 mi
Population	41,100	275,120	734,242
Average HH Income	\$161,772	\$103,099	\$103,851
Households	20,628	124,931	330,411
Employees	60,529	445,493	735,718
Businesses	2,586	20,774	38,245

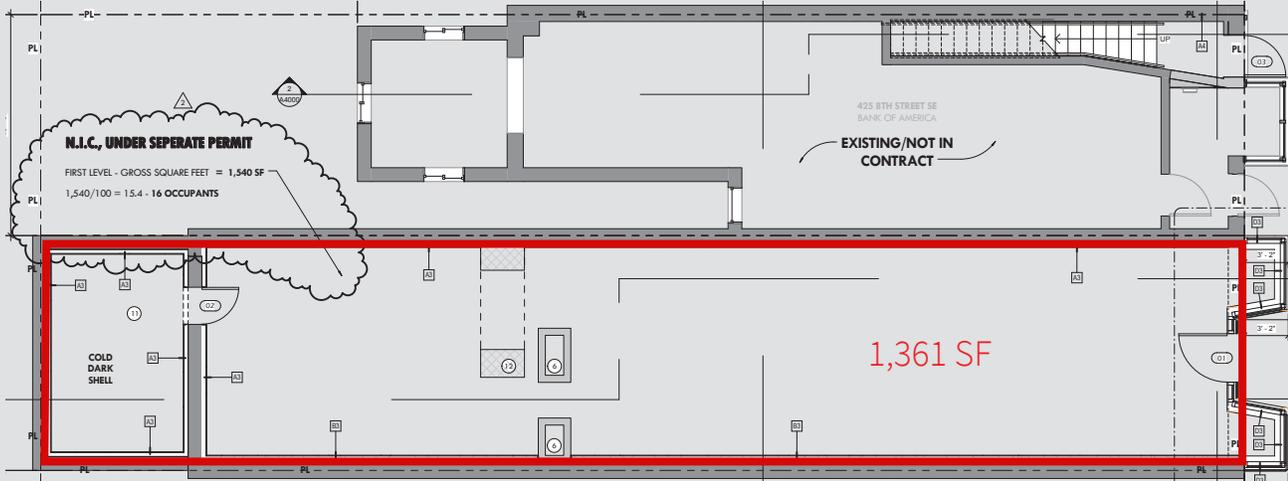
427 8th Street, SE

# The immediate trade area



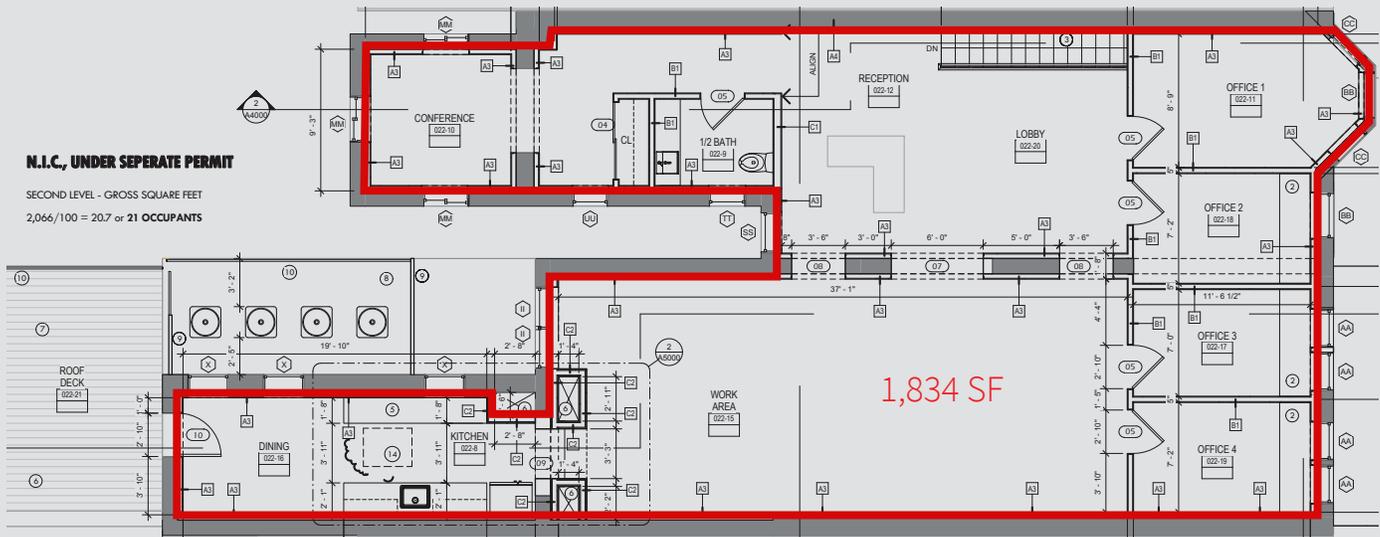
# The space

## First floor



8th street - 10,500 VPD

## Second floor



8th street - 10,500 VPD

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