

# 2442 MLK JR AVE SE

WASHINGTON, DC 20020

Retail Space For Lease



## PROJECT SIZE:

100,000 ± SF

## RETAIL AVAILABILITY:

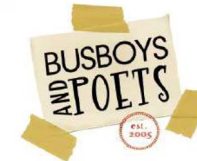
3,313 SF

## ABOUT THE PROPERTY:

- Targeting grocery stores, fitness users, non-vented restaurant users, and other local Ward 8 businesses, based upon feedback from the community
- Retail opportunity in a new construction mixed-use development
- Adjacent to the Anacostia Metro Station
- Easily accessible via the newly-opened Frederick Douglass Memorial Bridge

## JOIN THESE NEARBY RETAILERS:

CHASE 



[Click For Street View](#) 

## Andrew Poncher

D | 571.765.4430

C | 312.399.5566

[aponcher@renaudconsulting.net](mailto:aponcher@renaudconsulting.net)

## Nick Alevrogiannis

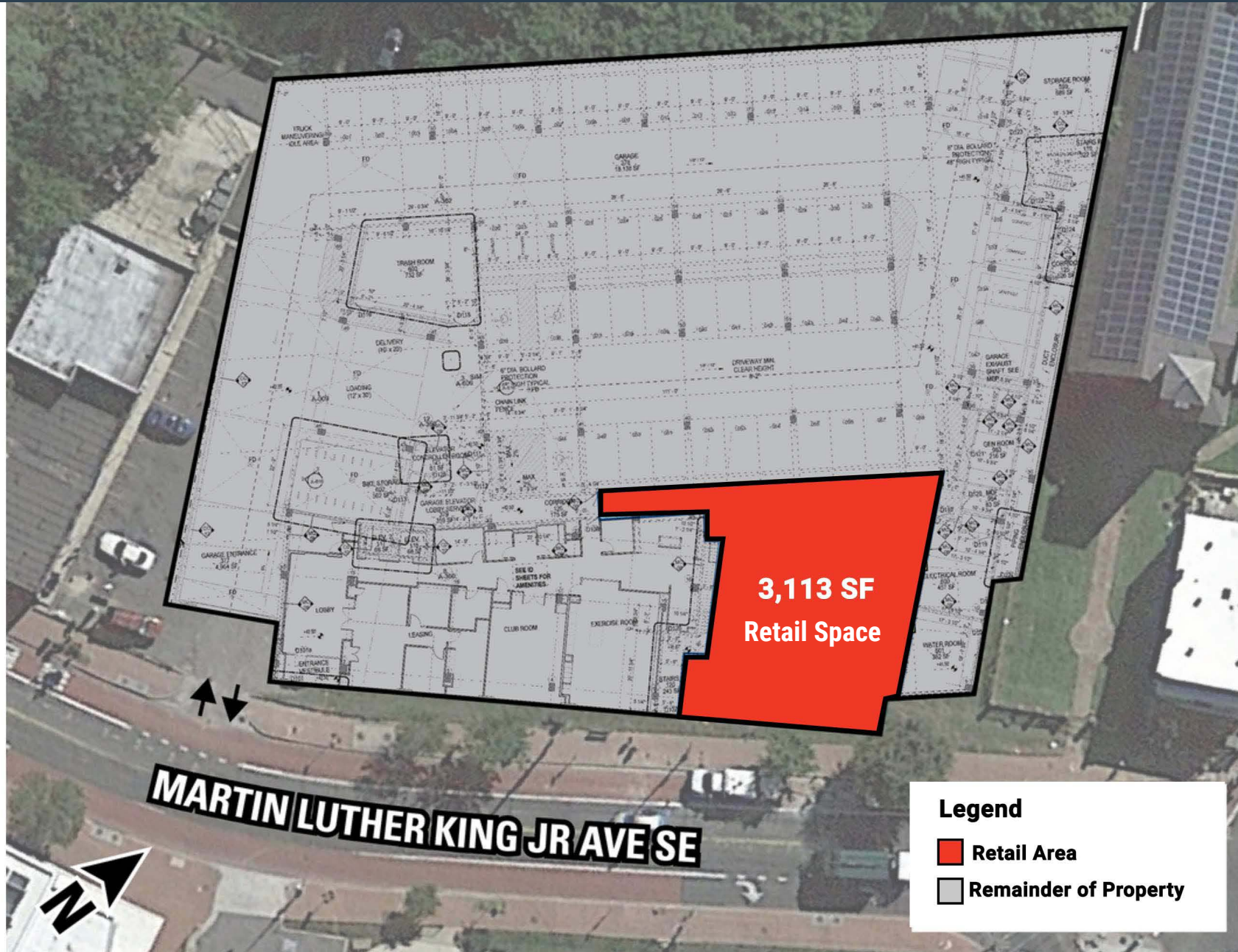
D | 571.765.4419

C | 443.804.3933

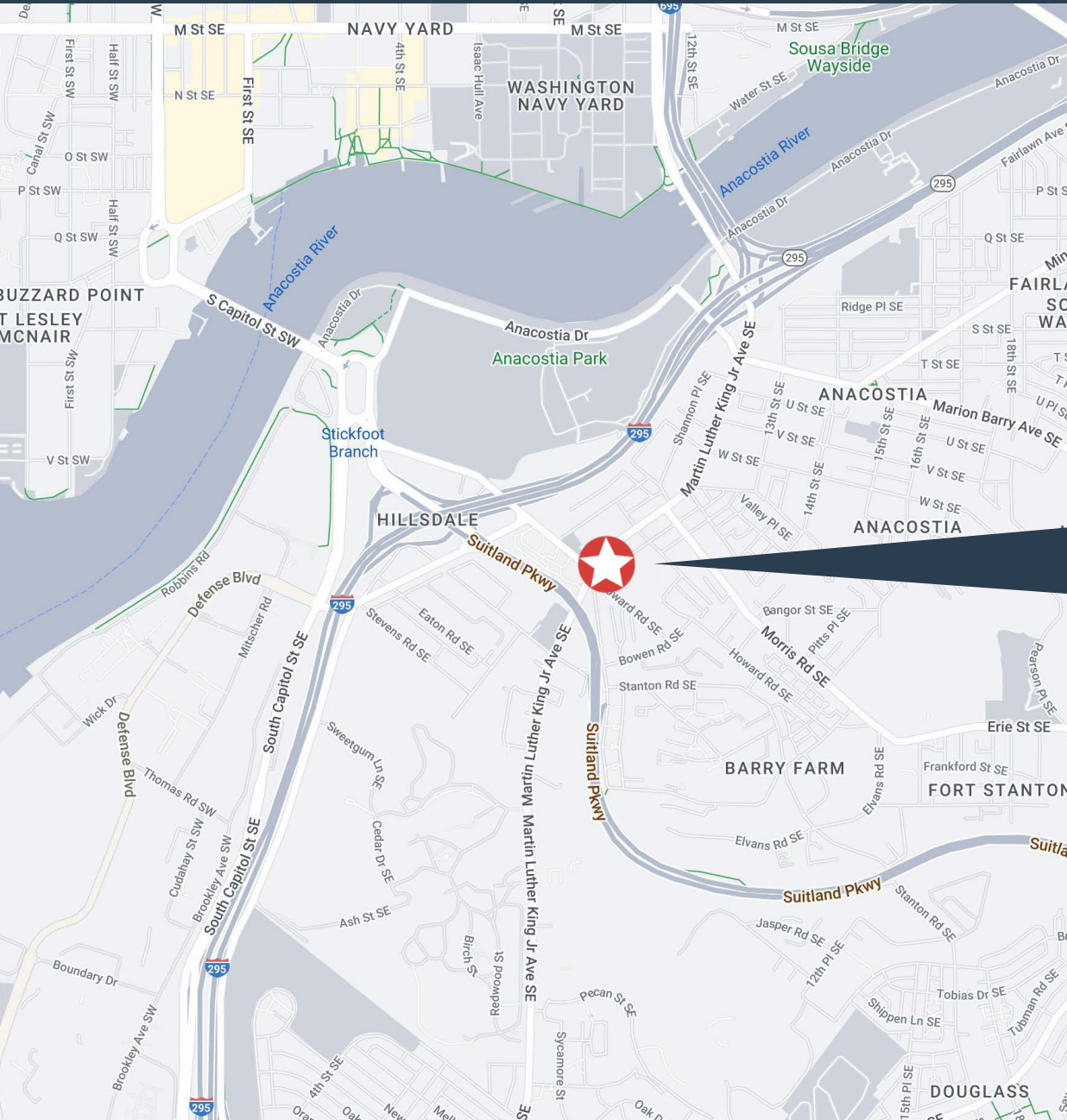
[nalevro@renaudconsulting.net](mailto:nalevro@renaudconsulting.net)



# Leasing Plan



# Location Map



## DEMOGRAPHICS

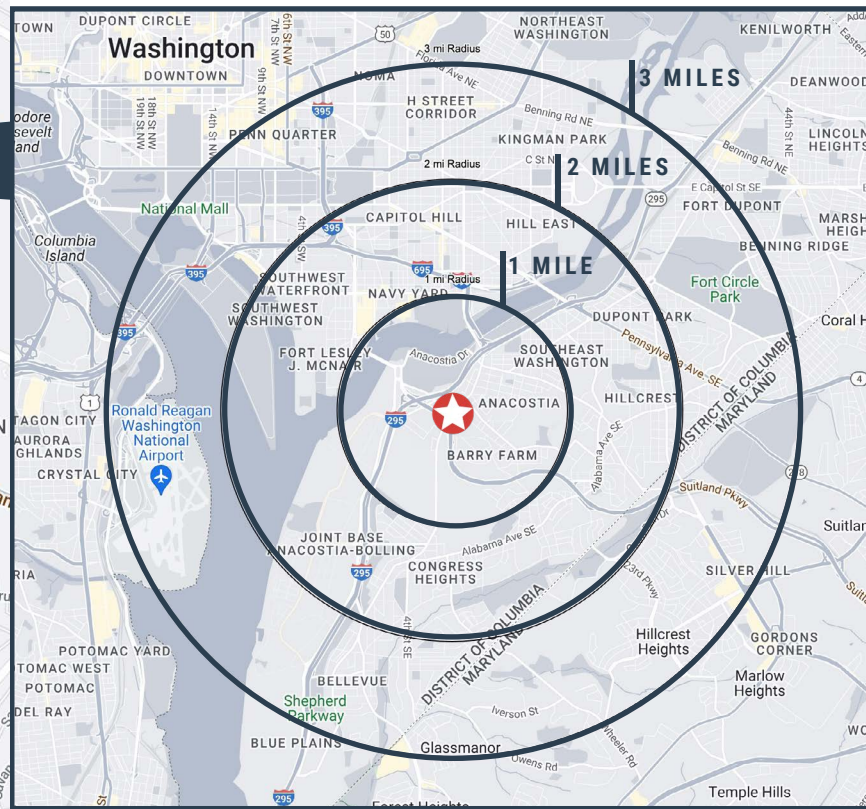
## TRAFFIC COUNTS

POPULATION AVG. INCOME DAYTIME EMP

Radius	Population	Avg. Income	Daytime Emp
1 mile	20,739	\$86,410	8,933
2 mile	120,863	\$128,881	52,109
3 mile	235,936	\$132,432	166,232

MLK JR AVE SE	13,021 VDP
SUITLAND PKWY	50,276 VDP

[CLICK FOR DEMOGRAPHIC REPORT](#)



# Competition Map

