

BRYANT ST NE

680 RHODE ISLAND AVE NE WASHINGTON, DC

RETAIL OPPORTUNITIES



MRP | REALTY



WELCOME TO BRYANT ST NE

a 1.7 million SF mixed-use
neighborhood development located in
the burgeoning Northeast D.C.

The Retail at Bryant Street NE features an over 230,000 SF mix of neighborhood-serving anchor tenants, community-based services, and local and regional restaurants. Phase 1 includes a 10-screen Alamo Drafthouse Cinema, The Bevy Food Hall, Metrobar, 487 residential units, a public plaza and half-acre park. At full build-out, Bryant Street will be home to over 1,498 residential units and other neighborhood goods and service anchors, all in place that is well connected to D.C. by foot, bicycle, car and public transit.



THE GREATER NEIGHBORHOOD



PETWORTH
SAFETYWAY
 BANK OF AMERICA
BEST BUY
 CVS pharmacy
 Giant
ACE Hardware
 THE MIDLANDS
 THE YOGURT COMPANY
 TIMBER PIZZA CO.

MONROE STREET MARKET & pizza
 STARBUCKS
 POTBELLY SANDWICH SHOP
 BARNES & NOBLE BOOKSELLERS
 BROOKLAND PINT

BROOKLAND 12TH STREET NE
 PRIMROSE
 BLUEBIRD SKY YOGA
 MENOMALE
 BROOKLAND'S Finest
 yes! Organic
 ZEKES COFFEE

SHAW / HOWARD UNIV.
 LANDMARK THEATRES
ATLANTIC X PLUMBING
 NIGHTFOLD
TAKODA
 EMMY SQUARED
HAIKAN
 Brixton
CAVA
 WHOLE FOODS MARKET

BRYANT ST NE
 Inspire
 ALAMO
 F45
 KRACKEN
 CHADOL
 MESS HALL DC
 RIGHT PROPER BREWING COMPANY

RHODE ISLAND ROW
 CHIPOTLE
 CVS pharmacy
 ROSS DRESS FOR LESS
 Jersey Mike's
 T-Mobile
 Giant
 DTLR
 THE HOME DEPOT
 SALA THAI Restaurant

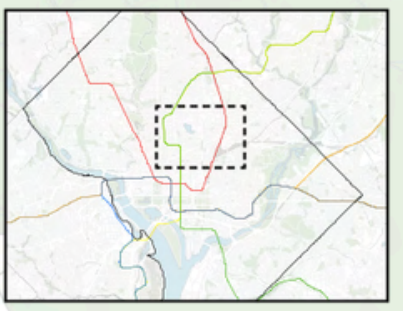
IVY CITY
 IVY CITY SMOKEHOUSE
 MOM'S Organic Market
 TARGET
 COMPASS COFFEE
 planet fitness
 petco
 GRAVITAS

LOGAN CIRCLE 14TH STREET
 WHOLE FOODS MARKET
 FRAMEBRIDGE
 west elm
 SHAKE SHACK
 SOULCYCLE
 & pizza
 TRADER JOE'S
 JINYA
 Madewell
 MI-VIDA
 FILSON
 BLUESTONE LANE
 PEARL DIVE
 MAYDAN

UNION MARKET
 SALT & SUNDRY
 MECHA
 TRADER JOE'S
 Cotton & Reed
 BERGEN
 St. Anselm
 Takorean
 sweetgreen
 STELLINA PIZZERIA
 AL VOLO
 LA JAMBE
 BLUE BOTTLE COFFEE
 PASTIS
 O.Ku

SHAW / HOWARD UNIVERSITY
 4,314 ADT

MT. VERNON SQUARE / CONVENTION CENTER
 4,238 ADT



ACCESS TO BRYANT STREET NE

FRANKLIN ST NE

1,414 VPD

15,542 VPD

4TH ST NE



METROPOLITAN BRANCH TRAIL

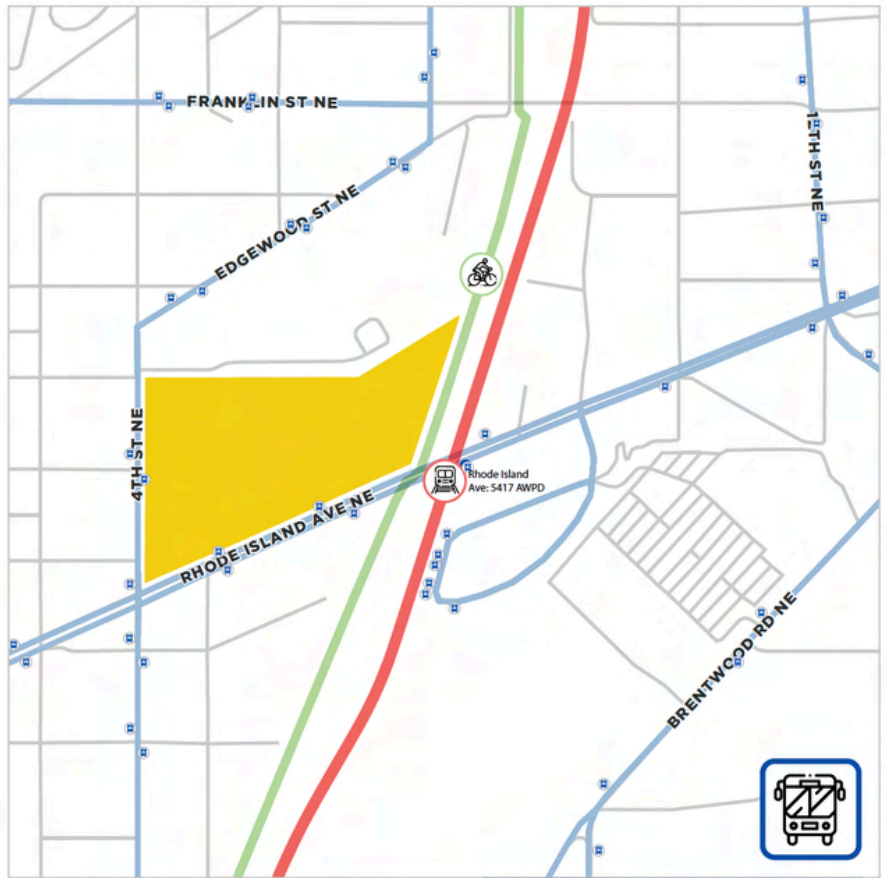
Trail end points: Silver Spring, MD;
Union Station
Up to 1,500 riders / day



M Rhode Island Ave
5,417 Riders Per Day

38,677 VPD

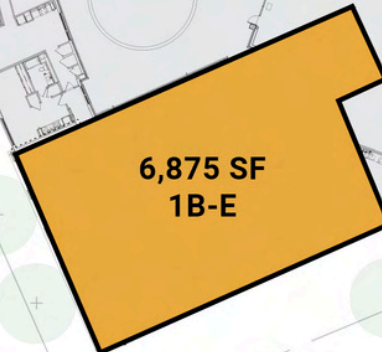
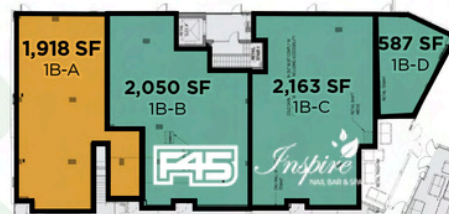
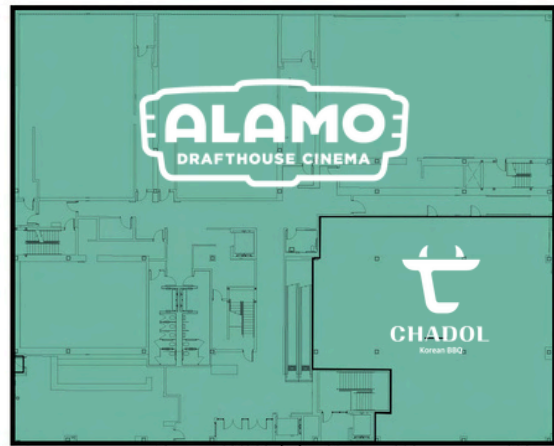
Phase 1 Phase 2 Phase 3



METRO BUS ROUTES
with multiple stops surrounding
around the site

UNION STATION
UBER / LYFT
11 minute Uber / Lyft trip
from Union Station to the site





BRYANT ST NE

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RHODE ISLAND AVE NE

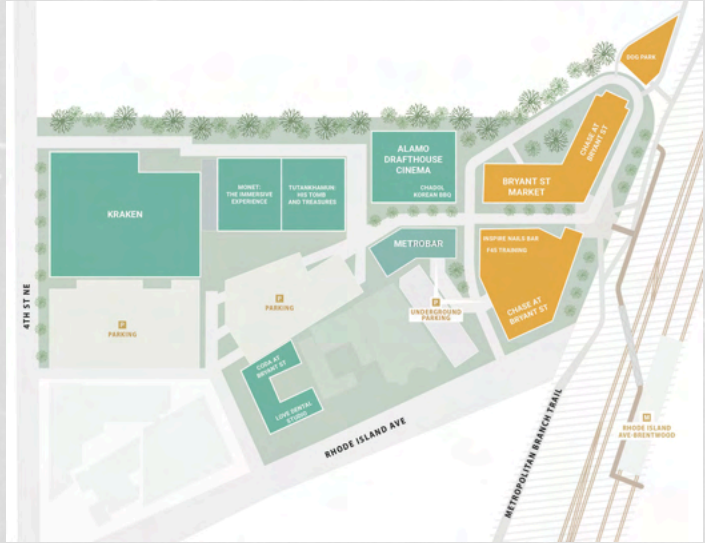
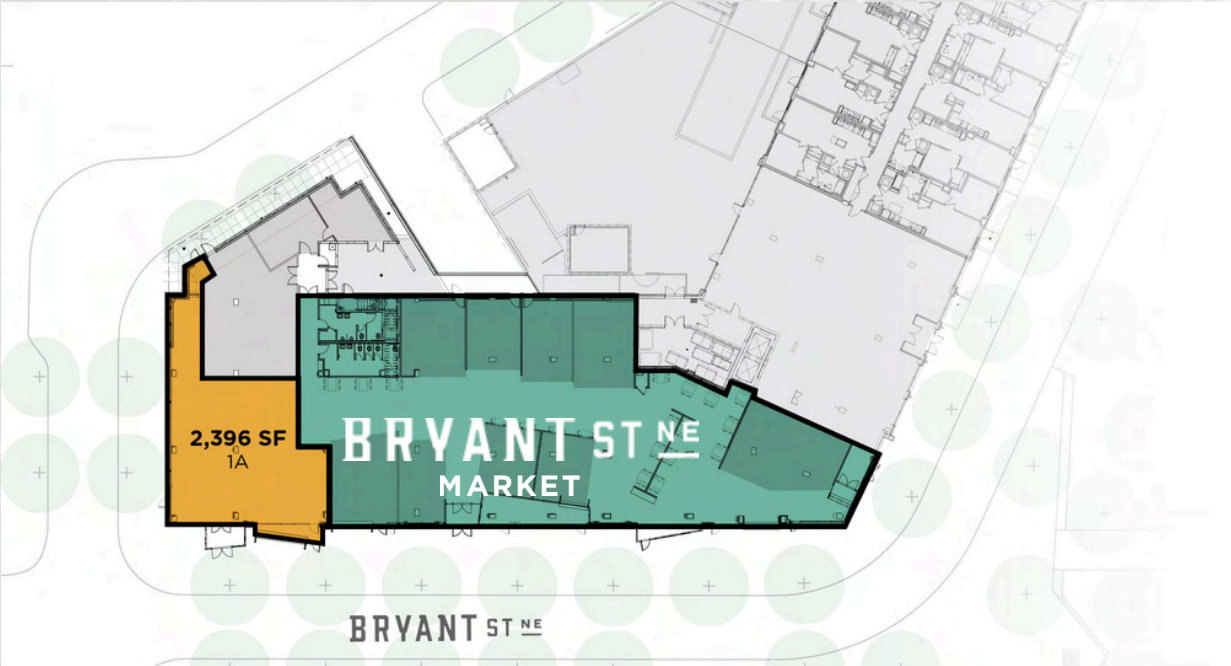


KEY

- Available
- Existing Tenant
- Residential



BRYANT ST NE MARKET

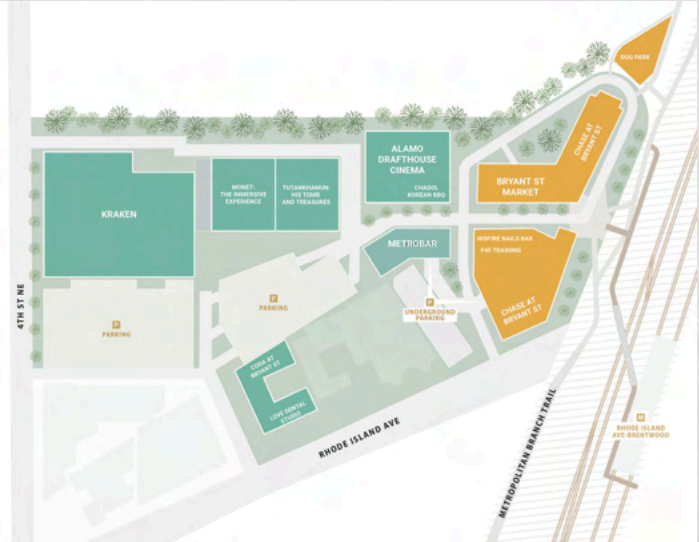
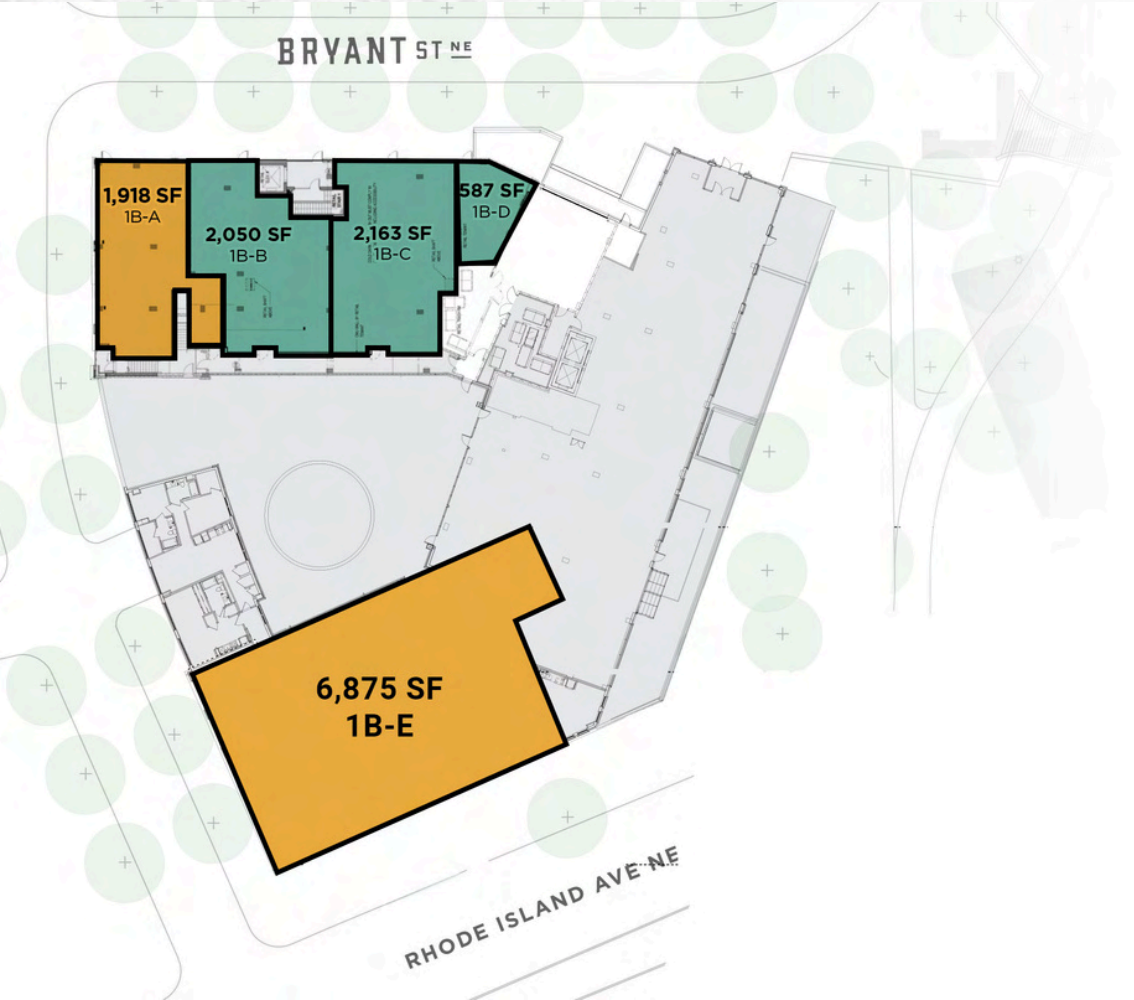
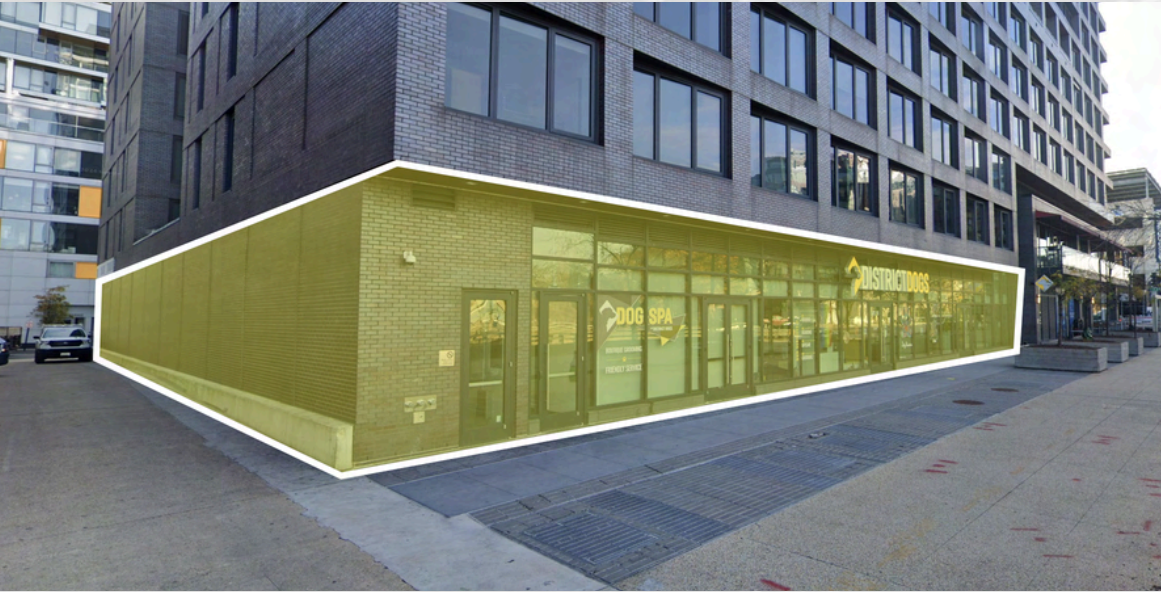


KEY

- Available
- Food Hall
- Residential



BRYANT ST ^{NE} MARKET



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- Available
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- Available
- Existing Tenant
- Residential





BRYANT ST NE

680 RHODE ISLAND AVE NE

WASHINGTON, DC



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