

FULL-SERVICE RESTAURANT SPACE AVAILABLE FOR LEASE



ABOUT THE PROPERTY

| | |
|---------------|------------------------------|
| Size: | Approx. 3,350 SF |
| Use: | Full-service Restaurant |
| Floor: | Ground 1 st Floor |
| Rent/Term: | \$45/sf |
| Availability: | Immediate |

1111 MARION BARRY AVENUE SE, WASHINGTON, DC (GROUND FLOOR RETAIL SPACE)

LEASING OPPORTUNITY OVERVIEW

- 2,250 SF + 1,100 SF outdoor patio
- **Ideal Use:** Full-service restaurant, craft brewery or taproom, event venue, wine bar, patio-driven dining destination, ghost kitchen with customer-facing front-of-house, or food and beverage operator seeking a signature DC location.

LOCATION BENEFITS

- Situated on a high-traffic corridor with 20,000+ vehicles daily
- 0.6 miles from Anacostia Metro Station with multiple bus lines nearby
- Part of the MLK Gateway revitalization project
- Surrounded by popular destinations like Busboys and Poets, Capital One Café, and Anacostia Arts Center
- Close to residential developments and government offices, ensuring steady daytime traffic



Highly visible storefront with flexible layout, ideal for food, beverage, or service-oriented retail. Features available in outdoor space to expand customer experience.



High-traffic corridor with 20,000+ vehicles daily and strong pedestrian flow.



Revitalization effort that's turning Anacostia into a destination for dining, shopping, and cultural experiences.



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