

Incubator Retail Space for Lease

1231-1235 Marion Barry Ave, SE
Washington, DC 20020



Space Details

- 350sf of dedicated retail space
- 20ft of window line exposure and 12ft ceilings
- 80sf of Additional Dedicated Storage Space
- Flexible Delivery Conditions in newly renovated space
- 3 Year Term with rental terms structured to graduate retailer into a perm brick and mortar space
- Grand Opening anticipated in November 2026

Perks

- Ongoing technical assistance, trainings, and cohort activities through the retail launchpad program
- Ability to maintain independent operating hours from the rest of the building
- Programmatic opportunities with the Anacostia Arts Center and the HIVE
- Discounted use of Gallery/Event Space + Black Box Theater
- HIVE membership

Preferred Uses

- DC Resident or Established DC Based Business
- Seeking to become a neighborhood asset with accessible price points.
- Complimentary to Art Gallery, Events, and HIVE co-working space
- Non-Food

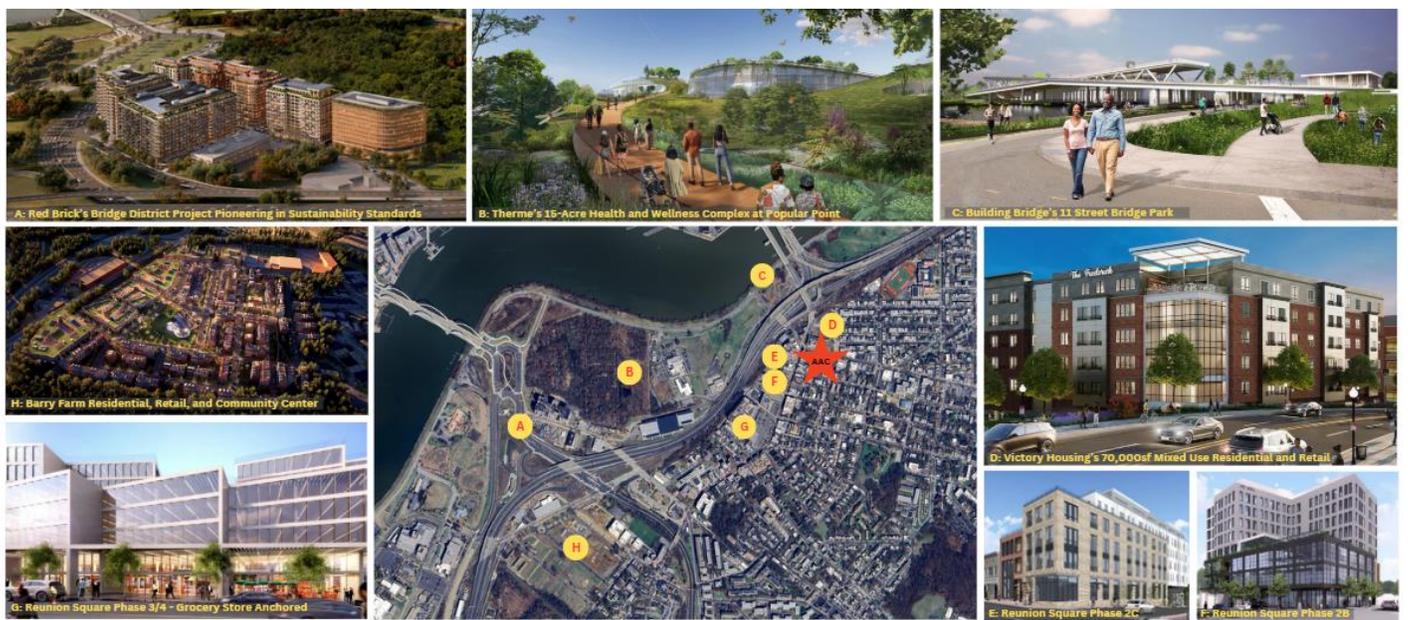
Owned and Operated by the Washington Area Community Investment Fund

Development Map

[Link to Canva Doc](#) for high resolution in landscape version. Will be combined in PDF form.

Over the next decade, the real estate landscape in Anacostia will undergo a dramatic transformation with over \$X Billion in the development pipeline. Before the shovels hit the ground and leasing signs go up, local businesses need to start preparing to position themselves to enter into leases agreements with developers.

In partnership with Wells Fargo, BBAR, POAH, Booz Allen, DC Bar Pro Bono, and WACIF, the retail launchpad program is meant to prepare local entrepreneurs to capitalize on these opportunities as they become available.



Neighboring Retailers

[Link to Canva Doc](#) for high resolution in landscape version. Will be combined in PDF form.



Demographic Info + Travel Times

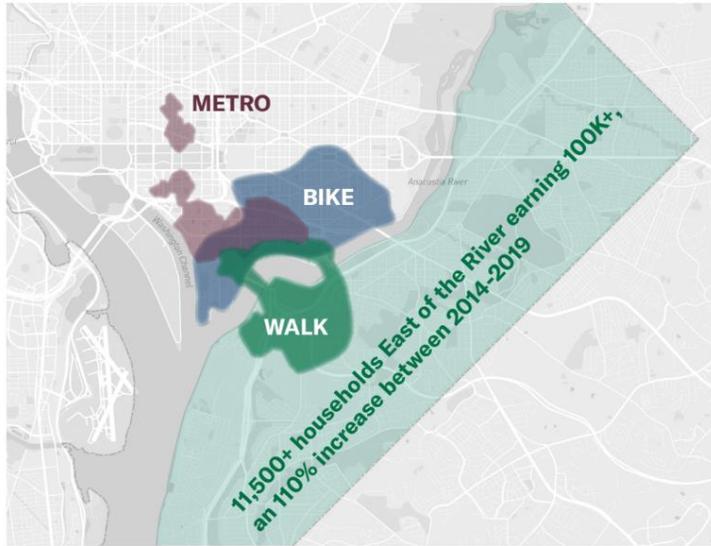
Needs updating to reflect AAC Location



Unparalleled access to the best of DC

Located on the flourishing Green Line, Bridge District re-centers life as a new hub for DC, and draws from some of the nation's top talent as knowledge workers flock to the surrounding neighborhoods of Shaw, Navy Yards and East of the River.

Underground parking and direct access to Metro's Anacostia Station, making it easy to connect the Bridge District to the best of the city's entertainment, restaurants, and art galleries, as well as its lawmakers and key government institutions.

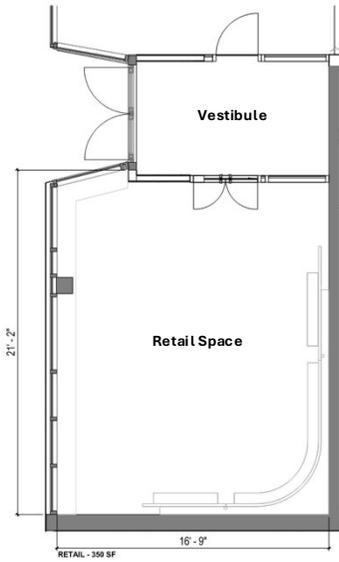


	20 MINUTES			East of the River
	Walk	Bike	Metro	
Residential Population	10,116	22,096	25,772	150,517
Median Age	32	39	37	36
Aged 15+ Never Married (%)	68%	45%	54%	63%
Avg. Household Size	2	2	2	2
Avg. Household Size (Families)	3	3	3	3
Median HHI	\$48,128	\$161,632	\$118,312	\$47,268
Average HHI	\$79,207	\$226,692	\$162,739	\$74,024

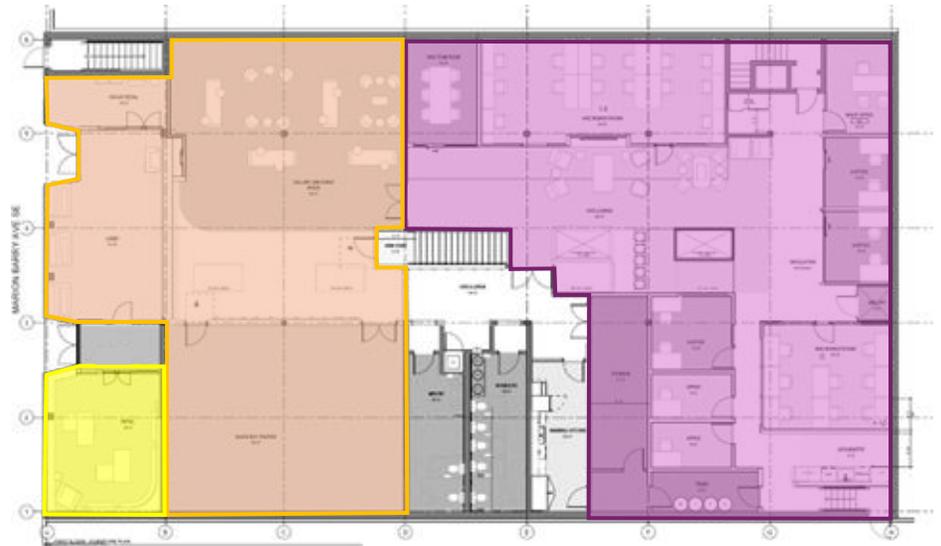
Source: ESRI and Of Place



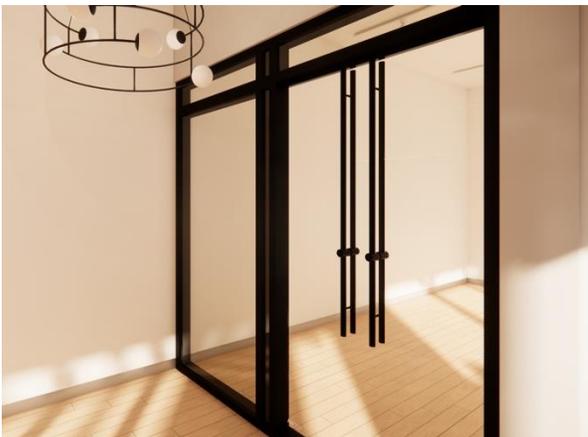
Retail Floor Plan



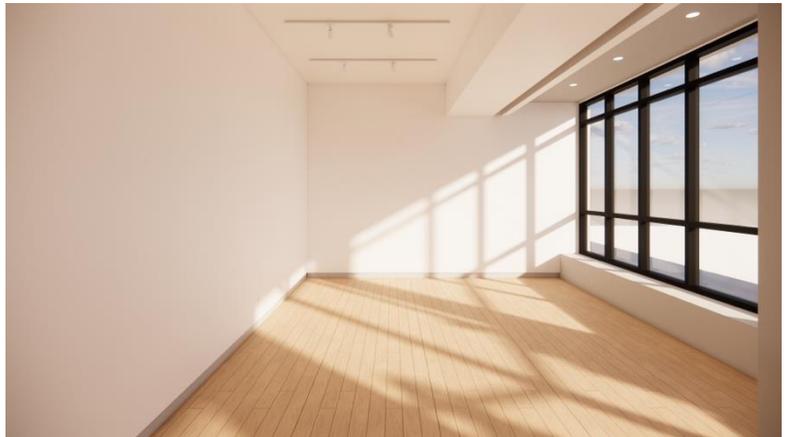
Building Floor Plan



Vestibule and Interior Storefront

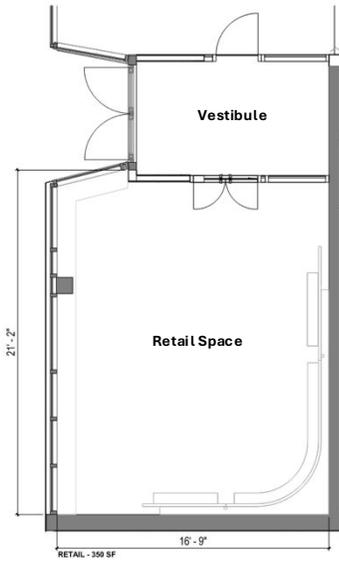


Interior

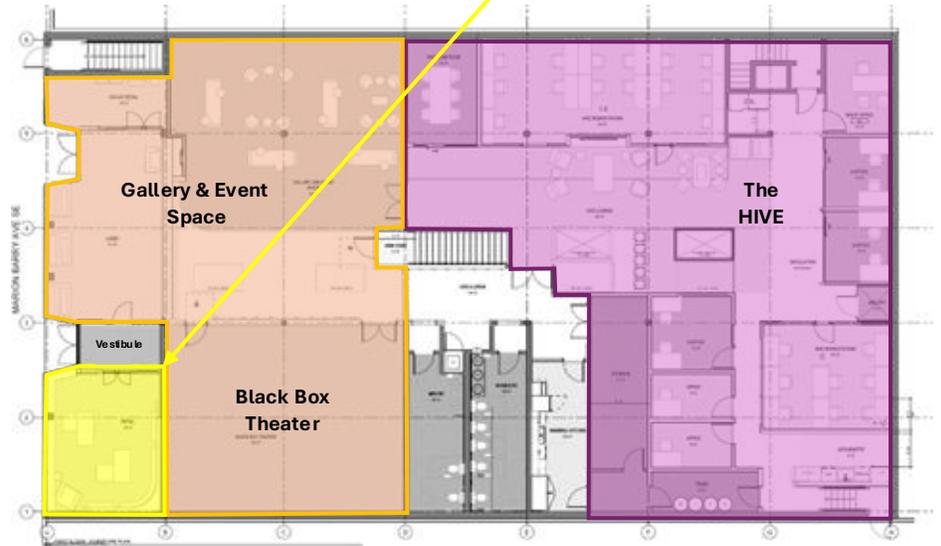




Retail Floor Plan



Building Floor Plan



Vestibule and Interior Storefront



Interior



To be updated when the application goes live

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The AAC

For more than a decade, the Anacostia Arts Center has been a cornerstone of arts, culture, and entrepreneurship in historic Anacostia, uplifting local creatives, small businesses, and community connection in Washington, DC.

AAC is currently undergoing a major multi-million renovation to solidify its position as a vibrant, inclusive hub for opportunity, creativity, and community pride for generations to come.

About the Building Owner

Established in 1987, the Washington Area Community Investment Fund x,y,z

Overview [very preliminary language meant for formatting]

Over the next decade, the real estate landscape in Anacostia will undergo a dramatic transformation with over \$X Billion in the development pipeline. As these developments come on-line, local businesses need to position themselves early on to enter into leases agreements with developers and capitalize on these opportunities while maintaining the fabric of Anacostia. In partnership with Wells Fargo, BBAR, POAH, Booz Allen, DC Bar Pro Bono, and WACIF, the Anacostia Arts Center will be offering storefront space to a local retailer along with wrap around services, trainings, and cohort style learning model to support building capacity for these opportunities as part of the retail launchpad program.

The Opportunity

- 350sf storefront retail space with over 20ft of window line, 15ft ceilings, dedicated storage, and access to common space.
- Flexible Delivery Conditions
- Rental Terms that are structured as a partnership and promote growth

Preferred Uses

- DC Resident or Established DC Based Business
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- Non-Food