

Incubator Retail Space for Rent

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



Space Details

- Over 20ft of window line exposure and 12ft ceilings
- 350sf of dedicated retail space
- 80sf of additional dedicated storage space
- Shared bathrooms
- Flexible delivery conditions in newly renovated space
- Rent structured to graduate retailer into permanent brick and mortar space
- Grand opening anticipated in Q4 2026
- Available for 3 years (terms and conditions apply)
- Ability to maintain independent operating hours from the rest of the building

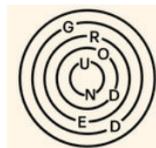
Perks

- Ongoing technical assistance, trainings, and cohort activities w/partners
- Programmatic opportunities with the Anacostia Arts Center and the HIVE
- Discounted use of gallery/event Space and black box theater
- Free HIVE coworking membership

Preferred Uses

- DC Resident or Established DC Based Business
- Neighborhood asset with accessible price points
- Existing operator seeking to establish themselves in Anacostia
- Complimentary to art gallery, events, and HIVE co-working space
- Non-Food uses only

Join Local Neighborhood Retail Anchors



MARION BARRY AVENUE AND CAFE



Owned and Operated by the Washington Area Community Investment Fund

Development Pipeline

Over the next decade, the real estate landscape in Anacostia will undergo a dramatic transformation. 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. The retail seed to storefront program is meant to prepare local entrepreneurs to capitalize on these opportunities as they become available.



A: Red Brick's Bridge District Project Pioneering in Sustainability Standards



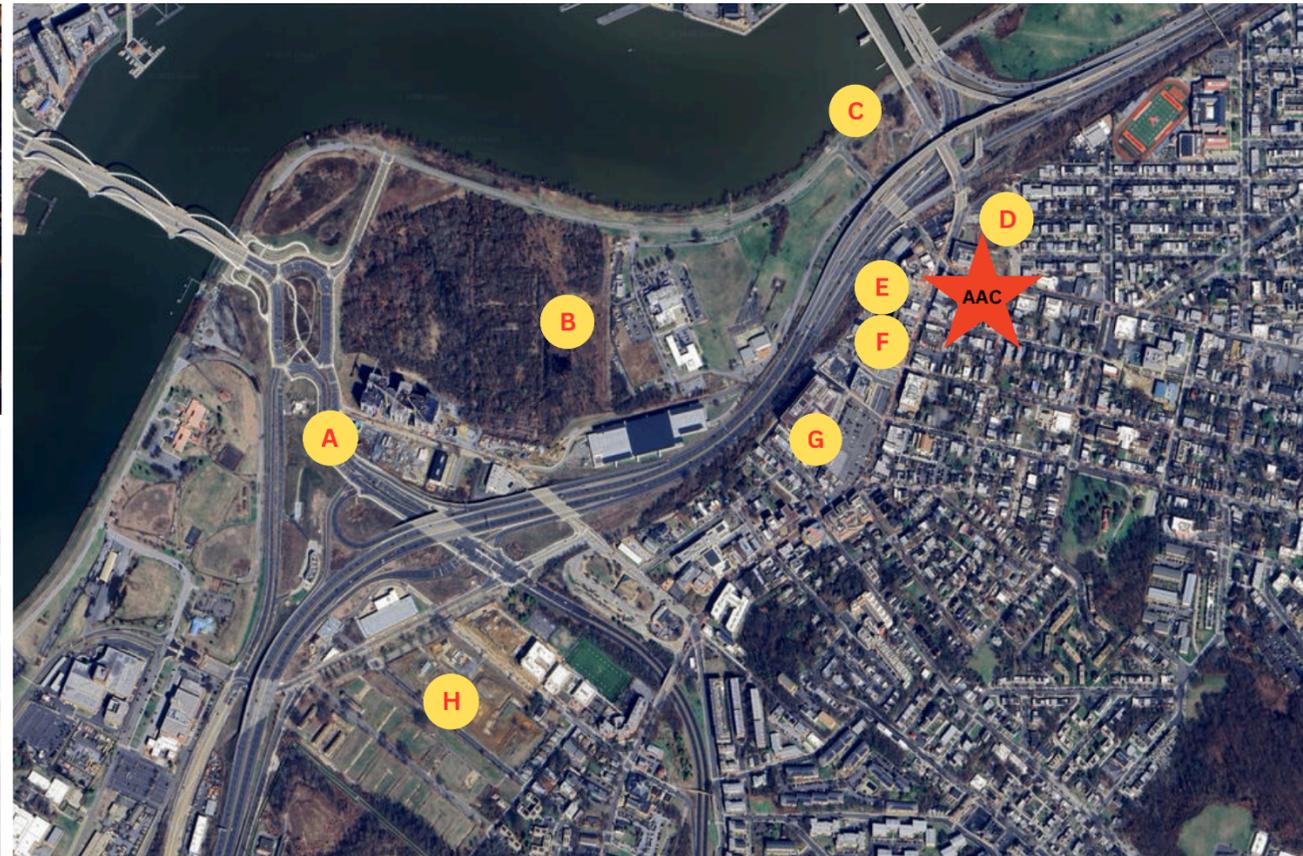
B: Therme's 15-Acre Health and Wellness Complex at Popular Point



C: Building Bridge's 11 Street Bridge Park



H: Barry Farm Residential, Retail, and Community Center



D: Victory Housing's 70,000sf Mixed Use Residential and Retail



G: Reunion Square Phase 3/4 - Grocery Store Anchored

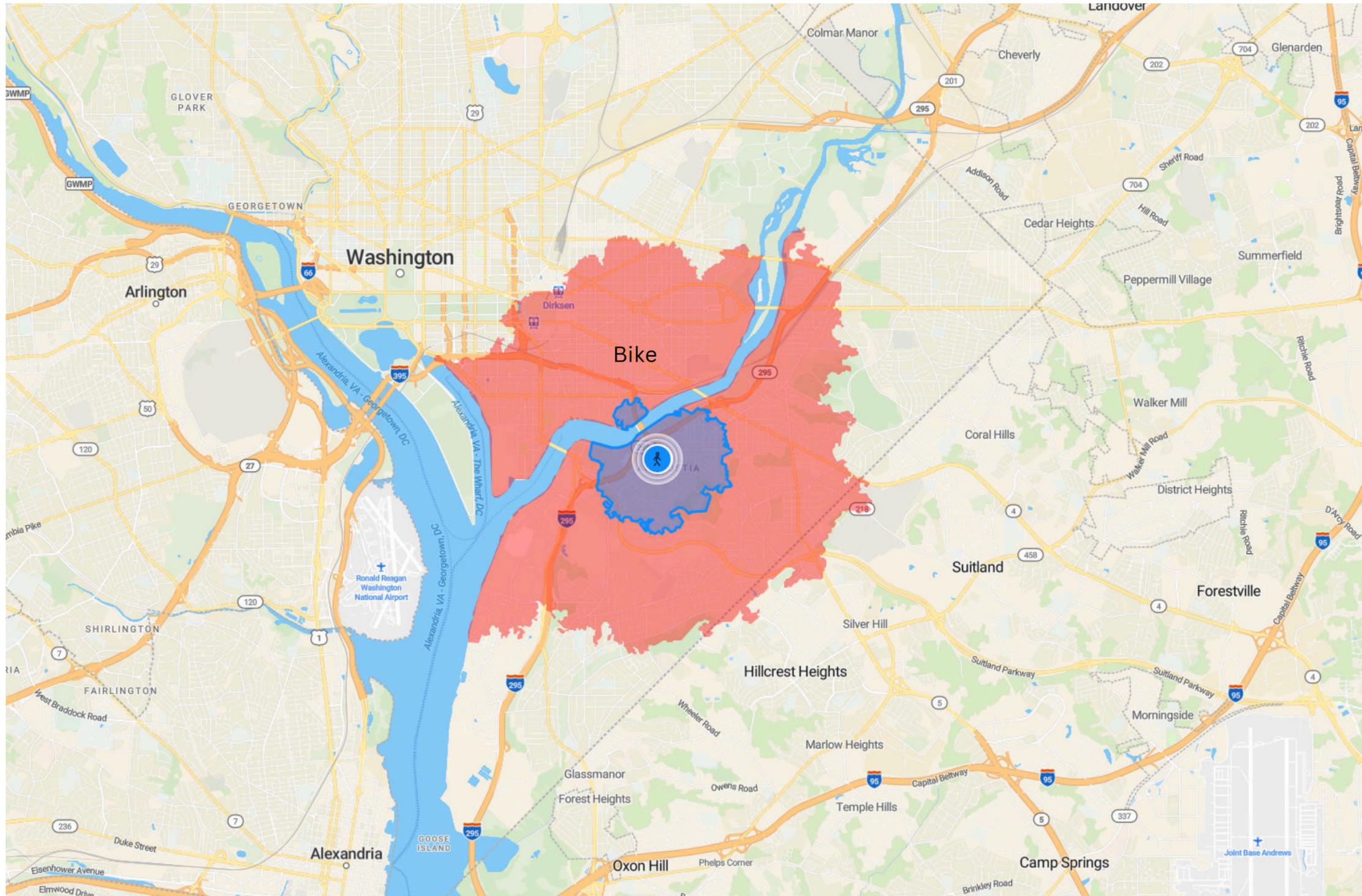


E: Reunion Square Phase 2C



F: Reunion Square Phase 2B

Demographics and 20 Minute Travel Times



The Anacostia Arts Center is located in heart of Historic Anacostia and the Arts, Culture, and Tech District. It sits at the base of the future 11th Street Bridge Park, which is expected to bring 1 to 1.2 annual visitors a year upon completion, and stands just off the Anacostia Riverwalk trail.

It has a 86 walk score which is deemed as very walkable and most errands can be accomplished on foot. It is also within a 15 minute walk from the Anacostia Metro Station that services the green line, earning it a 79 transit score which is convenient for most trips. There is also a parking lot across the street that provides easy access to the center for those who wish to travel by vehicle.

11,500+ households east of the river earn 100K+, which is a 110% increase between 2014-2019. Below are more detailed East of the River demographic information.

- Residential Population: 150,517
- Median Age: 36
- Avg. Household Size: 2
- Avg. Household Size (Families): 3
- Median HHU: \$47,268
- Average HHI: \$74,024

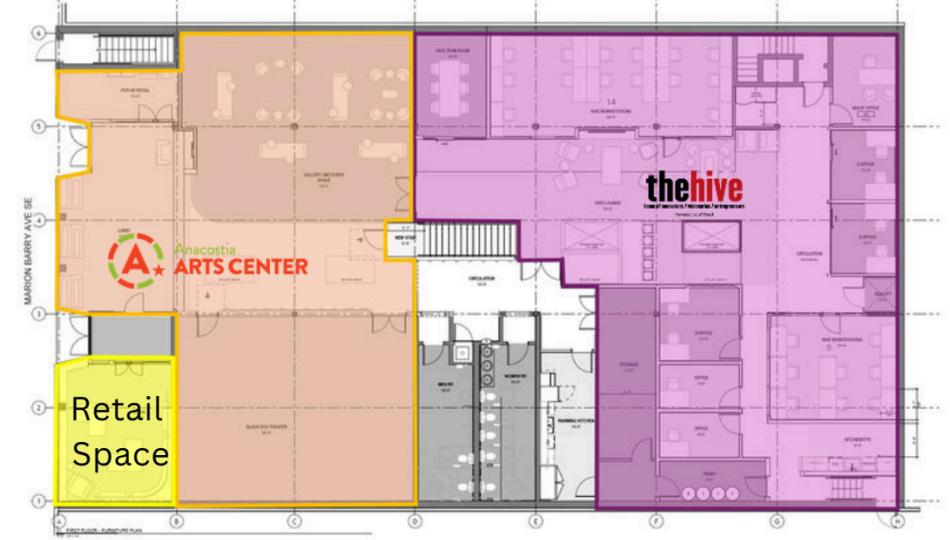
Sources: Esri, Of Place, and TravelTime

Neighborhood Retailers

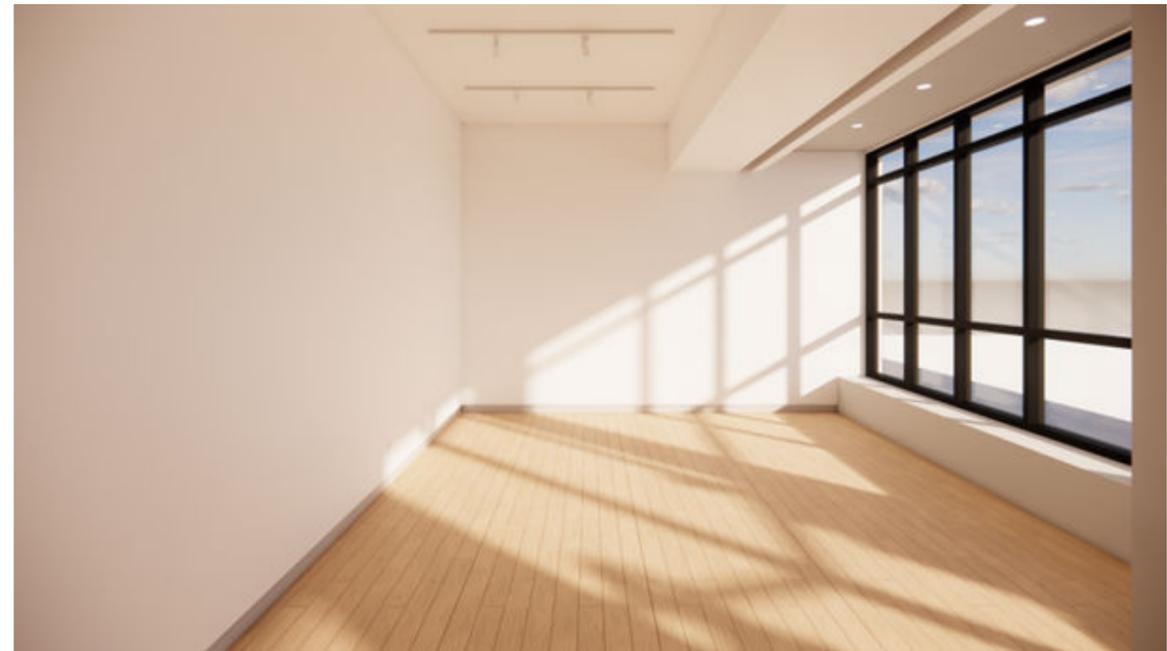
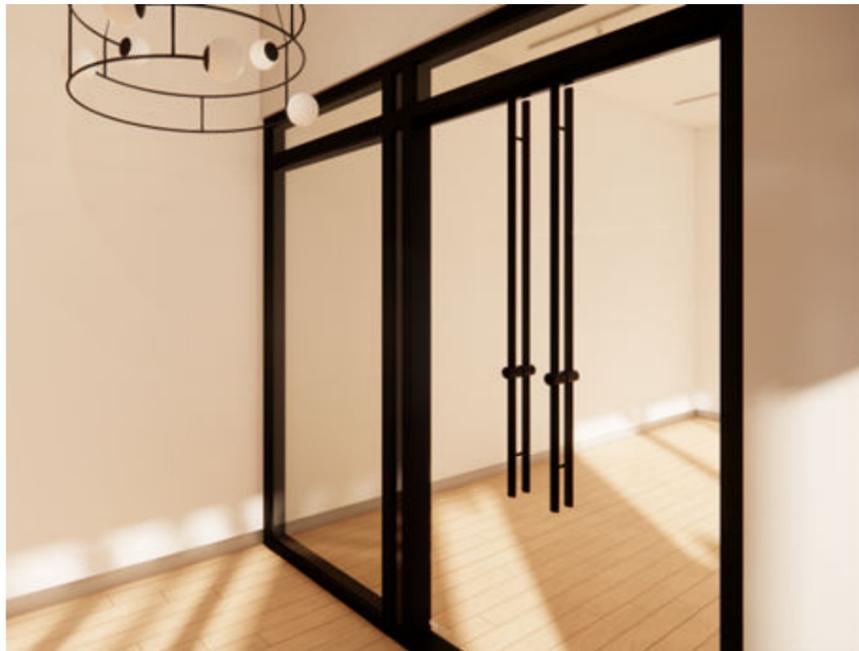
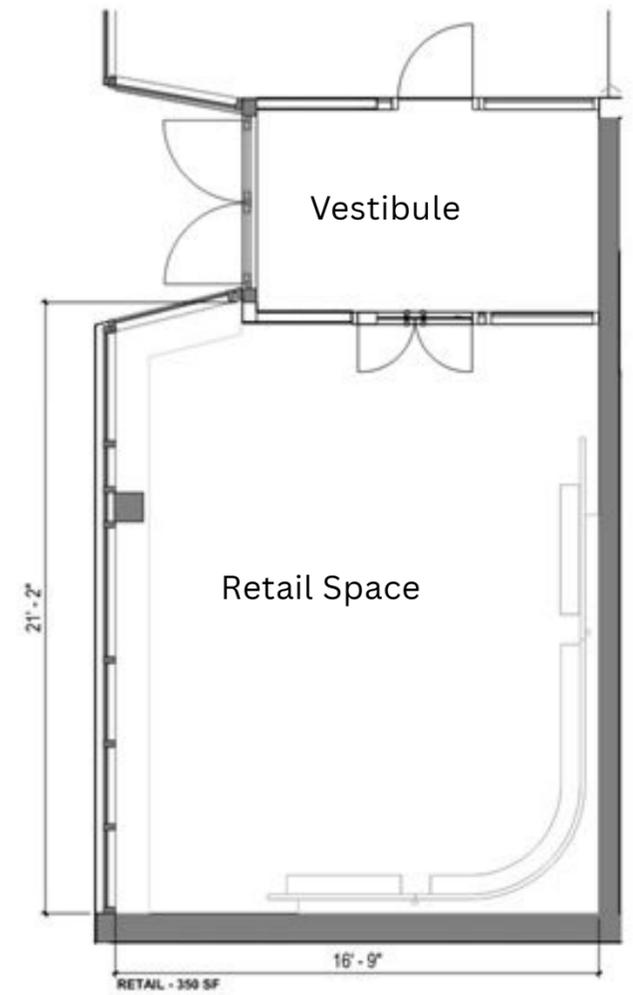




Building Floorplan



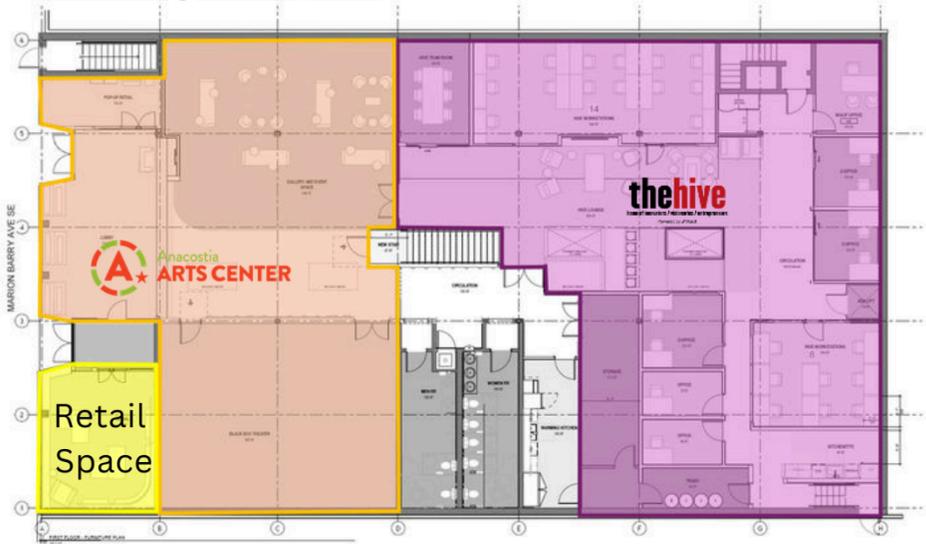
Retail Space Plan



Space Details | With Retail Display (for demonstrational purposes only)



Building Floorplan



Retail Space Plan

