

# MORSE

WASHINGTON, DC  
1,771 SF - 4,576 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES







# MORSE

## WASHINGTON, DC

- Multiple vented restaurant opportunities in the heart of the fast-growing Union Market neighborhood, including the restored iconic former Little Tavern building on 6th Street NE and Morse Street NE
- Retail opportunities at the bottom of a new mixed-use residential with 280 units and up to 19,006 SF of retail and restaurant space
- Near Gallaudet University with 1,523 students and 271 faculty
- Approximately 2,300 residential units will be delivered within a 5 block radius before the end of 2022
- 23 retail parking spaces with elevator access to 5th Street NE

### DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	2,689	15,762	63,991
 DAYTIME POPULATION	2,029	12,177	65,462
 HOUSEHOLD INCOME	\$103,322	\$122,491	\$124,010
 TRAFFIC COUNTS	18,264 on Florida Ave NE		

### AREA RETAILERS



# MORSE WASHINGTON, DC



NORTH CAPITOL STREET

**UNION MARKET**  
40 LOCAL ARTISTS/MERCHANTS

**RHODE ISLAND PLACE**

**GALLAUDET UNIVERSITY & JBG COMPANIES DEVELOPMENT**  
(6TH STREET & FLORIDA AVENUE)

DELIVERS 2019-2022  
1.9M SF  
1.3 SF RESIDENTIAL  
135K SF RETAIL  
116K SF OFFICE

**ULINE ARENA**  
OPENED LATE 2016  
172K SF OFFICE  
73K SF RETAIL  
51K SF REI

**DOUGLAS DEVELOPMENT IVY CITY**

DELIVERS: 2020  
1.5M SF MIXED USED  
555K SF RETAIL  
156 HOTEL ROOMS  
450 RESIDENTIAL UNITS  
GROCERY & MOVIE THEATER ANCHORED  
ADJACENT TO HECHTOR WAREHOUSE  
EXPERIENTIAL RETAIL

**OFFICE:** 4.3M SF  
**RESIDENTIAL:** 1.8M SF & 2,034 UNITS  
**RETAIL:** 50K SF

**EXISTING RESIDENTIAL:** 4M SF & 4,500 UNITS (WITHIN 3 BLOCKS)

**STOREY PARK**  
65,000 SF RETAIL  
350 RESIDENTIAL UNITS  
282,000 SF OFFICE

**100 K STREET**  
200,000 SF  
222 RESIDENTIAL UNITS  
STREET LEVEL RETAIL

**DC CONVENTION CENTER**  
2.3M SF EVENT SPACE

**CAPITOL CROSSING**  
DELIVERS: 2019-2021  
2.2M SF  
75K SF RETAIL  
8,000 NEW EMPLOYEES (DAYTIME TRAFFIC)

**BURNHAM PLACE**  
PROPOSED 3M SF DEVELOPMENT  
TO BE BUILT ABOVE UNION STATION YARD  
MIXED-USED DEVELOPMENT

**UNION STATION**  
35,000+ WEEKDAY RIDERS  
3.8m AMTRAK RIDERS ANNUALLY

FLORIDA AVENUE NE

RHODE ISLAND AVENUE NE

NEW YORK AVENUE NE 31,300 VPD

MORSE

L STREET

FLORIDA AVENUE NE

H STREET CORRIDOR

MARYLAND AVENUE NE

KIPP DC

TRINIDAD

UNION HEIGHTS

SAFeway



**NEW DEVELOPMENTS**

**NOMA - BID**  
7,400 POPULATION  
6,398 APARTMENTS  
54,000 EMPLOYEES  
92% COLLEGE DEGREE  
8.2M SF OFFICE SPACE  
14.8M SF OF PLANNED DEVELOPMENT

MORSE  
WASHINGTON, DC

NEW YORK AVE NE 45,932 VPD

PASTIS

Cotton & Reed  
WASHINGTON, DC



Masseria



**UNION MARKET**  
40 LOCAL ARTISTS/MERCHANTS



LA COSECHA  
mercado . arte . cultura

elcielo  
Juan Manuel Barrera  
WASHINGTON D.C.

las gemelas

destino

SCOTCH & SODA

Minetta  
TAVERN

SHUKRAN  
YELLOW



FLORIDA AVE NE 18,264 VPD

Toastique  
GOURMET TOAST & JUICE BAR



P22

GRACE LOVES LACE

US BUREAU OF ALCOHOL,  
TOBACCO, FIREARMS,  
AND EXPLOSIVES

VanLeeuwen

St. Anselm

6TH STREET NE

GALLAUDET  
UNIVERSITY  
1,523 STUDENTS

Be ORIGINAL  
SALADWORKS

TRADER JOE'S

pluma

MORSE STREET NE

**MORSE**

CORDELIA FISHBAR



Harris Teeter

MOE'S

DUNKIN'

Hilton Garden Inn

roTi

SEOUL SPICE

Pete's Coffee & Tea

ULINE ARENA  
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73K SF RETAIL  
51K SF REI

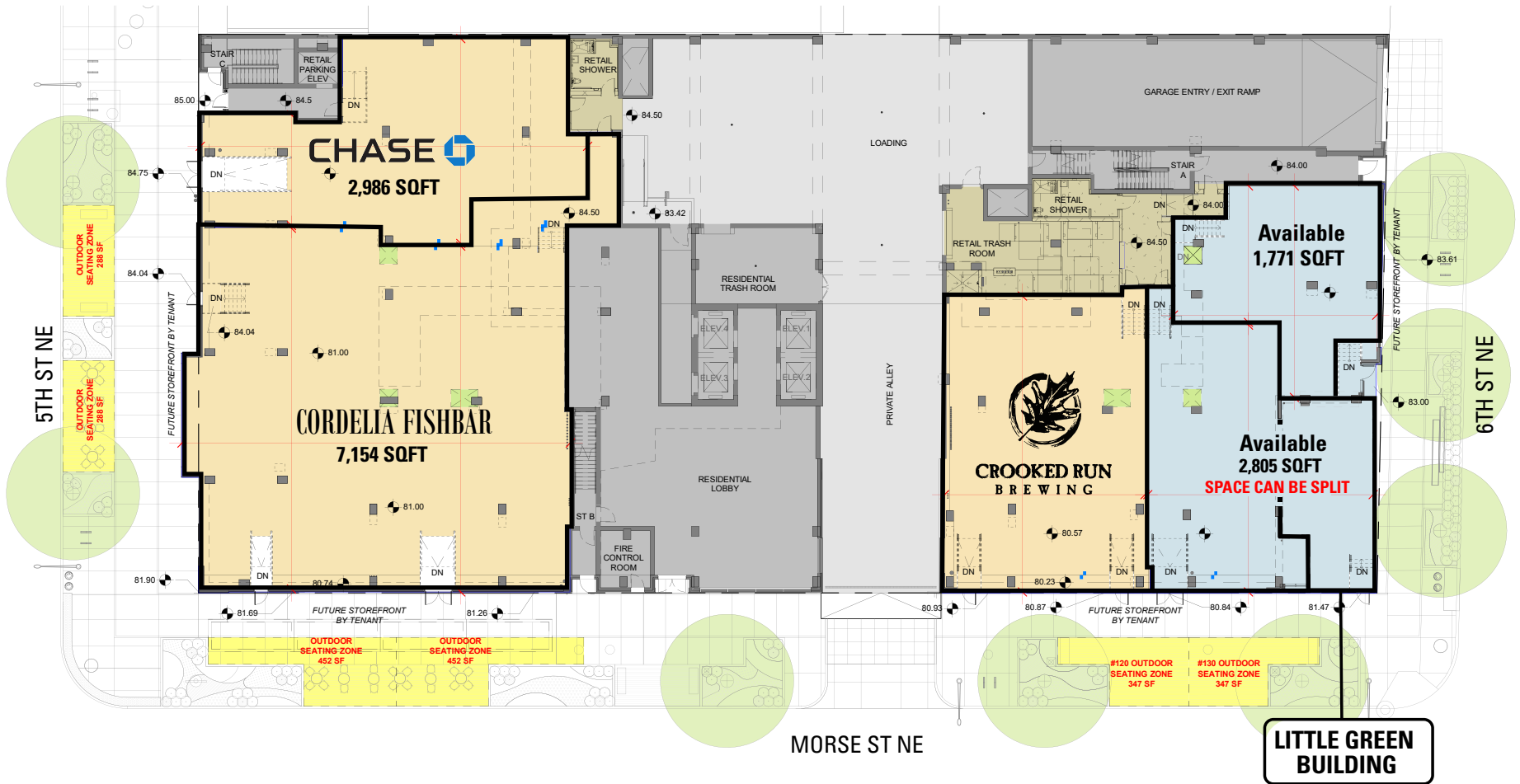
UNION DISTRICT



# SITE PLAN

MORSE | WASHINGTON, DC

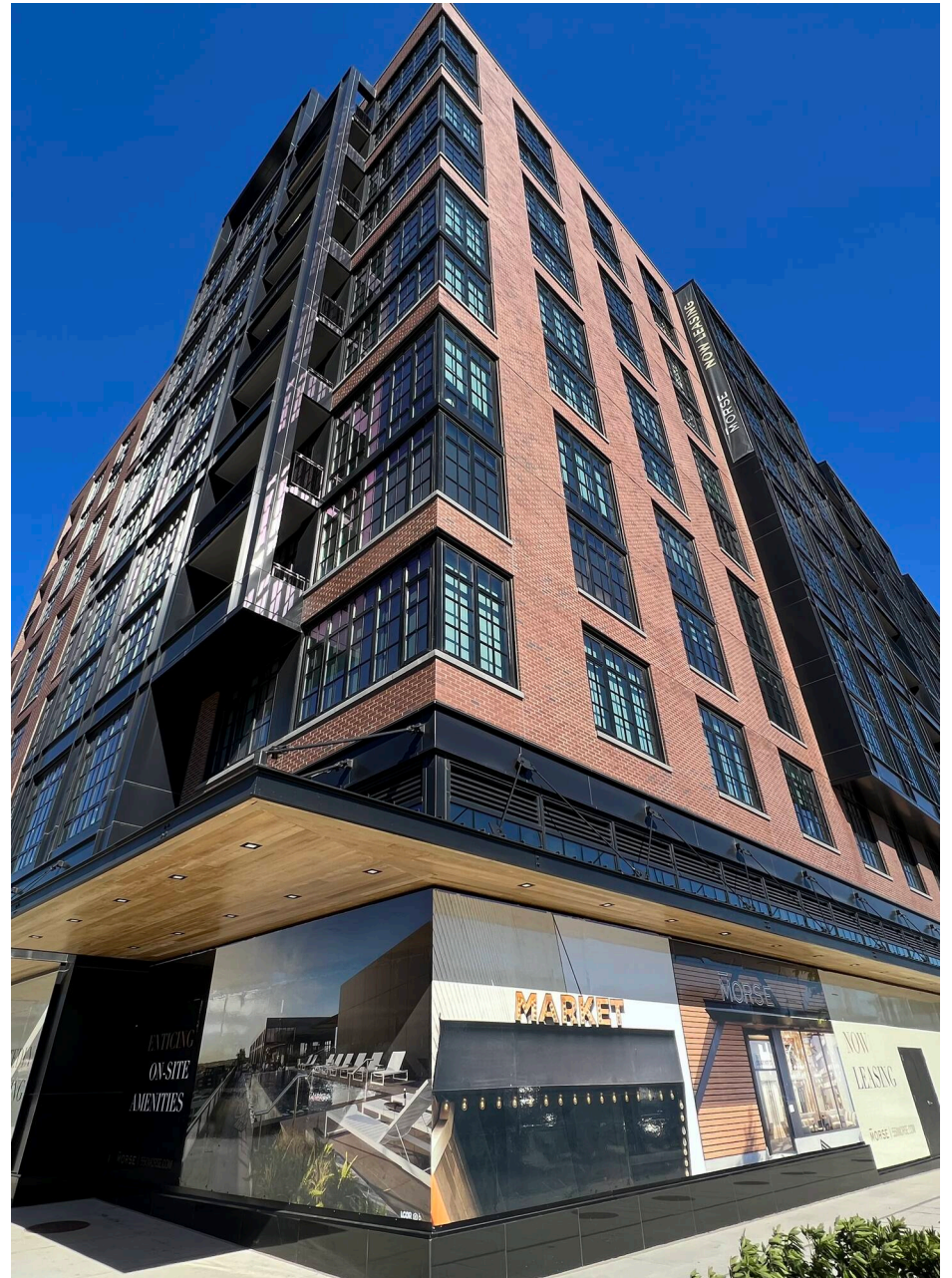
1,771 SF - 4,576 SF Available



AT LEASE
  NOT AVAILABLE
  AVAILABLE



**MORSE**  
WASHINGTON, DC





**MORSE | 550 MORSE STREET NE, WASHINGTON, DC**

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