



Morse
Washington, DC

Fully Leased



Washington

District of Columbia

- Retail opportunity in the heart of the fast-growing Union Market neighborhood
- Located 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 1,400 students and 200 faculty
- Over 4,500 residential units within a 5-block radius and 4,700 more in the pipeline
- 23 retail parking spaces with elevator access to 5th Street NE



2025 Demographics

	0.25 mi.	0.5 mi.	1 mi.
Population	3,734	14,073	64,220
Daytime Population	2,127	5,047	40,573
Household Income	\$157,232	\$168,083	\$161,503
Traffic Counts	18,300 on Florida Ave NE		

Area Retailers





FLORIDA AVE NE

RHODE ISLAND AVE NE

NORTH CAPITOL ST

NEW YORK AVE NE 31,300 VPD

DC Convention Center
2.3M SF Event Space

Capital One Arena

Capitol Crossing
Delivers: 2019-2021
2.2M SF
75K SF Retail
8,000 New Employees
(Daytime Traffic)

Walmart

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

BURNHAM PLACE
Proposed 3M SF Development
to be built above Union Station Yard
Mixed-Used Development

Harris Teeter
MOE'S
Hilton Garden Inn
rōti
SEOUL SPICE
Pretz Coffee & Tea

CVS pharmacy

STREETS

Morse

UNION MARKET
40 LOCAL ARTISTS/MERCHANTS
BUFFALO BERGEN
ANGELIKA POP
SALT & SUNDRY
Cotton & Reed
Giant

ULINE ARENA
REI COOP
CYCLES BAR
La COLOMBE
COFFEE ROASTERS

LAOS

Giant

Pretz Coffee & Tea

721 SHOP & BARN

7 ELEVEN

aurora
TRUIST

CVS pharmacy

AVEC

Union Station
35,000+ Weekday Riders
3.8m Amtrak Riders Annually
UNI QLO
DUNKIN'
TACO BELL
SHAKE SHACK

GALLAUDET UNIVERSITY
1,523 Students

L STREET

FLORIDA AVE NE

H STREET CORRIDOR

MARYLAND AVE NE

Rhode Island Place
citi
TD Bank
ROSS
POPEYES
DRESS FOR LESS
Giant

IVY CITY
SMOKEHOUSE

MOM

BICYCLES SPACE

KIPP DC
Smart Schools. Proven Results.

UNION HEIGHTS

ALDI

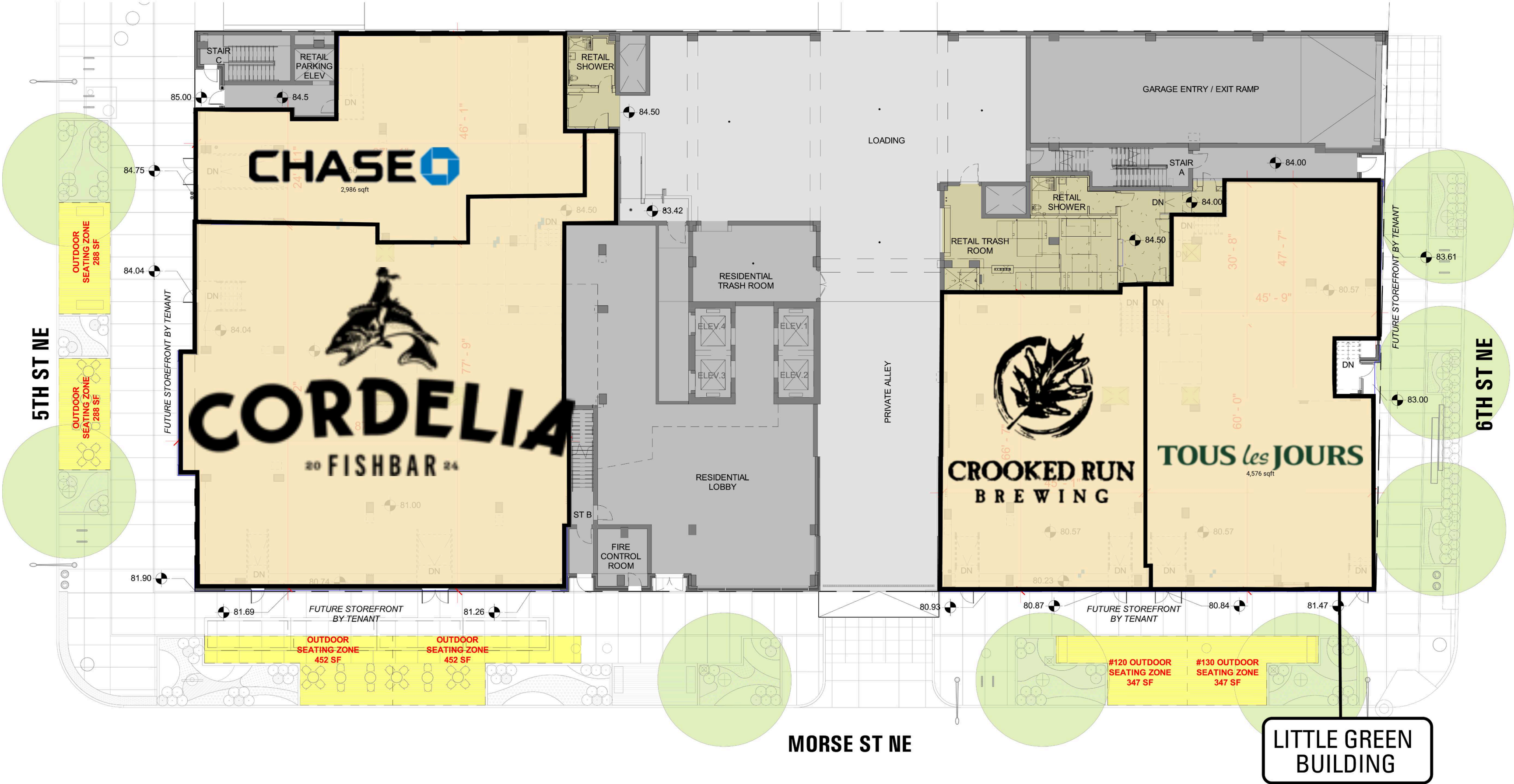
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NORTHEAST WASHINGTON



Site Plan

Space #	Sq. Ft.	Tenant
100	2,986	Chase Bank
105	7,154	Cordelia Fishbar
120	3,085	Crooked Run Brewery
130	4,576	Tous Les Jours



● Space Available



The Property



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