



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

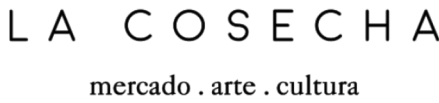


2025 Demographics

	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





MORSE
WASHINGTON, DC



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

Union Station
35,000+ Weekday Riders
3.8m Amtrak Riders Annually

Morse

UNION MARKET
40 LOCAL ARTISTS/MERCHANTS

ULINE ARENA

LAOS

Giant
Pete's Coffee & Tea

aurora
TRUIST

721 SHOP & RUN

7 ELEVEN

CVS pharmacy

AVEC



Rhode Island Place

IVY CITY SMOKEHOUSE

MOM

BICYCLESPLACE

KIPP DC
Smart Schools. Proven Results.

UNION HEIGHTS

ALDI

SAFeway

H STREET CORRIDOR

MARYLAND AVE NE

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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