



Morse
Washington, DC

Fully Leased

RAPPAPORT
CULTIVATING PLACES®

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

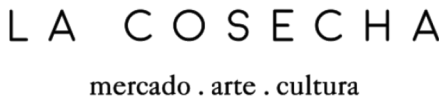


2026 Demographics

	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







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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