

BLAKE REAL ESTATE
DICKSON SERVICES

202.667.2000
www.blakedickson.com

FOR LEASE

2200 MLK Avenue SE Washington, DC



NEW RETAIL OPPORTUNITY: Blake Dickson Real Estate is pleased to present the Historic (1919) Anacostia Bury's Drug Store, a signature trophy building located at 2200 Martin Luther King Avenue, SE. This is a strategic location in the emerging Anacostia Main Street corridor.

COMMERCIAL/RETAIL POTENTIAL:

Underserved greater Anacostia residents must often travel to the suburbs or downtown Washington for shopping, dining, and entertainment services, offering important retail opportunities ... *right now!*

- **The Anacostia Metro station** provides regional access from the highly successful Green Line and has exceeded ridership projections since its opening.
- **Excellent regional freeway access** is provided by ramps to I-295, I-395, and Suitland Parkway.
- **The "Main Street" business corridors**, Martin Luther King Jr. Avenue and Good Hope Road, carry 8,000-14,000 vehicle trips daily and offer 100,000 sq. ft. of retail space.
- **More than 1,000 new residential units** have been built in and near to Anacostia in the last few years.
 - **600 businesses employ nearly 5,898 people.**
 - **Median household income** is almost \$52,000 in GoodHope/Hillcrest.
 - **The volume of home sales and increase in real estate values** suggests a market that is growing. Home values increased 9.5% beginning in 2001.



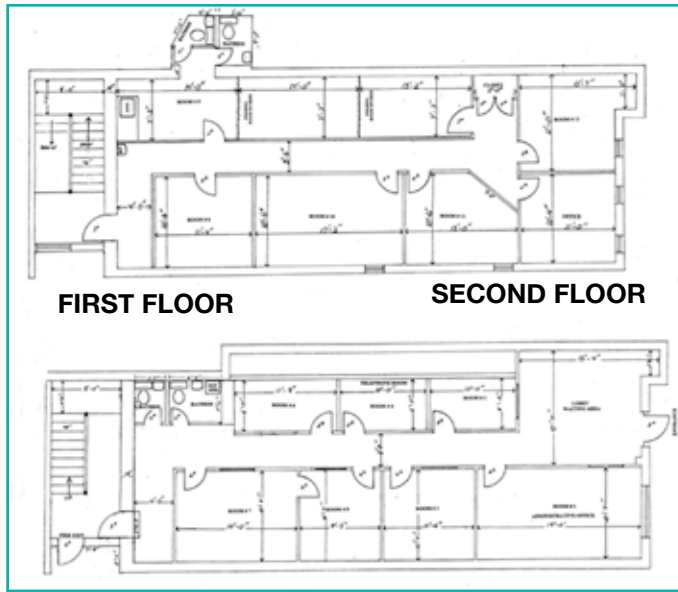
- **SIZE: 2,863 SF**
- AVAILABILITY: **IMMEDIATE**
- CEILING HEIGHTS: **12' to 14'**
- BUILDING FEATURES: **High commuter visibility**
- PARKING: **2 private spaces off the alley**
- **VERY COMPETITIVE LEASE RATES!**

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LISTING: 2200 MLK AVENUE SE • HISTORIC ANACOSTIA



The **Anacostia Business Improvement District (B.I.D.)** will provide valuable, business-improving services to Historic Anacostia, including **Street Ambassadors** to assist residents and tourists with directions, helpful information and a friendly greeting, while also keeping streets and walkways clean and litter free.



2200 MLK AVE SE is part of the proposed 1.5 Million Square Feet Mixed Use project with Curtis Properties and Four Points.



BLAKE DICKSON
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Wayne Dickson
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Immediate Occupancy