

BLAKE REAL ESTATE
DICKSON SERVICES

202.667.2000
www.blakedickson.com

FOR LEASE

2204 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: 2,456 SF;**
Adjoining 2400 SF Lot
- AVAILABILITY: **IMMEDIATE**
- CEILING HEIGHTS: **12' to 14'**
- BUILDING FEATURES: **New roof, HVAC and storefront**
- **BUILD TO SUIT ADDITIONAL LOT OPTIONS**
- **VERY COMPETITIVE LEASE RATES!**



BLAKE DICKSON Real Estate Services • 202.667.2000
LISTING: 2204 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.



2204 MLK AVE SE is part of the proposed **1.5 Million Square Feet Mixed Use** project with **Curtis Properties** and **Four Points**.



BLAKE DICKSON
Real Estate Services
Wayne Dickson
202.667.2000

LISTING: 2204 MLK AVE SE
Washington, DC

Immediate Occupancy