



FORTITUDE

at DELTA TOWERS

For Lease: 1,172 SF up to 2,900 SF

808 Bladensburg Rd NE
Washington, DC

Gray McGregor

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703.442.8834



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Market Overview

PROPERTY HIGHLIGHTS

- Mixed Use with Residential over Retail
- Various Demising Options
 - Currently 1,172 SF & 1,737 SF
 - Up to 2,900 SF of Retail Space
- 179 Residential Units
- Potential for Reserved Employee Parking Spaces in Building
- Strategically located at the intersection of four heavily traveled traffic corridors
 - Benning Road (38,671 AADT)
 - H Street NE (25,552 AADT)
 - Bladensburg Road (33,625 AADT)
 - Maryland Ave (14,857 AADT)
- Strong incomes with continuing residential growth in the trade area

1 MILE SNAPSHOT

 **51,272**
POPULATION

\$133,172 
MED. HH INCOME

 **\$759,787**
OWNER OCCUPIED
MED. HOME VALUE

65.1% 
BACHELOR'S DEGREE
OR HIGHER

 **1,786**
TOTAL BUSINESSES

15,564 
EMPLOYEES

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	51,272	167,665	326,884
Estimated Households	22,856	76,619	151,203
Average HH Income	\$181,684	\$152,290	\$154,561
Bachelor's Degree +%	65.1%	64.3%	61.6%
Median Age	34.8	34.7	35.2

TRAFFIC COUNTS

33,625 AADT
Bladensburg Road

17,441 AADT
Florida Ave NE

Interested in more
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The Neighborhood



The Trade Area



BRYANT STREET MALL

ALAMO
DRAFTHOUSE CINEMA

KRAKEN **McDonald's**



RHODE ISLAND PLACE

THE HOME DEPOT **Giant**
ROSS
DRESS FOR LESS

UNITED STATES POSTAL SERVICE

77,149 AADT

FEDEX SHIPPING CENTER

NEW YORK AVENUE

petco
MOM
TJ-maxx



McDonald's **DUNKIN' DONUTS**

SHOPS AT DAKOTA CROSSING

COSTCO WHOLESALE **LOWE'S**
PETSMART **DICK'S**
five BELOW **Marshalls**

GALLAUDET UNIVERSITY

CHOPSMITH



UNION MARKET

Pho Hoa, St. Anselm, Dorogline, Ta prean, elelele, Sweetgreen, Soranata, WARBY PARKER

FORTITUDE
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BLADENSBURG ROAD/NE
33,625 AADT



UNION STATION
KAVA, Walgreens, CAVA, Chick-fil-A, Shake Shack, UNIQLO, Wendy's, TACO BELL, jamba



Starbucks **Orangetheory**
petco

HECHINGER MALL
SAFEWAY
ROSS
DRESS FOR LESS DOLLAR TREE
Rainbow

DC-295 SOUTH

Site Plan



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