

# NAVY YARD CAR BARN WASHINGTON, DC



The historical building was constructed in the late 1800s as a car barn for the trolley line. Known locally as The Blue Castle, the property is located steps away from the Washington Nationals stadium, Barracks Row and is across the street from the Navy Yard. Although the property is fully leased, there is an anchor opportunity available as part of a planned future redevelopment.

## THE PROJECT

- This 100,000-square-foot building is located in the lower Barracks Row at the intersection of 8th and M Street
- Offering flexible space in a desirable location
- The property's location, in a densely populated, supply constrained neighborhood provides an opportunity for both in-line and larger format retailers
- The Navy Yard Car Barn provides one of the only locations for big box retailers wishing to serve this rapidly growing DC market

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	31,165	237,017	674,747
Households	15,135	106,001	302,442
HH Income	\$107,984	\$76,506	\$84,606

## LEASING CONTACT

**Christina Davies**  
202.730.2022  
Christina.Davies@MadisonMarquette.com

**Alex Pekar**  
202.730.2014  
Alex.Pekar@MadisonMarquette.com

