

BRYANT ST NE

680 RHODE ISLAND AVE NE WASHINGTON, DC

RETAIL OPPORTUNITIES



MRP | REALTY



WELCOME TO BRYANT ST ^{NE}

a 1.7 million SF mixed-use
neighborhood development located in
the burgeoning Northeast D.C.

The Retail at Bryant Street NE features an over 230,000 SF mix of neighborhood-serving anchor tenants, community-based services, and local and regional restaurants. Phase 1 includes a 10-screen Alamo Drafthouse Cinema, The Bevy Food Hall, Metrobar, 487 residential units, a public plaza and half-acre park. At full build-out, Bryant Street will be home to over 1,498 residential units and other neighborhood goods and service anchors, all in place that is well connected to D.C. by foot, bicycle, car and public transit.





ACCESS TO
BRYANT STREET NE

FRANKLIN ST NE

1,414 VPD

15,542 VPD

4TH ST NE



METROPOLITAN BRANCH TRAIL

Trail end points: Silver Spring, MD;
Union Station

Up to 1,500 riders / day



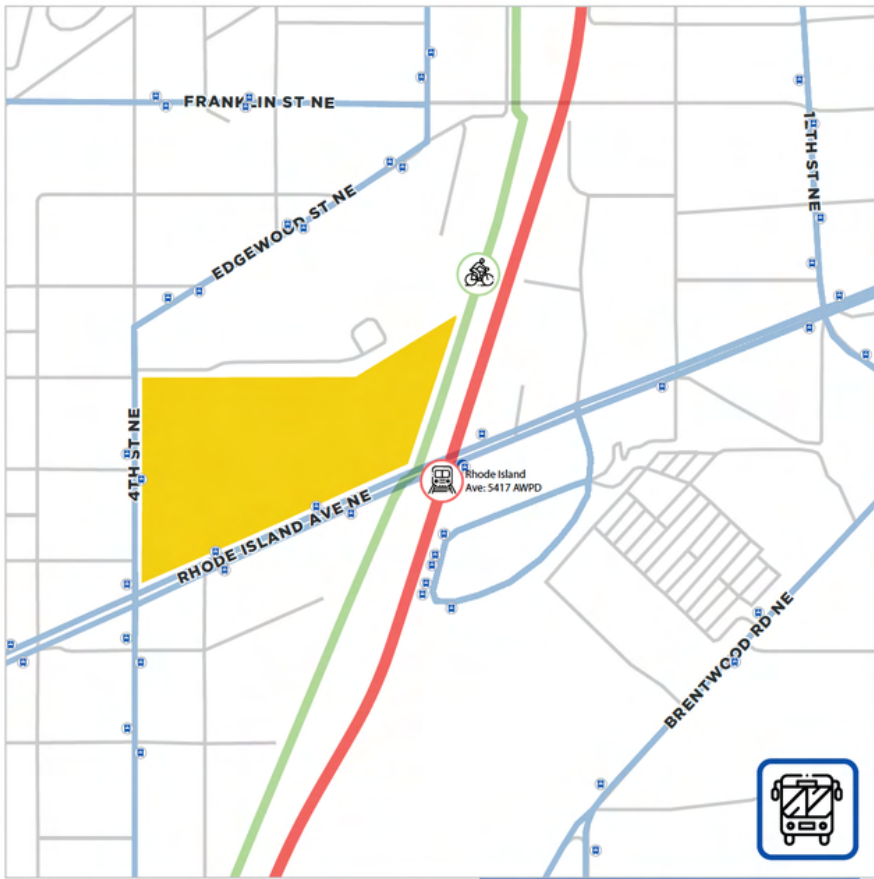
M Rhode Island Ave
5,417 Riders Per Day

38,677 VPD

RHODE ISLAND AVE NE



Phase 1 Phase 2 Phase 3



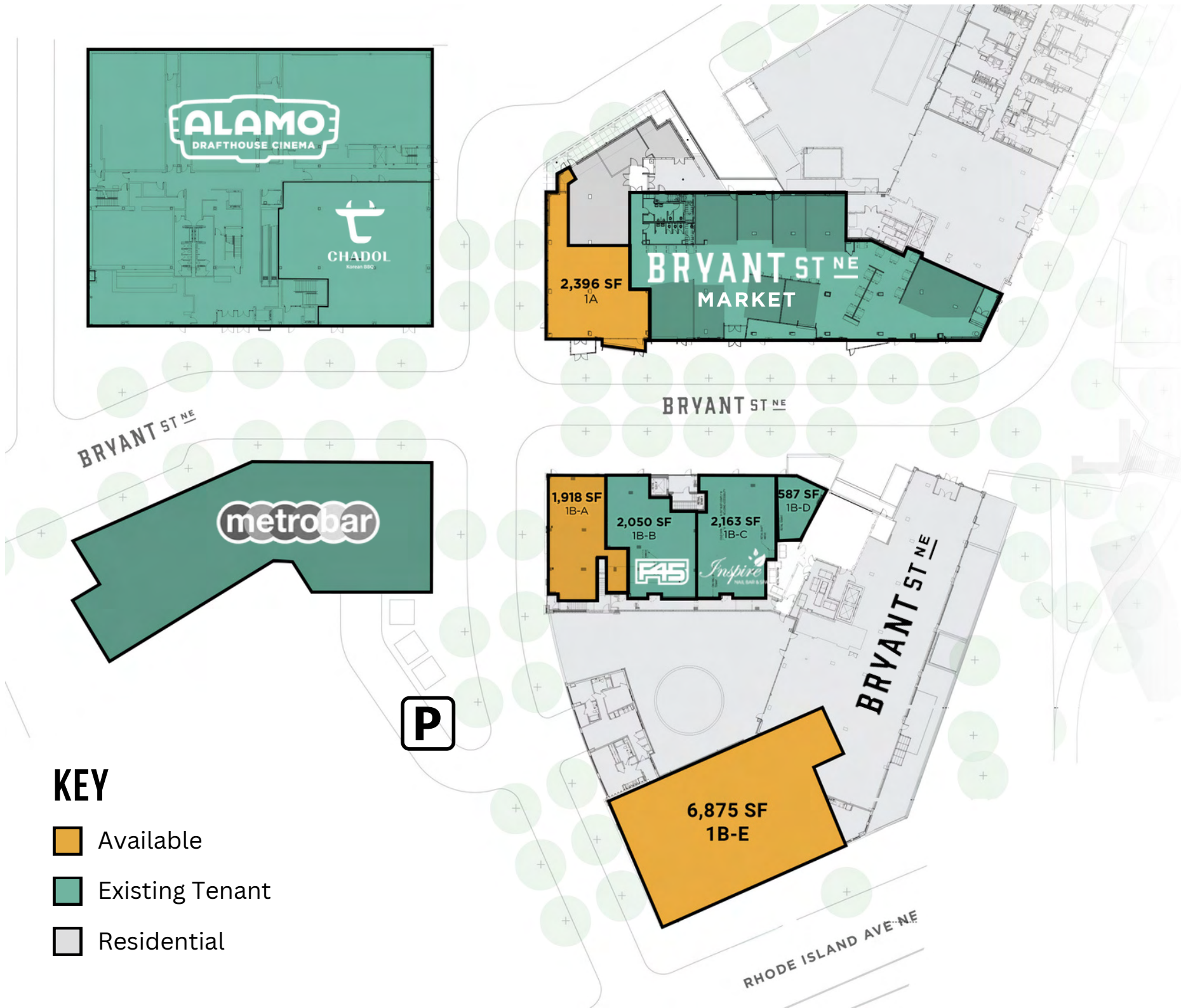
METRO BUS ROUTES
with multiple stops surrounding
around the site

**UNION
STATION**

UBER / LYFT

11 minute Uber / Lyft trip
from Union Station to the site



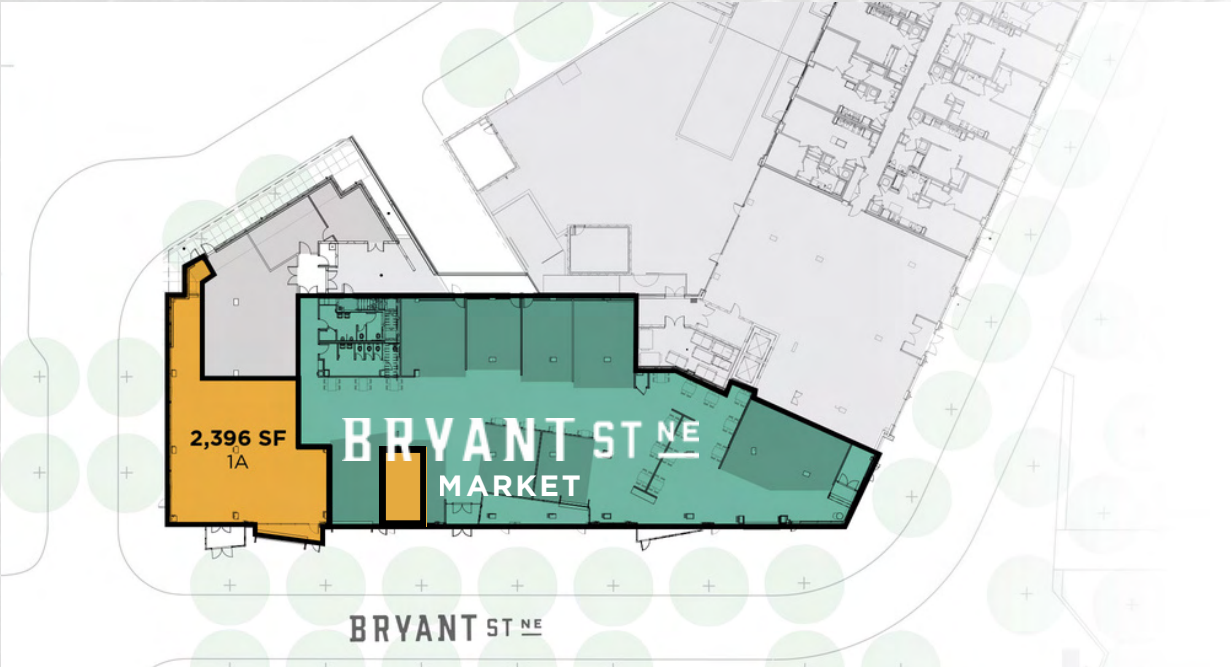


KEY

-  Available
-  Existing Tenant
-  Residential



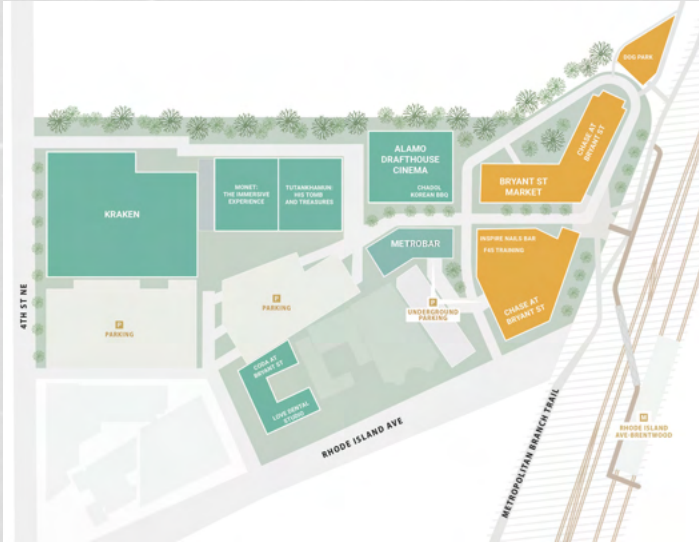
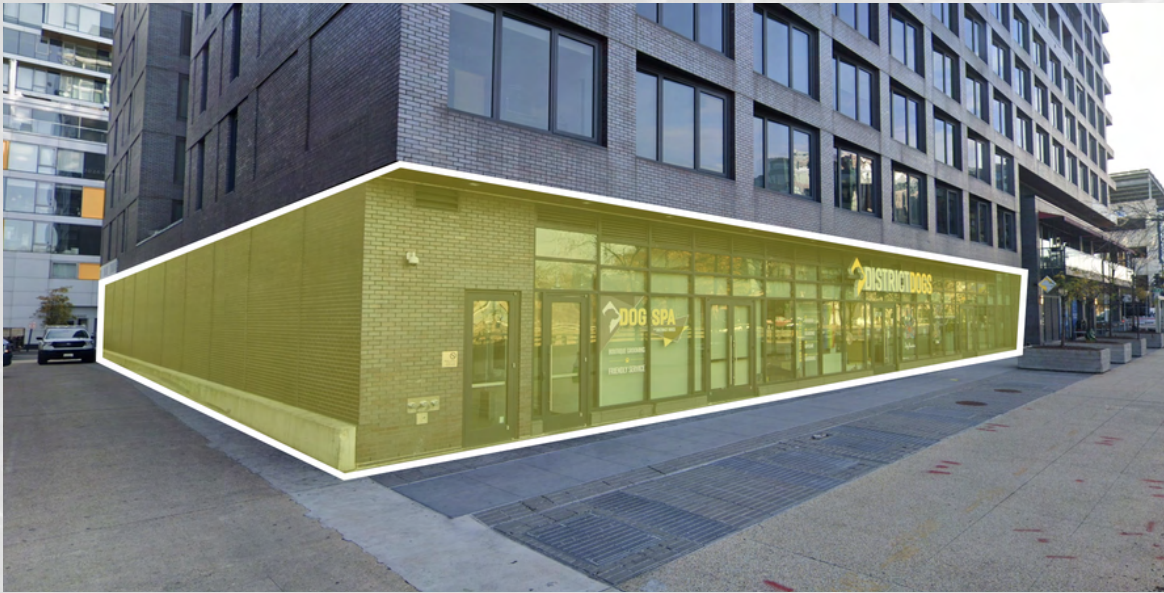
BRYANT ST NE MARKET



- KEY**
- Available
 - Food Hall
 - Residential

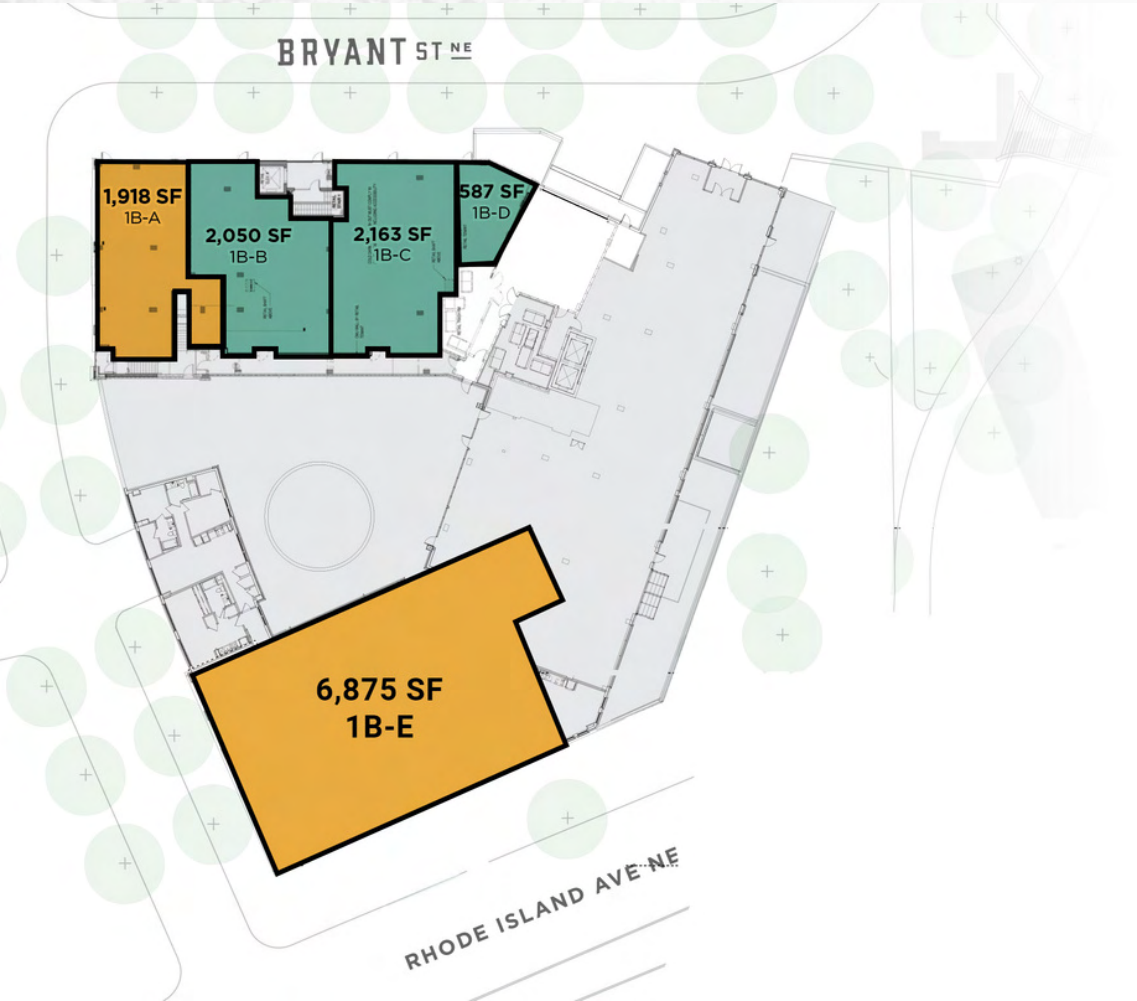


BRYANT ST ^{NE} MARKET



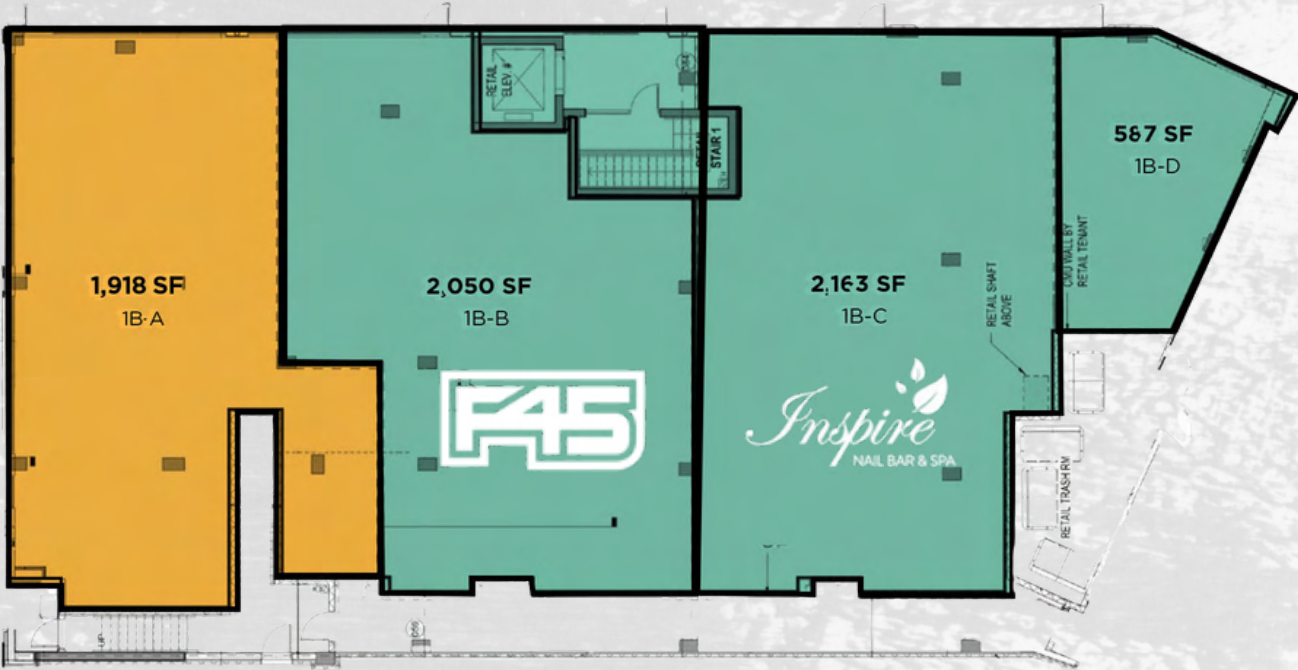
KEY

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- Food Hall
- Residential



BRYANT ST NE

SPACE PLAN



KEY

- Available
- Existing Tenant

THE CHASE



ELEVATION



BRYANT ST ^{NE} MARKET

KEY

- Available
- Existing Tenant
- Residential





BRYANT ST NE
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WASHINGTON, DC



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