



STEEPED IN U.S. HISTORY, 8th Street, SE is DC's oldest commercial corridor. It is anchored by the Washington Navy Yard, since 1798, and the United States Marine Corps Barracks, for which it is named, since 1801. These two military bases bring over 18,000 employees each day into the neighborhood. Experience the diverse dining and retail opportunities in one of the most prominent of the thriving Capitol Hill neighborhoods.



TOP LOCAL INDUSTRIES¹

44,233 Total Area Employment

- Public Administration: 40%
- Professional, Scientific & Technical Services: 14%
- Accommodation & Food Services: 10%

18 NEW BUSINESSES SINCE 2018

New businesses that have opened along the corridor in the past two years include Amara, Bombay Street Food, Capitol Learning Academy, Chesapeake Bay Foundation, Cycled!, Elemeno, European Wax, Mekki Modern Moroccan, Navy Nails, Ovation Eye Institute, Taco City, and The Vanity Box.

DESTINATION ENTERTAINMENT & EVENTS

- The Capital Turnaround opened in the Blue Castle and is a new 1000-seat entertainment venue.
- The historic Miracle Theater (c. 1909) hosts movies, concerts and other live events.
- Taste of 8th (spring)
- The Barracks Row Garden Party (summer)
- 4th of July Parade
- Fall Festival & Santa Arrives on 8th

RECENT INVESTMENTS

- The Emblem at Barracks Row sold 20 new residential condos & delivered 3,000 SF of retail at 8th & Virginia Ave. in 2018.
- MMG has delivered 14 new residential units at 9th & Potomac Ave. with a 49-unit addition to 816 Potomac Ave to follow in 2020.
- Martin-Diamond Properties acquired 507 8th St. & 526 8th St. for \$10 million and the properties are under construction with a three-story commercial property opening spring 2020.



1. JobsEQ (data for 20003 Zip Code, as of 2019 Q3)

BARRACKS ROW



0-1/2 mi **0-1 mi** **0-3 mi**

POPULATION

Population	14,060	44,099	290,531
Male	50%	49%	48%
Female	50%	51%	52%
High School Graduate +	95%	95%	90%
Bachelor's Degree +	79%	78%	52%
Graduate / Professional Degree	45%	45%	28%

HOUSEHOLDS

Households (HH)	7,119	22,548	131,435
Average HH Size	1.9	1.9	2.1
Owner-occupied	44%	42%	35%
Renter-occupied	56%	58%	65%
Median HH Value	\$874,071	\$839,665	\$595,403

INCOME

Average HH	\$158,779	\$158,778	\$109,717
Median HH	\$110,641	\$113,228	\$72,832
HH Income <\$50k	25%	24%	39%
HH Income \$50-\$75k	10%	9%	12%
HH Income \$75k+	64%	67%	49%
Average HH Disposable	\$96,169	\$97,356	\$71,807

AGE

Age < 20	15%	14%	20%
Age 20-34	33%	34%	29%
Age 35-64	40%	40%	38%
Age 65+	12%	12%	13%
Median Age (years)	35.9	35.9	35.2

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$28,994	\$91,922	\$378,259
Child Care	\$7,864	\$24,734	\$93,257
Computers & Accessories	\$2,714	\$8,619	\$34,905
Entertainment & Recreation	\$40,058	\$126,985	\$521,249
- Pets	\$7,273	\$23,134	\$95,187
Food at Home	\$63,899	\$203,298	\$865,399
Food away from Home	\$49,019	\$155,810	\$626,444
Health Care	\$64,370	\$205,187	\$880,851
- Medical Care	\$21,339	\$68,032	\$292,263
Home Improvement	\$26,385	\$83,412	\$335,536
Household Furnishings	\$25,440	\$80,996	\$330,767
Personal Care Products	\$10,894	\$34,694	\$141,795
Vehicle Maint. & Repair	\$12,749	\$40,956	\$173,489

AVAILABLE VEHICLES PER HH¹

0	28%	25%	39%
1	54%	55%	44%
2-3	18%	20%	16%
4+	0%	0%	1%

MOBILITY

Metro rail Exits ²	5,838 / 2,750	Eastern Market
avg weekday/avg weekend		

Source: ESRI, 2019 Estimates & Projections; 1. American Community Survey (2013-2017), values are rounded to nearest whole percent; 2. WMATA (FY 2019); 3. DDoT (Daily Avg. 2017); 4. TransitScreen

CONTACT

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Metro rail Exits²

5,838 / 2,750
Avg weekday/Avg weekend



Capital Bikeshare Arrivals

6,222
2019 Avg Monthly



Traffic Counts³

10,600
8th Street, SE



Mobility Score⁴

100
Excellent Mobility



Walkscore

96
Walker's Paradise



Residents w/in 10 min. car ride

153,616

MOBILITY

PHOTO CREDITS

Bellevue/South Capitol

Bottom Left: Image courtesy of City Interests

Deanwood

Top Left: Image courtesy of The Warrenton Group

Dupont Circle

Main: Photo by Sam Kittner Photographer
(courtesy of the Dupont Circle BID)

East Capitol / Capitol Gateway

Main: Rendering courtesy of A&R Development

Fort Totten

Main: Image courtesy of Perkins Eastman DC

Georgetown

Main: Image courtesy of the Georgetown BID

Georgia Avenue / Walter Reed

Main: Image courtesy of Urban Atlantic

Golden Triangle

Bottom Center: Image courtesy of the Golden Triangle BID

Hillcrest / Skyland

Main: Rendering courtesy of WC Smith

Minnesota & Benning

Main: Rendering courtesy of Cedar Realty Trust

Mount Vernon Triangle

Top Middle: Image courtesy of the Mt. Vernon Triangle CID
Bottom Left: Image courtesy of the Mt. Vernon Triangle CID
Bottom Right: Image courtesy of the Mt. Vernon Triangle CID

Parkside / Kenilworth

Bottom Right: Image courtesy of City Interests

Northwest One

Main: Image courtesy of WDG Architecture

Rhode Island Avenue, NE / Brentwood

Top Middle: Image courtesy of MRP Realty
Bottom Right: Image courtesy of MidCity

Southwest Waterfront

Bottom Left: Photo courtesy of the SW BID

Tenleytown

Top Center: Image courtesy of Roadside Development

The Wharf

Main: Image courtesy of the District Wharf
Bottom Middle: Image courtesy of the District Wharf



It is the mission of the Washington DC Economic Partnership, a 501(c)3 organization, to promote business opportunities throughout the District of Columbia and to contribute to business retention and attraction activities.

The Washington DC Economic Partnership supports businesses and entrepreneurs looking to open, expand or invest in DC through our programs and services focusing on business development, education of the real estate market and business opportunities. To learn more about the Washington DC Economic Partnership please visit wdcep.com.

