

# HEIGHTS SHOPPING CENTER

WASHINGTON, DC

1,199 - 1,366 SF AVAILABLE









## HEIGHTS SHOPPING CENTER

### WASHINGTON, DC

- | Highly visible neighborhood center on the corner of Hawaii Avenue and Taylor Street in NE Washington, D.C.
- | Located adjacent to Catholic University of America (5,059 Students)
- | 1,443 hospital beds within 1.5 miles
- | Exterior and pylon signage available
- | Second-generation barber shop and salon available
- | Second-generation restaurant available

### DEMOGRAPHICS 2025

	0.5 MILE	1 MILE	2 MILES
 <b>POPULATION</b>	7,570	30,646	158,820
 <b>DAYTIME POPULATION</b>	5,557	33,293	80,163
 <b>HOUSEHOLD INCOME</b>	\$112,147	\$130,680	\$137,888
 <b>TRAFFIC COUNTS</b>	12,500 on Taylor Street		

### AREA RETAILERS



&pizza



SUBWAY





# HEIGHTS SHOPPING CENTER WASHINGTON, DC



HEIGHTS SHOPPING CENTER



HAWAII AVENUE NE

TAYLOR STREET NW 12,500 VPD

JOHN MCCORMACK DRIVE 2,000 VPD

OLD SOLDIERS' HOME  
GOLF COURSE

NORTH CAPITOL STREET NW 30,000 VPD

THE CATHOLIC UNIVERSITY  
OF AMERICA  
5,059 STUDENTS  
793 FACULTY

MEDSTAR  
WASHINGTON HOSPITAL  
926 BEDS

CHILDREN'S  
NATIONAL HOSPITAL  
323 BEDS

TRINITY SQUARE  
MedStar Health  
Domino's Pizza

MICHIGAN AVENUE NE 36,000 VPD

WASHINGTON D.C.  
VA MEDICAL CENTER  
194 BEDS

SAN ANTONIO  
BAR & GRILL

PNC BANK

yes!  
Organic

BROOKLAND-CUA  
METRO STATION  
2,700 DAILY RIDERS

Orangetheory  
Fitness & pizza  
BGR  
POTBELLY  
BARNES  
& NOBLE

BROOKLAND  
PINT  
Analog

MONROE  
MARKET  
BUSBOYS  
& POETS  
CHIPOTE



# SITE PLAN

HEIGHTS SHOPPING CENTER | WASHINGTON, DC

1,199 - 1,366 SF AVAILABLE



Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	1,366	Available	4	1,199	Available	7	1,200	Available
2	960	Dolphins	5	2,507	University Wine and Spirits	8	2,400	7-Eleven
3	1,200	Seafood Deli	6	1,200	Subway			



**HEIGHTS SHOPPING CENTER | 333 HAWAII AVE NE, WASHINGTON, DC**

**Kyle Gamber | [kgamber@rappaportco.com](mailto:kgamber@rappaportco.com) | 571.382.1216**

**Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983**

**[rappaportco.com](http://rappaportco.com)**