

TRINITY SQUARE

WASHINGTON, DC

FULLY LEASED





RAPPAPORT
CULTIVATING PLACES



TRINITY SQUARE WASHINGTON, DC

- | Located in the dense Brookland neighborhood with a rising student population due to the proximity of Catholic University and Trinity Washington University
- | Less than 5-minute drive to Washington VA Hospital and Medstar Hospital with a combined 947 beds
- | Adjacent to VA Medical Centers and 120 bed Community Living Center
- | Underserved retail corridor
- | Monument signage available

DEMOGRAPHICS 2024

| | 0.5 MILE | 1 MILE | 2 MILES |
|---|------------------------------|----------|-----------|
|  POPULATION | 8,786 | 31,816 | 207,429 |
|  DAYTIME POPULATION | 7,694 | 30,381 | 98,905 |
|  HOUSEHOLD INCOME | \$87,212 | \$93,326 | \$107,064 |
|  TRAFFIC COUNTS | 36,000 on Michigan Avenue NE | | |

CO-TENANTS



TRINITY SQUARE
WASHINGTON, DC

HEIGHTS SHOPPING CENTER



THE CATHOLIC UNIVERSITY OF AMERICA

6,100 STUDENTS
750 FACULTY

OLD SOLDIERS' HOME GOLF COURSE

WASHINGTON D.C. VA MEDICAL CENTER

225 BEDS
120 BEDS LONG-TERM CARE (SENIOR LIVING)



TRINITY SQUARE



NORTH CAPITOL STREET NWV 30,000 VPD

MICHIGAN AVENUE NE 36,000 VPD

JOHN MCCORMACK DRIVE NE 2,000 VPD



BROOKLAND-CUA METRO STATION
5,766 DAILY RIDERS



BROOKLAND PINT
EST. 2014

Analog Specialty & Vintage Beer

MONROE ST. MARKET

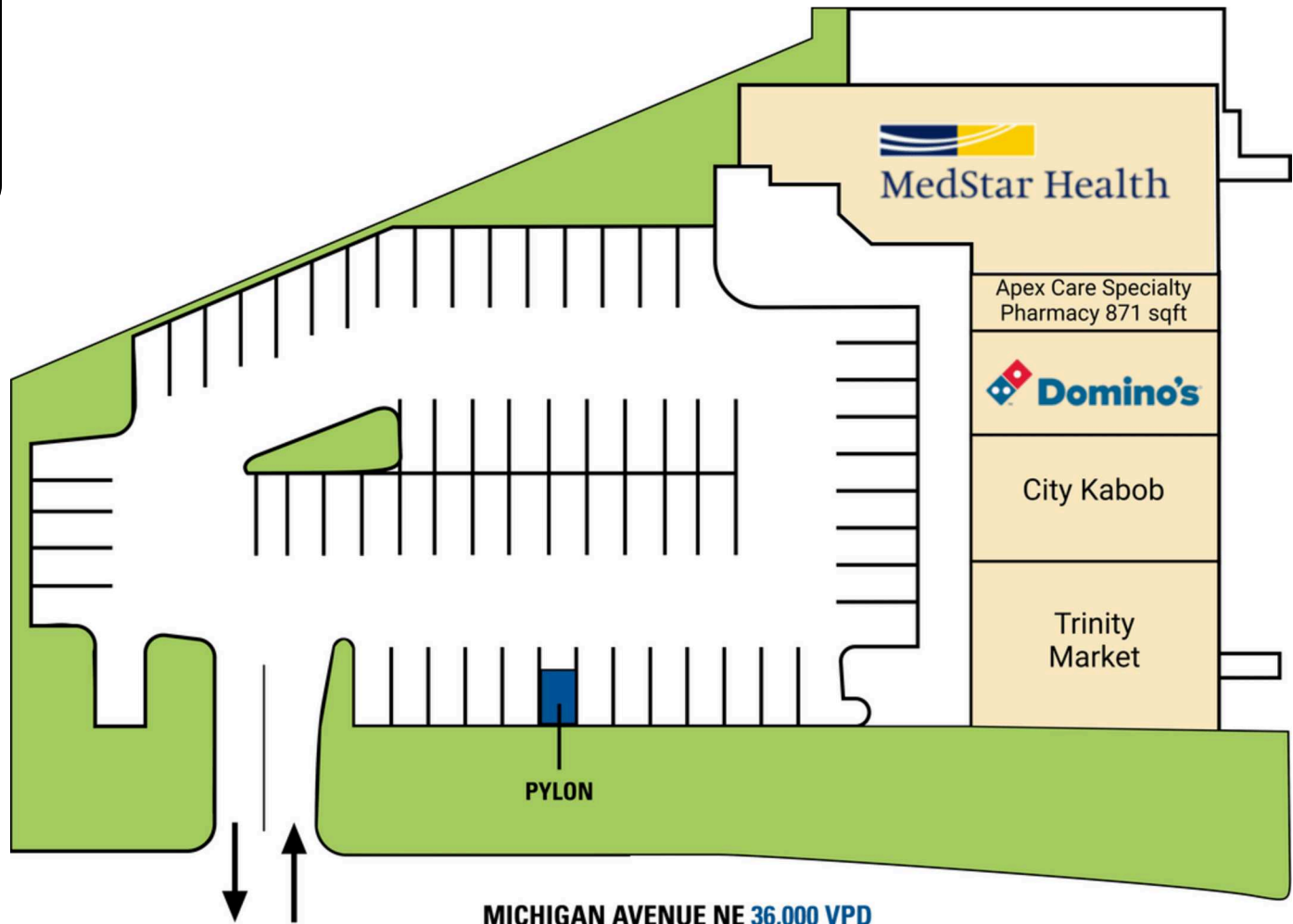


Orangetheory FITNESS

SITE PLAN

TRINITY SQUARE | WASHINGTON, DC

| Space | Sq. Ft | Tenant Name |
|-------|--------|------------------------------|
| 1 | 17,713 | MedStar Health |
| 2 | 871 | Apex Care Specialty Pharmacy |
| 3 | 1,590 | Domino's Pizza |
| 4 | 1,620 | City Kabob |
| 5 | 1,975 | Trinity Market |





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