

TRINITY SQUARE

WASHINGTON, DC
FULLY LEASED





RAPPAPORT
CULTIVATING PLACES



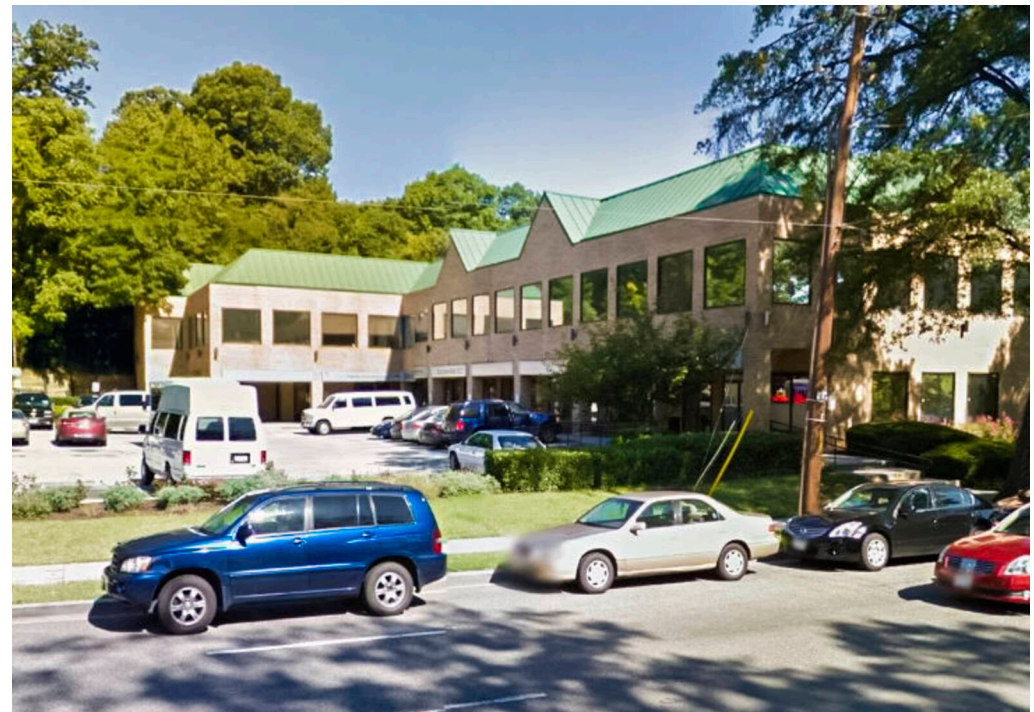
TRINITY SQUARE WASHINGTON, DC

- | 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 2025

	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 NW 30,000 VPD

MICHIGAN AVENUE NE 36,000 VPD

JOHN M MCCORMACK DRIVE 2,000 VPD



BROOKLAND-CUA METRO STATION

5,766 DAILY RIDERS

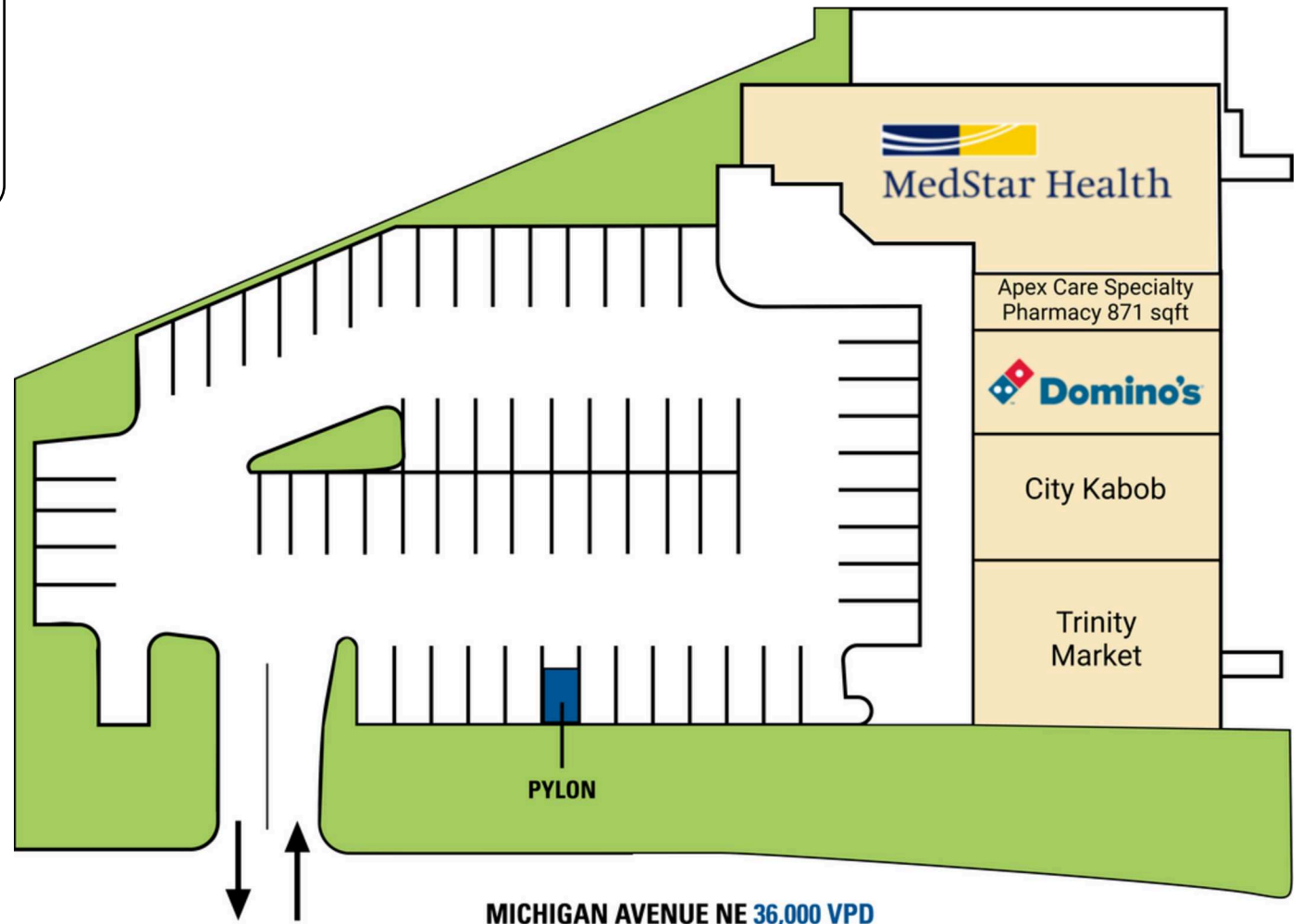


Analog

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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