

# TIVOLI SQUARE

## COLUMBIA HEIGHTS, WASHINGTON, DC

1,284 SF AVAILABLE  
ATM SPACE COMING AVAILABLE 2026

RAPPAPORT  
CULTIVATING PLACES









## TIVOLI SQUARE

### COLUMBIA HEIGHTS, WASHINGTON, DC

- | 216 onsite parking spaces with customer validation available
- | Columbia Heights metro rail is the 10th busiest station system wide and accommodates 11,497 passengers daily
- | Located in the hot Columbia Heights sub-market, Tivoli Square

### DEMOGRAPHICS 2025

	0.25 MILE	0.5 MILE	1 MILE
 <b>POPULATION</b>	10,141	37,482	91,011
 <b>DAYTIME POPULATION</b>	5,381	16,407	50,777
 <b>HOUSEHOLD INCOME</b>	\$117,239	\$111,825	\$125,825
 <b>TRAFFIC COUNTS</b>	20,213 on 14th Street NW		

### AREA RETAILERS





**TIVOLI SQUARE**  
COLUMBIA HEIGHTS, WASHINGTON, DC

**DC USA**



16TH STREET NW



CHILDREN'S  
HOSPITAL

14TH STREET NW 17,428 VPD



**TIVOLI SQUARE**



216 PARKING SPACES

PARK ROAD NW

13TH STREET



KENYON ST NW



IRVING ST NW

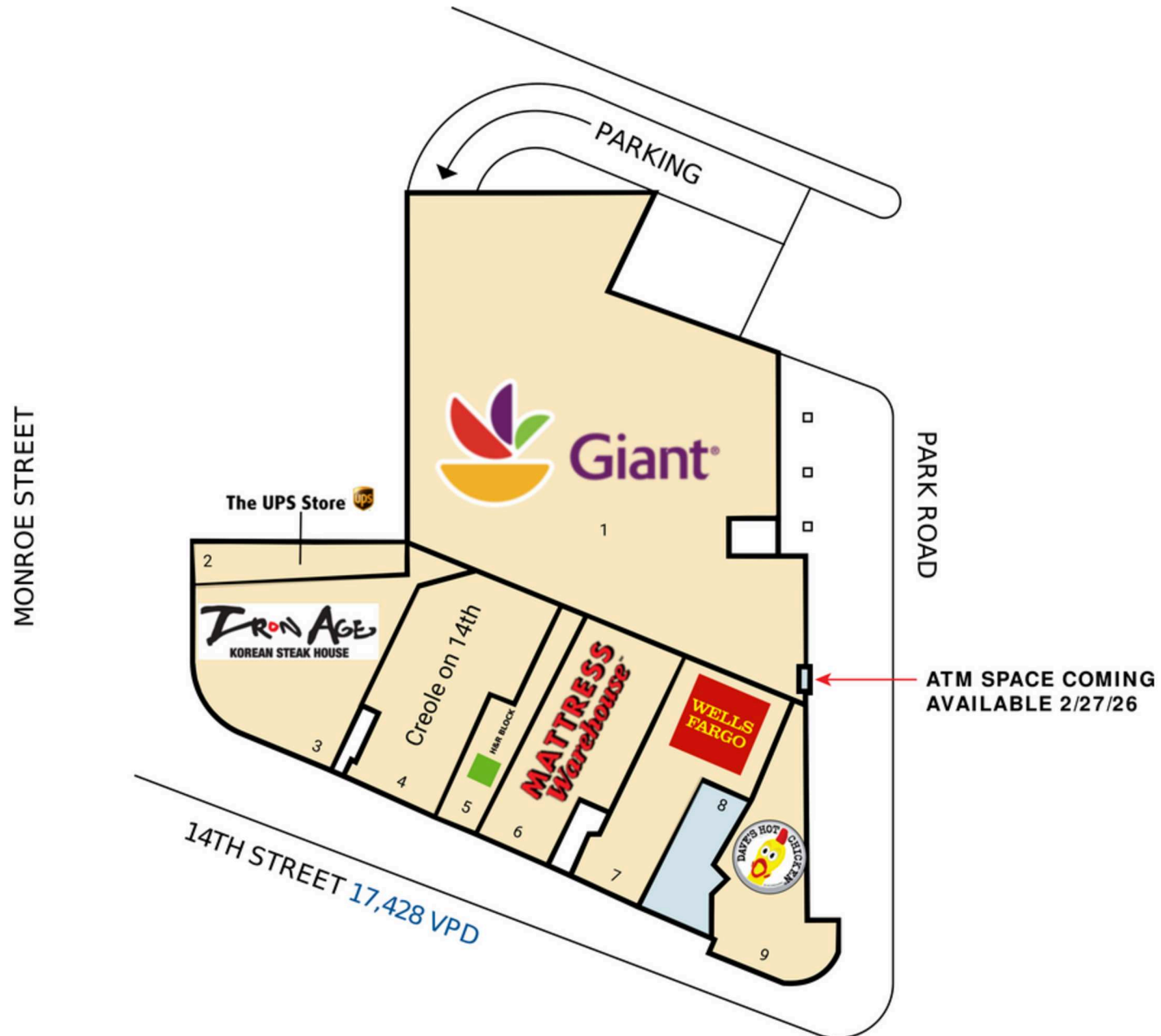




## SITE PLAN

TIVOLI SQUARE | COLUMBIA HEIGHTS, WASHINGTON, DC

1,284 SF AVAILABLE





**TIVOLI SQUARE | 3339 14TH ST NW, COLUMBIA HEIGHTS, WASHINGTON, DC**

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