

# TIVOLI SQUARE

COLUMBIA HEIGHTS, WASHINGTON, DC  
1,284 SF AVAILABLE

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

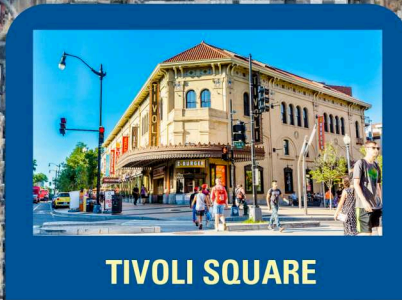
### DEMOGRAPHICS 2025

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

### AREA RETAILERS



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



**DC USA**

TACO BELL cantina | Krispy Kreme DOUGHNUTS

five BELOW | CHASE | OLD NAVY

BEST BUY | DSW DESIGNER SHOE WAREHOUSE | petco

PM Pediatrics Care when you need us. | Chick-fil& | BED BATH & BEYOND

TARGET | Bank of America

MATTRESS FIRM | Marshalls

WSC | LIDL

CHILDREN'S HOSPITAL

ups | WELLS FARGO | Iron Age KOREAN STEAK HOUSE | Giant

216 PARKING SPACES

14TH STREET NW 17,428 VPD

PARK ROAD NW

13TH STREET

16TH STREET NW

citibank & pizza

KENYON ST NW

M metro

CAVA | CHIPOTLE MEXICAN BURRITOS | Starbucks | TRUIST

IRVING ST NW

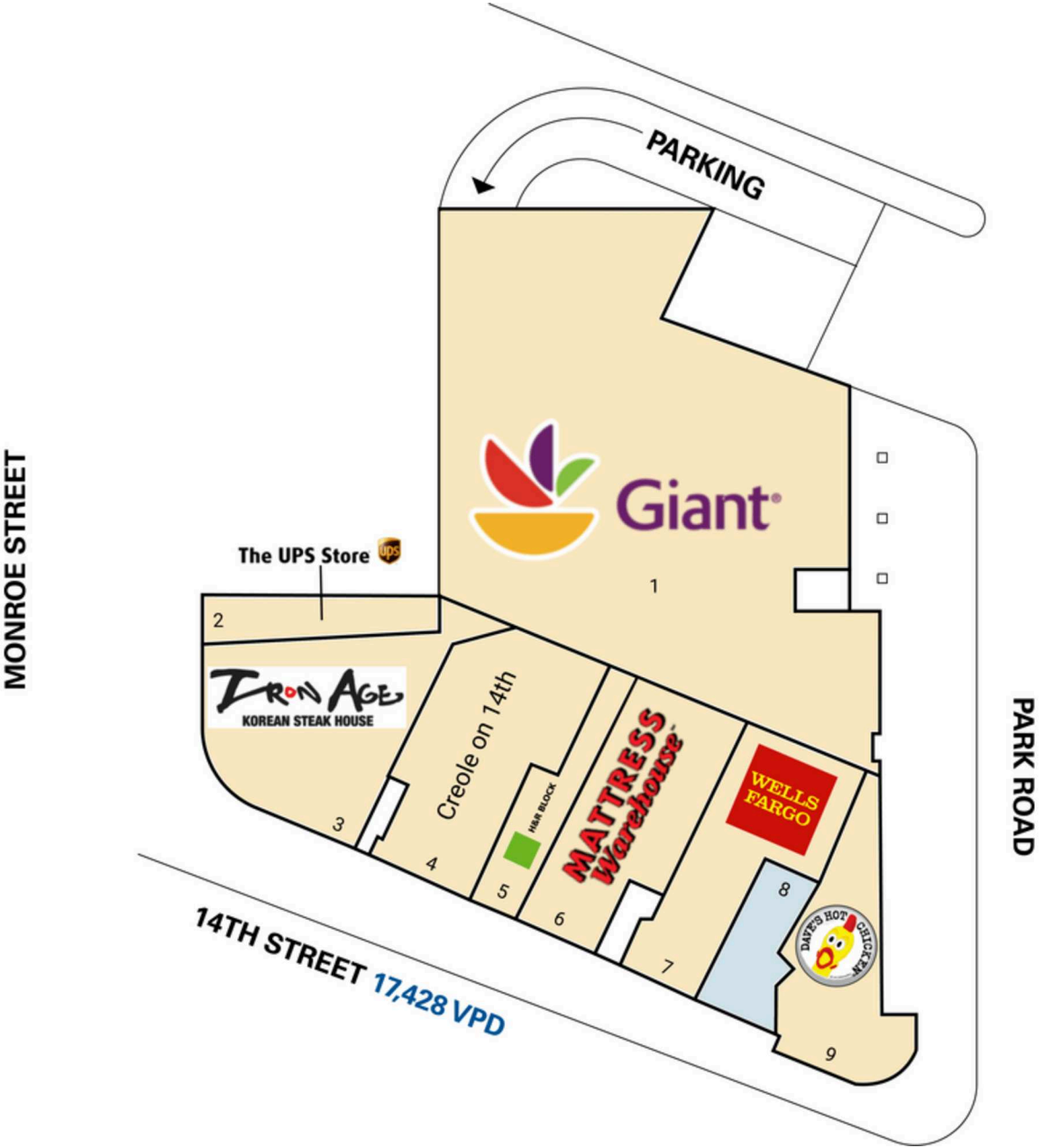
Wawa | Capital One

CVS pharmacy



# 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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