

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



TIVOLI SQUARE



DC USA



CHILDREN'S HOSPITAL

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   **TRUIST**

IRVING ST NW

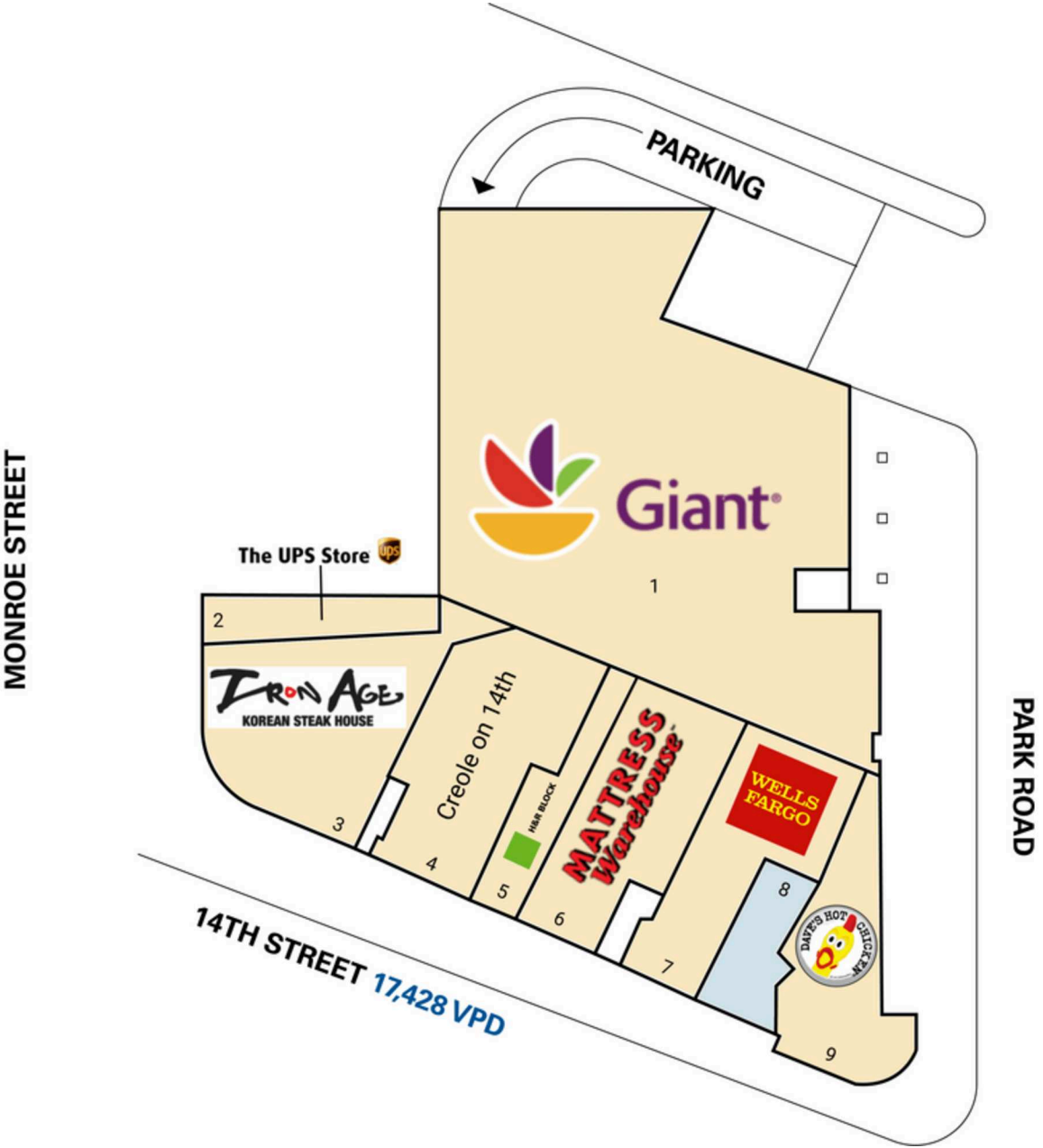
Wawa
Capital One

CVS pharmacy



SITE PLAN

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

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