

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
 POPULATION	8,131	33,974	84,834
 DAYTIME POPULATION	4,379	10,458	40,975
 HOUSEHOLD INCOME	\$162,583	\$149,073	\$174,317
 TRAFFIC COUNTS	11,213 on 14th Street NW		

AREA RETAILERS



TIVOLI SQUARE
COLUMBIA HEIGHTS, WASHINGTON, DC

DC USA



TIVOLI SQUARE



**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



IRVING ST NW

CVS pharmacy

Wawa

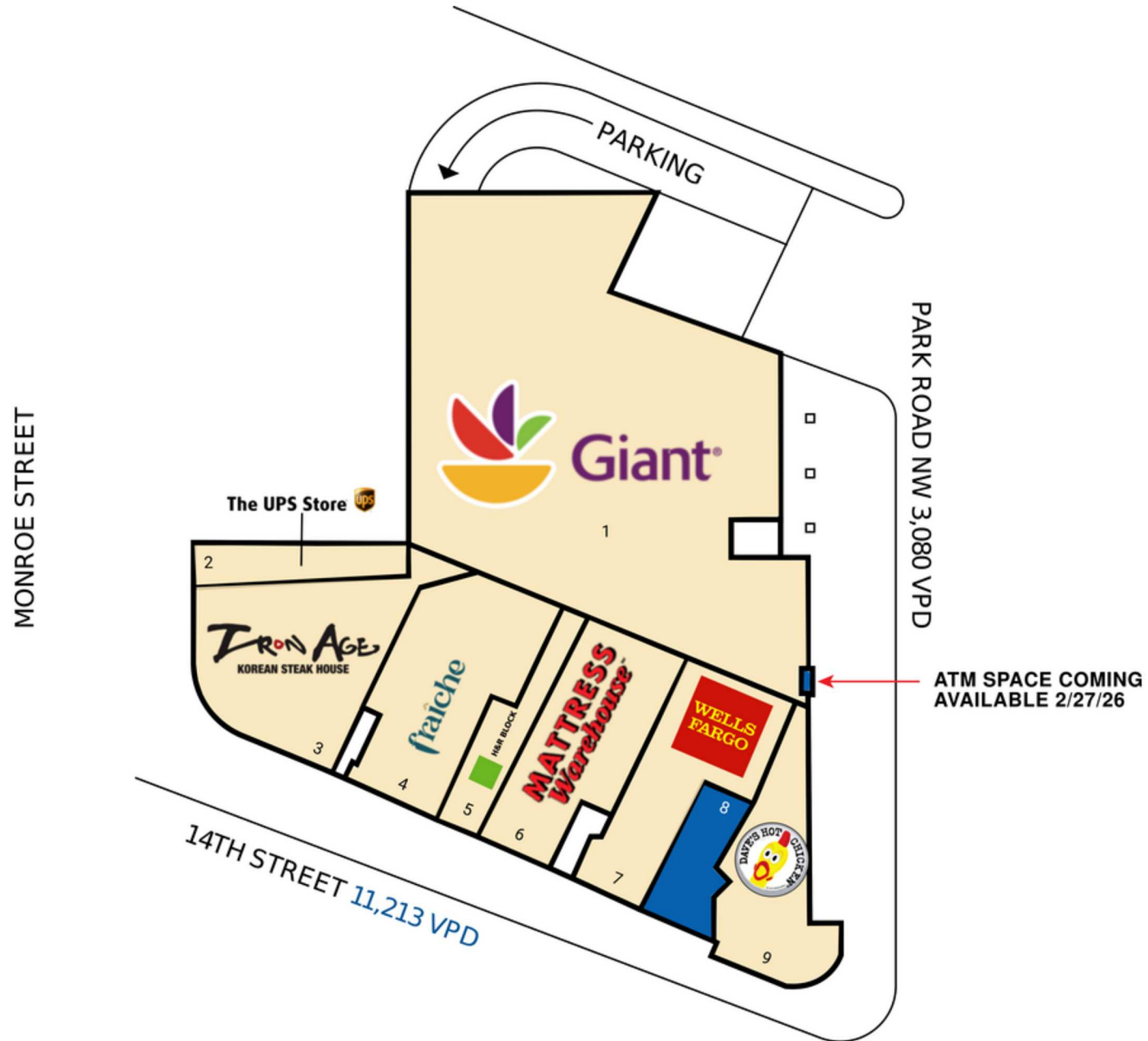
Capital One



SITE PLAN

TIVOLI SQUARE | COLUMBIA HEIGHTS, WASHINGTON, DC

1,284 SF AVAILABLE





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

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

rappaportco.com