

# FORT DAVIS CENTER

WASHINGTON, DC

2,500 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









## FORT DAVIS CENTER

### WASHINGTON, DC

- | Two level neighborhood shopping center occupied by a variety of essential service providers
- | Anchored by the DC Department of General Services
- | Recent center-wide renovation with facade and lighting improvements
- | Easy access to downtown Washington, D.C. and suburban Maryland

## DEMOGRAPHICS 2024

|   | .25 MILE                   | .5 MILE  | 2 MILES  |
|---|----------------------------|----------|----------|
|  POPULATION          | 2,676                      | 7,679    | 110,102  |
|  DAYTIME POPULATION | 2,030                      | 4,961    | 76,428   |
|  HOUSEHOLD INCOME  | \$62,118                   | \$73,906 | \$63,503 |
|  TRAFFIC COUNTS    | 26,000 on Pennsylvania Ave |          |          |

## AREA RETAILERS





**FORT DAVIS CENTER  
WASHINGTON, DC**



**ANACOSTIA PARKWAY**

**ANACOSTIA RIVER**



**SKYLAND  
TOWN CENTER**  
CVS pharmacy

**SHOPS AT PENN HILL**

Planet fitness 7 ELEVEN WELLS FARGO  
CVS pharmacy SUBWAY

**SHOPS AT PARK VILLAGE**

Giant WELLS FARGO SUBWAY  
Rainbow CRIBBOLD BOLLIS

**GOOD HOPE MARKETPLACE**

Starbucks Pizza Hut SUBWAY  
Rainbow SAFEWAY



**PENNSYLVANIA AVE SE**

**FORT DAVIS  
SHOPPING CENTER**



Children's National FLEXCARE PHARMACY DCI DEPARTMENT OF HUMAN SERVICES



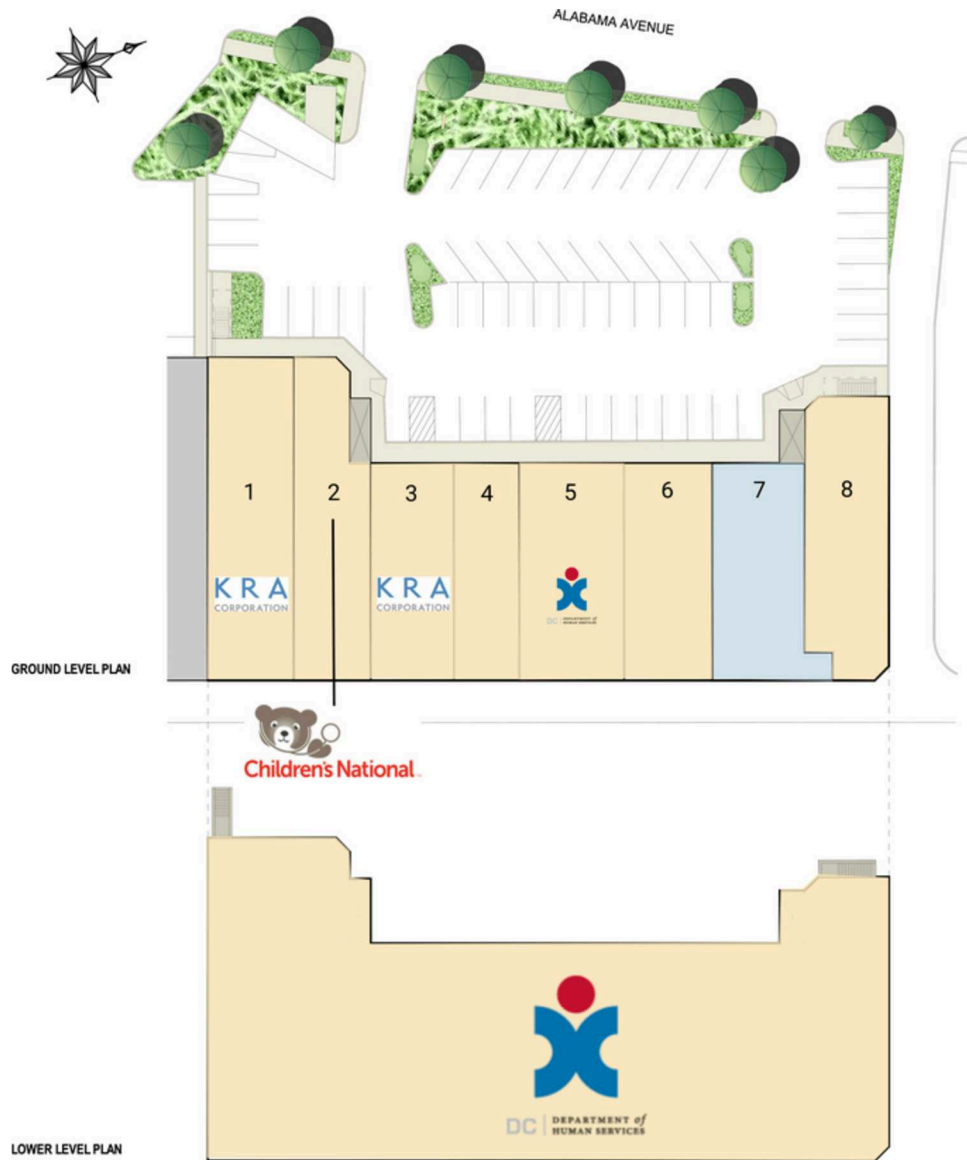


# SITE PLAN

FORT DAVIS CENTER | WASHINGTON, DC

2,500 SF AVAILABLE

| Space | Sq. Ft | Tenant Name                                |
|-------|--------|--|
| 1/3   | 5,675  | KRA Corporation                            |
| 2     | 2,875  | Children's<br>Pediatricians &<br>Assoc     |
| 4     | 1,800  | National Center for<br>Children & Families |
| 5     | 2,875  | DC Department of<br>Human Services         |
| 6     | 2,421  | Lee's Mini Market                          |
| 7     | 2,500  | Available                                  |
| 8     | 3,000  | Dr. Patrick<br>Larosiliere Dental          |
| 9     | 25,876 | DC Department of<br>Human Services         |





**FORT DAVIS CENTER | 3851 ALABAMA AVE SE, WASHINGTON, DC**

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