

# PENINSULA 88

WASHINGTON, DC

1,875 SF AVAILABLE







**RAPPAPORT**  
CULTIVATING PLACES



## PENINSULA 88 WASHINGTON, DC

- | Peninsula 88 is a new development situated at the end of Buzzard Point immediately adjacent to the Anacostia River and over 1M SF of current and future developments
- | Located just down the river from The Wharf and Navy Yard, Peninsula 88 is surrounded by incredible retail and restaurants bringing high visibility and lots of foot traffic to the area
- | Ideal for coffee shops and cafés or specialty fitness and day spas
- | Nearby Audi Field and The Point Fish House

### DEMOGRAPHICS 2024

	0.5 MILE	1 MILE	1.5 MILES
 <b>POPULATION</b>	589	17,019	47,912
 <b>DAYTIME POPULATION</b>	718	16,314	51,205
 <b>HOUSEHOLD INCOME</b>	\$103,243	\$87,465	\$98,465
 <b>TRAFFIC COUNTS</b>	21,053 on S Capitol Street SW		

### AREA RETAILERS





**PENINSULA 88**  
WASHINGTON, DC

**UNITED STATES CAPITOL**

**BARRACKS ROW**

**THE WHARF**

BLUE BOTTLE COFFEE, The Grill, Del Mar DE FABIO TRABOCCHI, HANKS OYSTER BAR, KALIWA, COLADA SHOP, Toastique GOURMET TOAST JUICE BAR, CHOPSMITH, The UPS Store, OFFICINA, SHAKE SHACK, LIFO MARINO, SLIPSTREAM COFFEE • COCKTAILS • PROVISIONS

park chelsea At The Collective, AGORA At The Collective, THE GARRETT At The Collective

peragrine espresso, BULLETIN, DUNKIN', THE UGLY MUG, EATBAR, matchbox, CHIPOTE MEXICAN GRILL

WHOLE FOODS MARKET

sport&health

**VIRGINIA AVENUE PARK**

**EAST POTOMAC GOLF COURSE**

M STREET SW 22,980 VPD

roTi, The Bullpen, IRCA, BUFFALO WILD WINGS, [solidcore], RASA, CHOPT

SHAKE SHACK, SUBWAY, Don Don CHINA, wework, SCARLET OAK

M STREET SE 14,696 VPD

FIVE GUYS, CVS pharmacy

**NATIONALS PARK**

Starbucks, Harris Teeter, Domino's

**DISTRICT WINERY**

**FUTURE AKRIDGE DEVELOPMENT**  
1,200+ UNITS  
60K SF RETAIL  
200K SF OFFICE  
150K SF HOTEL

POTOMAC AVENUE SW 5,153 VPD

**AUDI FIELD**

**DOCK 79**  
THE SALT LINE OYSTER • ALE  
BECK OVEN PIZZA ALL-PURPOSE PIZZERIA, DECHIA

**THE YARDS**

lululemon, unleashed, Willie's, Tako rean, AGUA301, PHIZ COFFEE, Nando's, albi, jenis, Banfield PET HOSPITAL, sweetgreen, PACERS RUNNING, POTBELLY, WHALEY'S, MORINI

**RIVER POINT**  
481 APARTMENTS  
58,800 SF RETAIL  
THE POINT WASHINGTON, DC

**PENINSULA 88**

2ND STREET SW 313 VPD

V STREET SW 352 VPD

S CAPITOL STREET 105,154 VPD

SOUTHEAST FREEWAY 14,919 VPD

S CAPITOL STREET SW 23,116 VPD

395

395

695

295



ANACOSTIA RIVER

POTOMAC RIVER

WASHINGTON CHANNEL



**PENINSULA 88**  
WASHINGTON, DC

**NATIONALS PARK**  
Baseball Stadium

**AUDI FIELD**  
DC United Soccer Stadium

**STUART INVESTMENT COMPANY**  
Hotel, Office, Retail & Mixed-Use

**MRP REALTY**  
Apartments & Mixed-Used

**AKRIDGE, PHASES 1 & 2**  
Apartments, Retail & Mixed-Use

**1900 HALF STREET**  
Apartments

**RIVERPOINT**  
Apartments, Retail & Mixed-Use

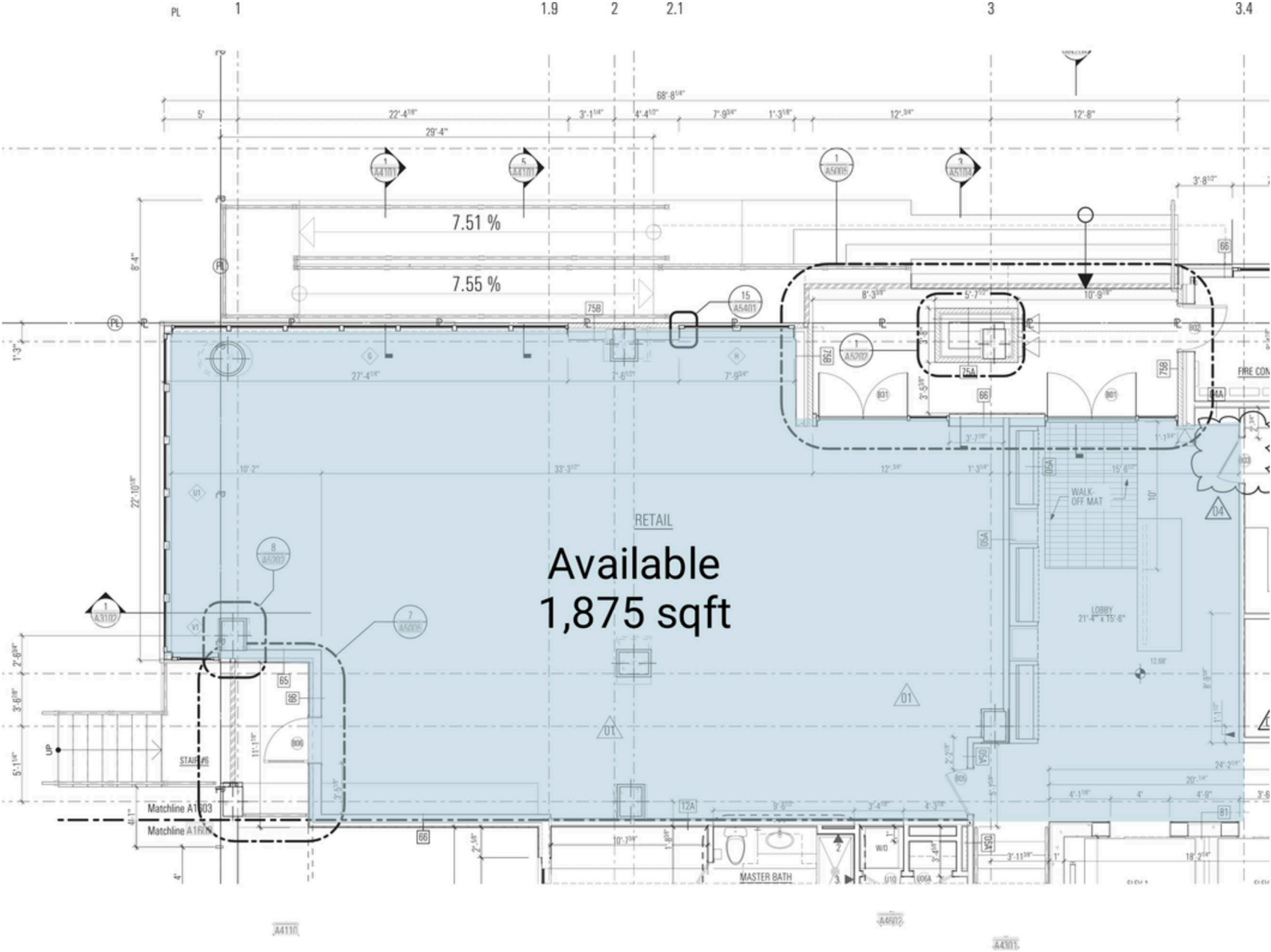




# SITE PLAN

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**PENINSULA 88 | 88 V STREET SW, WASHINGTON, DC**

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