

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
 POPULATION	589	17,019	47,912
 DAYTIME POPULATION	718	16,314	51,205
 HOUSEHOLD INCOME	\$103,243	\$87,465	\$98,465
 TRAFFIC COUNTS	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 • PROFESSIONALS

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

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

peragrine espresso

WHOLE FOODS MARKET

sport&health

EAST POTOMAC GOLF COURSE

VIRGINIA AVENUE PARK

Orangetheory FITNESS

SLIPSTREAM COFFEE • COCKTAILS • PROFESSIONALS

SHAKE SHACK, SUBWAY, wework, SCARLET OAK

M STREET SW 22,980 VPD

M STREET SE 14,696 VPD

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

FIVE GUYS, CVS pharmacy

NATIONALS PARK

Starbucks

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

2ND STREET SW 313 VPD

AUDI FIELD

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

THE YARDS

lululemon, unleashed, Willie's, Tako rean, AGUA301, PHILZ 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

S CAPITOL STREET 105,154 VPD

V STREET SW 352 VPD

SOUTHEAST FREEWAY 14,919 VPD

695

295

395



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

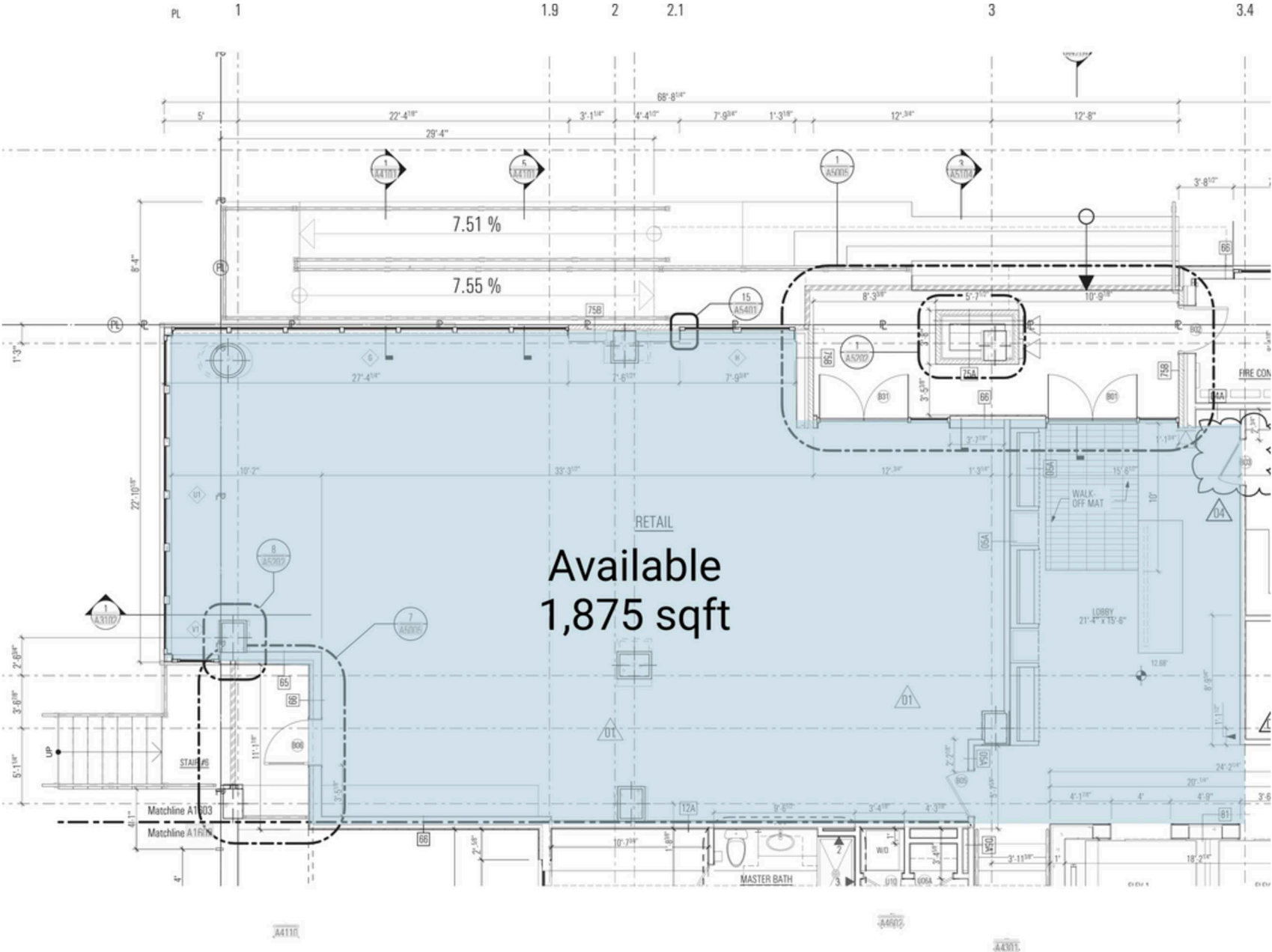
RIVERPOINT
Apartments, Retail & Mixed-Use



SITE PLAN

PENINSULA 88 | WASHINGTON, DC

1,875 SF AVAILABLE





PENINSULA 88 | 88 V STREET SW, WASHINGTON, DC

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