

# 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 2025

	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 | HANK'S OYSTER BAR

KALIWA | COLADA SHOP | Toastique GOURMET TOAST JUICE BAR

CHOPSMITH | The UPS Store | OFFICINA | SHAKE SHACK

park chelsea At The Collective

AGORA At The Collective

THE GARRETT At The Collective

BULLETIN | DUNKIN' | THE UGLY MUG | CHIPOTE MEXICAN GRILL

EATBAR | matchbox

peragrine espresso

WHOLE FOODS MARKET

sport&health

Orangetheory FITNESS

SLIPSTREAM COFFEE • COCKTAILS • PROFESSIONALS

SHAKE SHACK

Don Don CHINA

Subway

wework

SCARLET OAK

**VIRGINIA AVENUE PARK**

**EAST POTOMAC GOLF COURSE**

M STREET SW 22,980 VPD

M STREET SE 14,696 VPD

roTi | The Bullpen | IRCA | BUFFALO WILD WINGS

[solidcore] | RASA | CHOPT

**NATIONALS PARK**

FIVE GUYS

CVS pharmacy

Harris Teeter

Starbucks

Domino's

**DISTRICT WINERY**

**FUTURE AKRIDGE DEVELOPMENT**

1,200+ UNITS

60K SF RETAIL

200K SF OFFICE

150K SF HOTEL

**AUDI FIELD**

**DOCK 79**

THE SALT LINE OYSTER • ALE

BECK OVEN PIZZA

ALL-PURPOSE PIZZERIA

MADE FRESH DAILY

DECHIA

**THE YARDS**

Nando's | albi | jenis | lululemon | Banfield PET HOSPITAL | unleashed! | sweetgreen | Willie's | PACERS RUNNING | Tako rean | AGUA301 | Philz Coffee | POTBELLY | WHALEY'S | MORINI

**RIVER POINT**

481 APARTMENTS

58,800 SF RETAIL

THE POINT WASHINGTON, DC

**PENINSULA 88**

V STREET SW 352 VPD

2ND STREET SW 313 VPD

POTOMAC AVENUE SW 5,153 VPD

S CAPITOL STREET SW 23,116 VPD

S CAPITOL STREET 105,154 VPD

SOUTHEAST FREEWAY 14,919 VPD

695

295

395



POTOMAC RIVER

WASHINGTON CHANNEL

ANACOSTIA RIVER

ANACOSTIA RIVER



**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

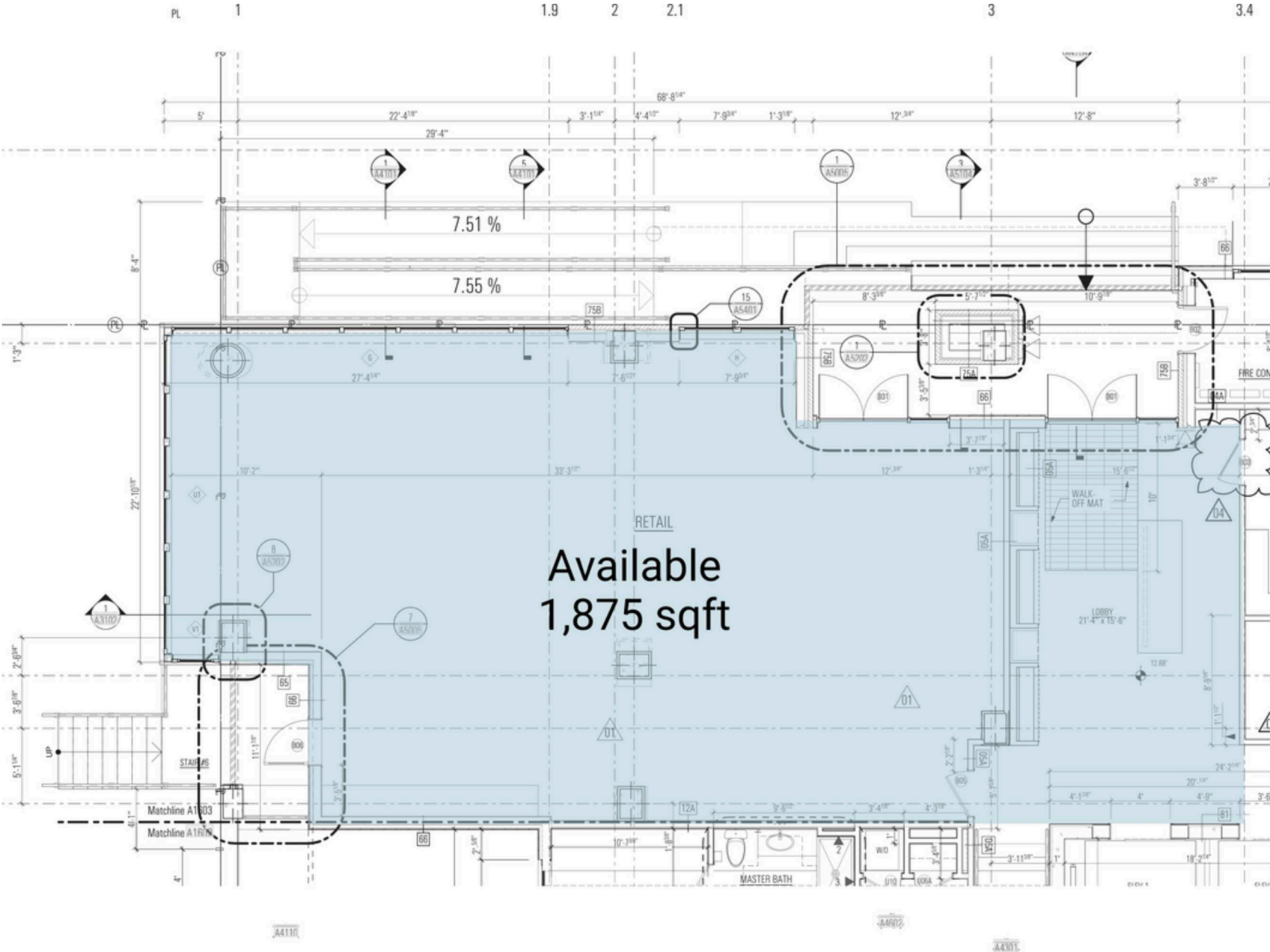




# SITE PLAN

PENINSULA 88 | WASHINGTON, DC

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

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