

# 410 RHODE ISLAND AVENUE

WASHINGTON, DC

1,280 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









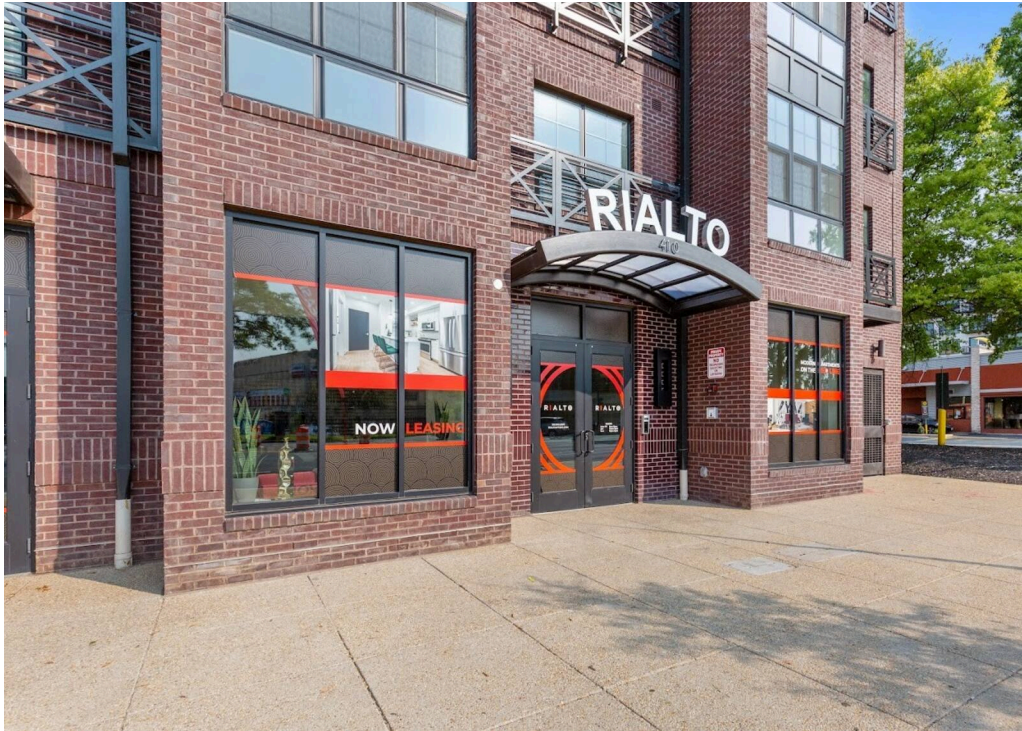
# 410 RHODE ISLAND AVENUE WASHINGTON, DC

- | Retail opportunities at the base of a new mixed-use residential building along Rhode Island Avenue NE
- | Ability for venting and an outdoor patio with additional connectivity for a coffee shop or café to have direct access to the lobby
- | Seeking service users, cafés, and restaurant users
- | Located immediately west of the new MRP Bryant Street Development, Alamo Drafthouse, F45 Fitness, District Dogs, and Bevy Food Hall
- | Situated near the Rhode Island Ave Metro Station, The Home Depot, and Rhode Island Row, including CVS Pharmacy, The Carolina Kitchen, Dunkin', Jersey Mike's, Chipotle, and more

## DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	3,026	10,219	42,594
 DAYTIME POPULATION	2,489	6,349	37,007
 HOUSEHOLD INCOME	\$81,355	\$101,083	\$118,185
 TRAFFIC COUNTS	36,992 on Rhode Island Ave NE		

## AREA RETAILERS







410 RHODE ISLAND AVENUE  
WASHINGTON, DC

McMILLAN RESERVOIR

**BRYANT STREET DEVELOPMENT**

DISTRICT DOGS, FORMAN MILLS, BIG LOTS, Bev's, ALAMO, Popeyes, FIVE TRAINING

**RIALTO**

**RHODE ISLAND ROW**

xfinity, Phenix Salon Suites, CAROLINA Kitchen, CVS pharmacy, CHIPOTLE, DMV

**IVY CITY GRAVITAS**

IVY CITY SMOKERHOUSE, VG, db, MOM'S Organic Market, Target

**RHODE ISLAND PLACE**

ROSS DRESS FOR LESS, THE HOME DEPOT, Giant

**UNITED STATES NATIONAL ARBORETUM**

**UNION MARKET**  
40 LOCAL ARTISTS/MERCHANTS

DISTRICT DOUGHNUT, UNION KITCHEN, SALT & SUNDRY, fish WIFE, LA JAMBE, Tako rean

**GALLAUDET UNIVERSITY**  
1,523 STUDENTS

**ULINE ARENA**  
OPENED LATE 2016  
172K SF OFFICE  
73K SF RETAIL

LA COSECHA, elcicl, BLUE BOTTLE COFFEE, BREWING CO, KREI COOP, La COLOMBE

**LA COSECHA**  
mercado . arte . cultura

elcicl, BLUE BOTTLE COFFEE

**O-KU**

POLITICS PROSE BOOKSTORE

Harris Teeter, Me's, rōti, Hilton Garden Inn, DUNKIN', Peet's Coffee & Tea

**WALTER E. WASHINGTON CONVENTION CENTER**

**Walmart**

**UNION STATION**  
35,000+ WEEKDAY RIDERS  
3.8M AM TRACK RIDERS ANNUALLY

**TRADER JOE'S**  
Orangetheory FITNESS

**WHOLE FOODS**

**H STREET NE**

Giant, CAVA, CVS pharmacy, Ben's Chili Bowl, FAMILY DOLLAR

**MOZZERIA**

atlas vet, Turning Natural

**MARYLAND AVENUE NE**

**ALDI**

**SAFeway**

**McDonald's**

**Chick-fil-A**

**MAKETTO**

**Ben's Chili Bowl**

**Ben's Chili Bowl**

**Ritas**

**Leao Pizzeria**

**PIZZA WALLY**

**CVS pharmacy**

**NEW YORK AVE NE**

**NORTH CAPITOL STREET NW**

**3RD STREET NE**

**4TH STREET NE**

**5TH STREET NE**

**RHODE ISLAND AVENUE NW 36,992 VPD**

**HOWARD UNIVERSITY**

**FLORIDA AVENUE NE**

**PUB PEOPLE**

**Shaw's Tavern**

**EL TECHO**

**Giant**

**convivial**

**SUNDEVICH**

**ESPITA ALL-PURPOSE**



**FIVE TRAINING**

**REY**

**HAIKAN**

**Coco DELI**

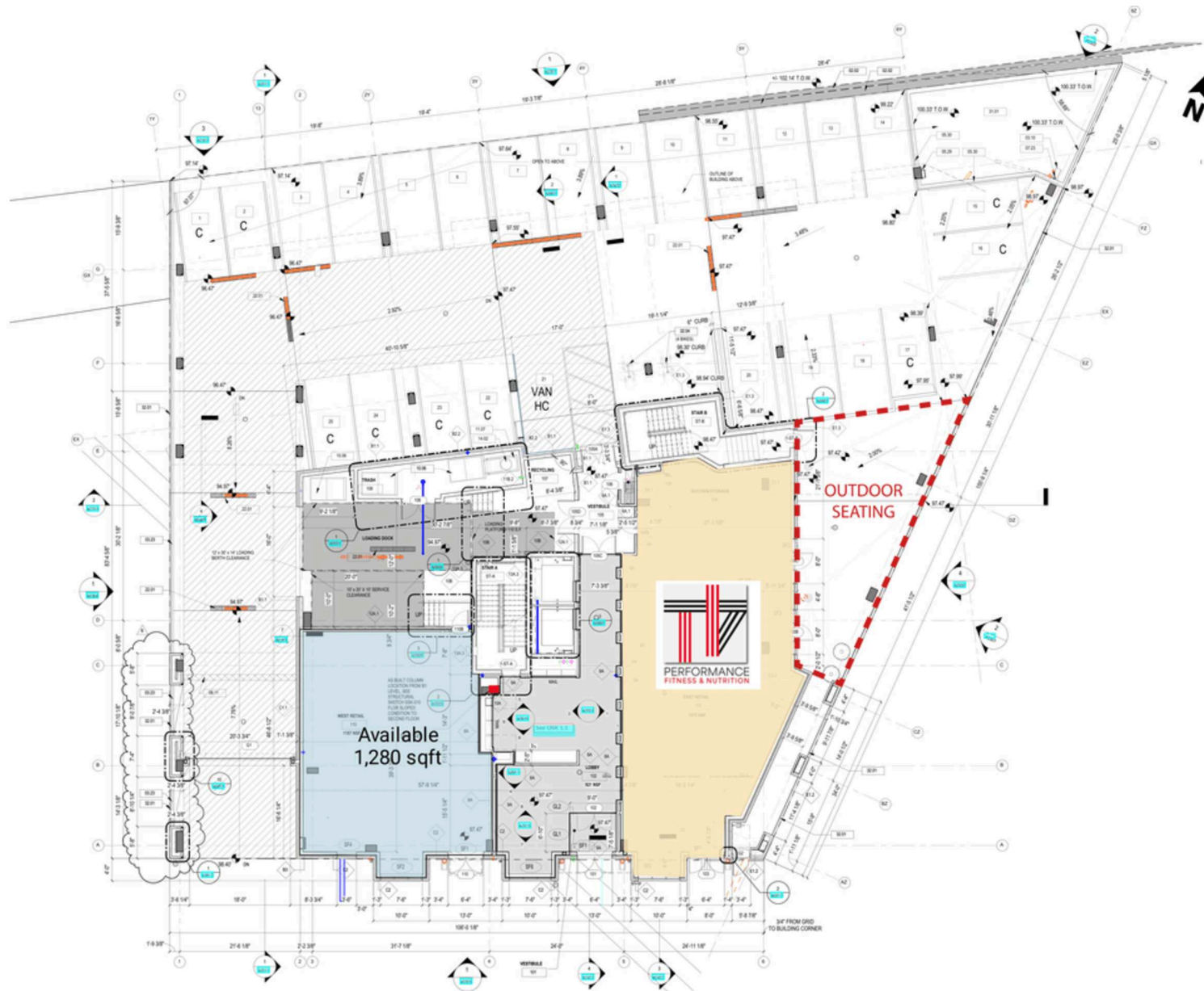
**WHOLE FOODS MARKET**

**DISTRICT DOGS**



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