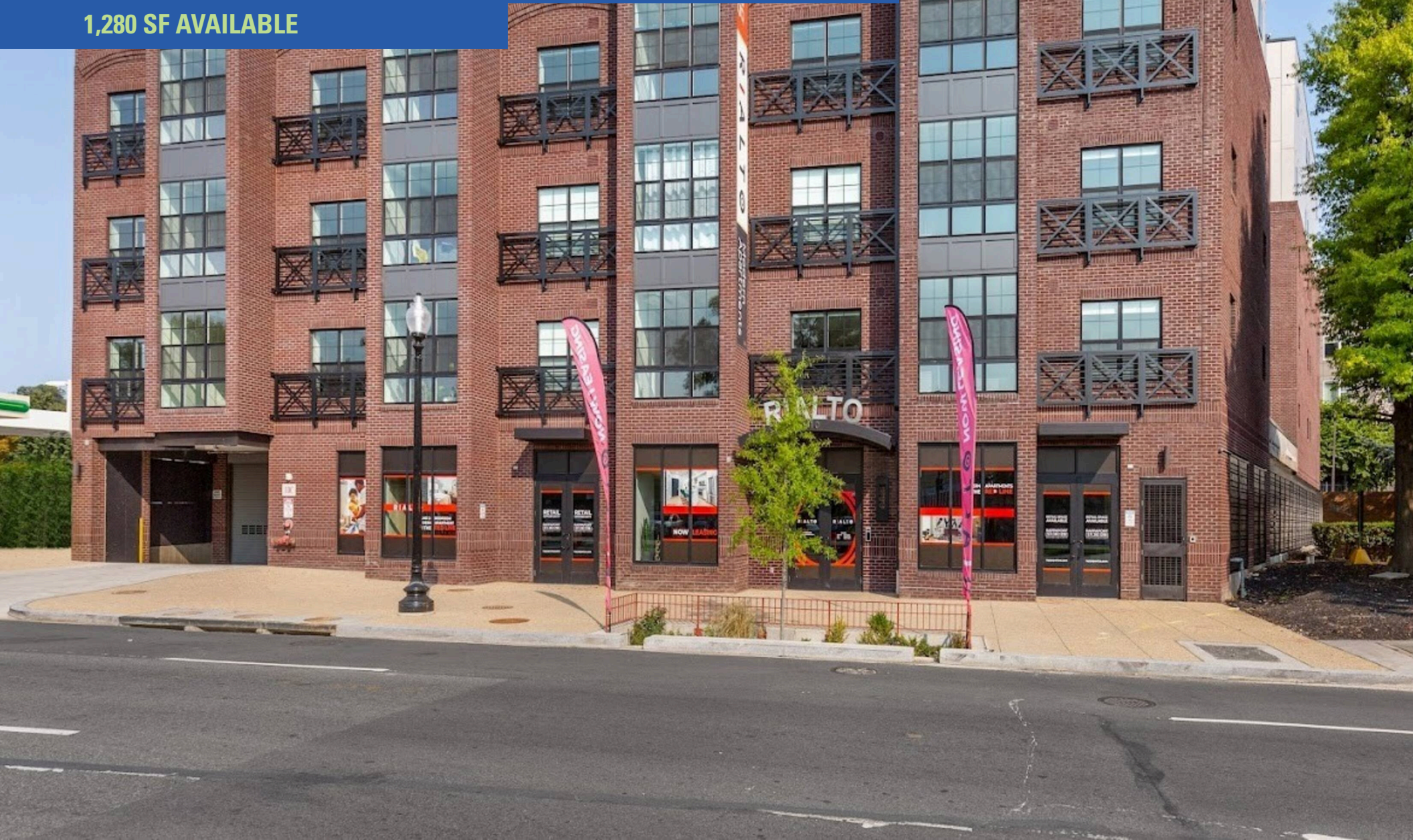


410 RHODE ISLAND AVENUE

WASHINGTON, DC

1,280 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







410 RHODE ISLAND AVENUE

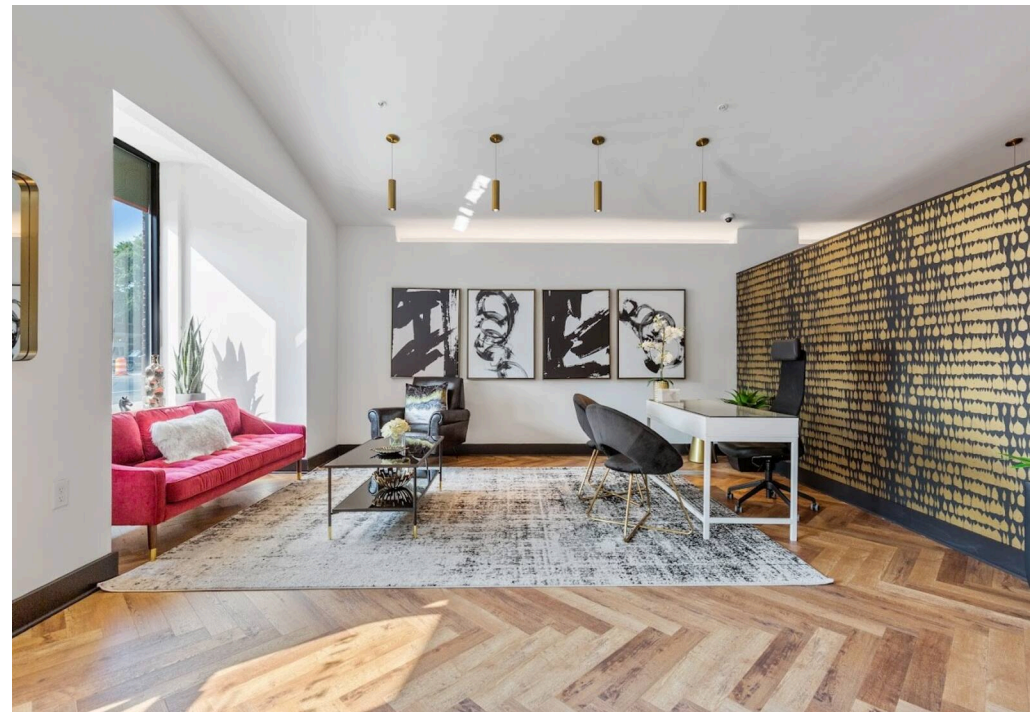
WASHINGTON, DC

- | 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



BRYANT STREET DEVELOPMENT

- DISTRICT DOGS
- BEVY
- ALAMO
- FORMAN MILLS
- BIG LOTS
- Training
- POPEYES

RHODE ISLAND ROW

- xfinity
- Phenix Salon Suites
- CAROLINA KITCHEN
- CVS pharmacy
- CHIPOTLE MEXICAN GRILL
- DC DMV DISTRICT OF COLUMBIA

IVY CITY GRAVITAS

- IVY CITY SMOKERHOUSE
- VG
- db
- MOM'S CORNER MARKET
- TARGET

RHODE ISLAND PLACE

- ROSS DRESS FOR LESS
- THE HOME DEPOT
- Giant

HOWARD UNIVERSITY

RHODE ISLAND AVENUE NW 36,992 VPD

RIALTO

3RD STREET NE
4TH STREET NE
5TH STREET NE



LA COSECHA
mercado . arte . cultura

elcuelo

BLUE BOTTLE COFFEE

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

La COLOMBE

KREI COOP

UNITED STATES NATIONAL ARBORETUM

UNION MARKET
40 LOCAL ARTISTS/MERCHANTS

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

WARBY PARKER

- SERVICEBAR
- COMPASS COFFEE
- Shaw's Tavern
- EL TECHO
- Giant
- convivial

Harris Teeter

Moe's

rōti

Hilton Garden Inn

DUNKIN'

Peet's Coffee & Tea

NEW YORK AVE NE

WALTER E. WASHINGTON CONVENTION CENTER

TRADER JOE'S

Orangetheory FITNESS

GALLAUDET UNIVERSITY
1,523 STUDENTS

ESPITA
ALL-PURPOSE

CVS pharmacy

MOZZERIA

- WHOLE FOODS
- LeZo PIZZA
- Ritas
- atlas VET
- Turning Naturally



Walmart

H STREET NE

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

PIZZA WALAY

- Giant
- CAVA
- CVS pharmacy
- Ben's Chili Bowl
- ROW ROW
- MAKETTO
- Chick-fil-e
- FAMILY DOLLAR
- SAFeway
- McDonald's

MARYLAND AVENUE NE

SITE PLAN

410 RHODE ISLAND AVENUE | WASHINGTON, DC

1,280 SF AVAILABLE



RHODE ISLAND AVENUE NE 36,992 VPD



410 RHODE ISLAND AVENUE | 410 RHODE ISLAND AVE NE, WASHINGTON, DC

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