

410 RHODE ISLAND AVENUE

WASHINGTON, DC

1,280 SF AVAILABLE





RAPPAPORT
CULTIVATING PLACES



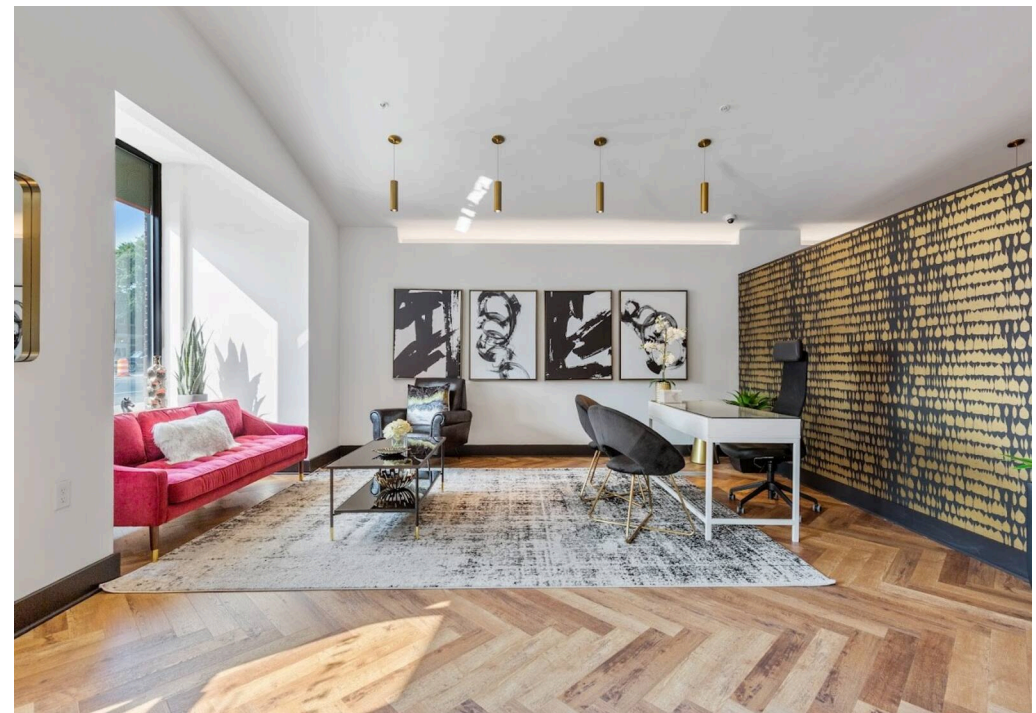
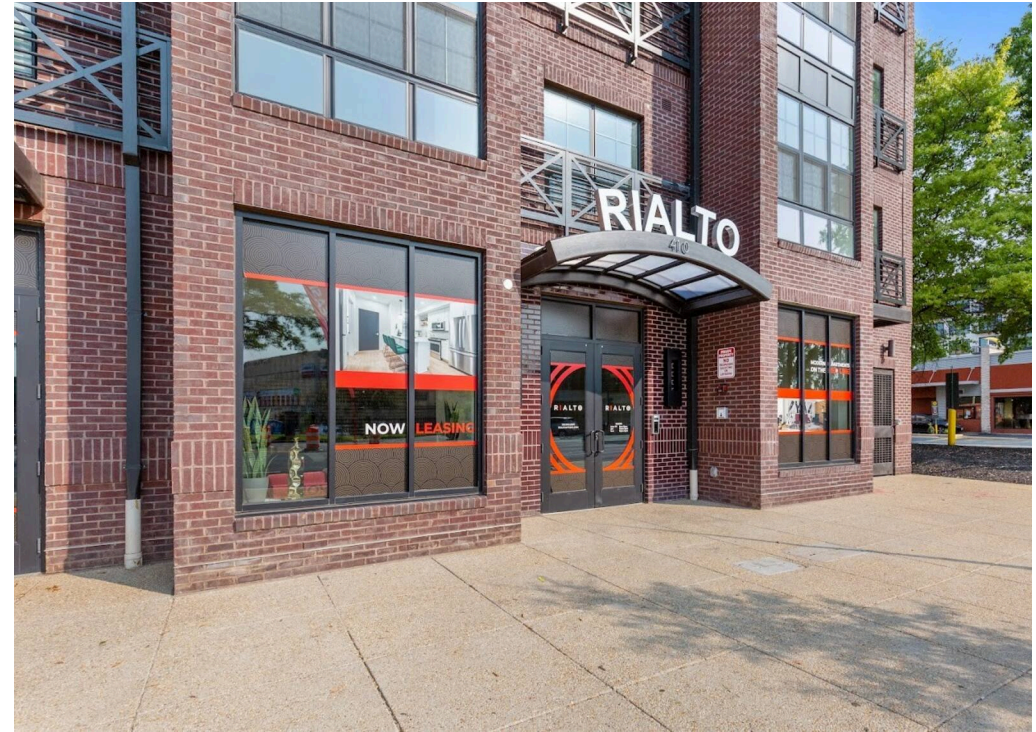
410 RHODE ISLAND AVENUE WASHINGTON, DC

- | 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



SITE PLAN

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RHODE ISLAND AVENUE NE 36,992 VPD



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