

410 RHODE ISLAND AVENUE

WASHINGTON, DC

1,280 SF AVAILABLE





RAPPAPORT
CULTIVATING PLACES



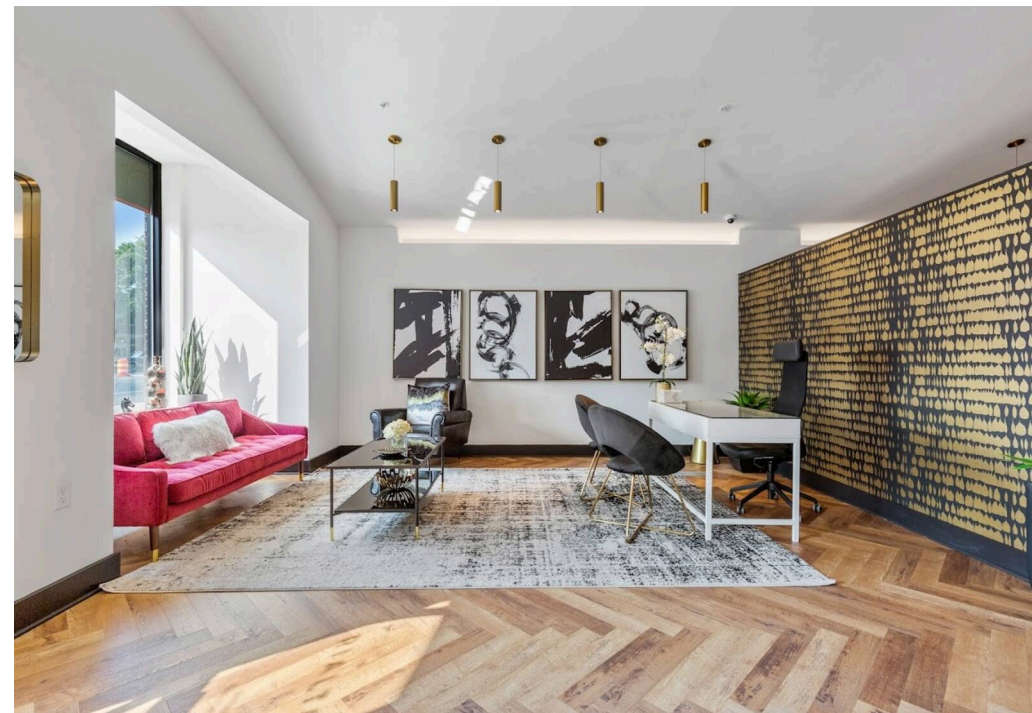
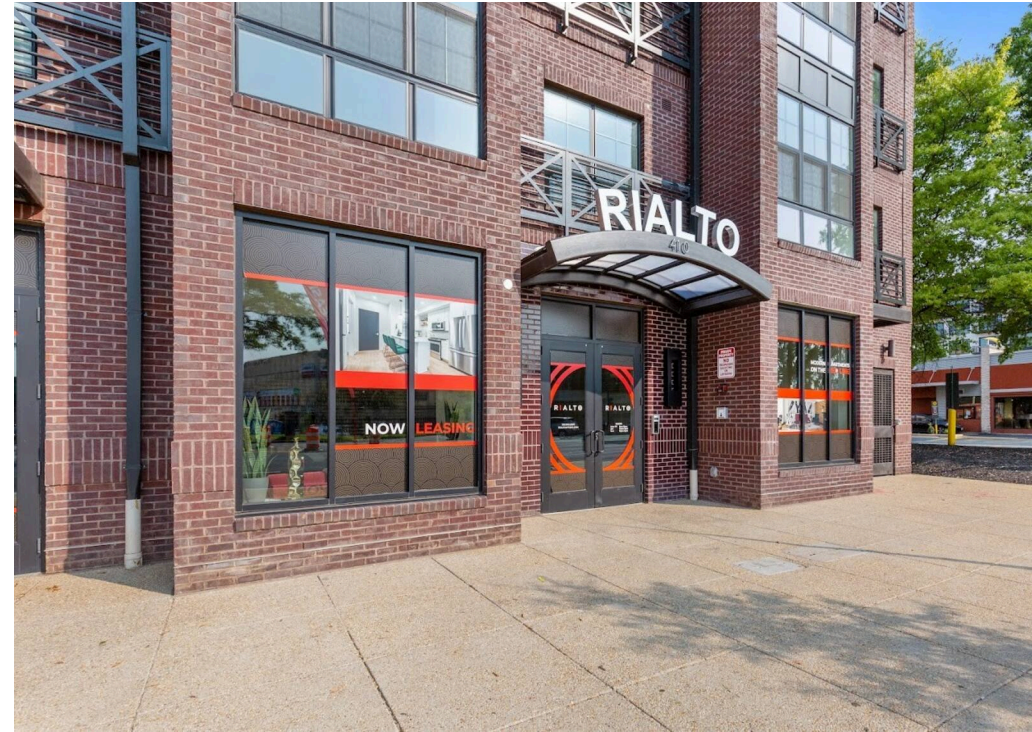
410 RHODE ISLAND AVENUE WASHINGTON, DC

- | 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 2025

	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

DISTRICT DOGS

WHOLE FOODS MARKET

HAIKAN

Capo DELI

REY

FAS Training

WARBY PARKER

SERVICEBAR

COMPASS COFFEE

Nellie's

UNION KITCHEN

EL TECHO

Shaw's Tavern

convivial

Giant

SUNDEVICH

ESPITA ALL-PURPOSE

BRYANT STREET DEVELOPMENT

DISTRICT DOGS

BEVY

ALAMO

FORMAN MILLS

BIG LOTS

Training

POPEYES

RIALTO

RHODE ISLAND ROW

xfinity

Phenix Salon Suites

CAROLINA KITCHEN

CVS pharmacy

CHIPOTLE MEXICAN GRILL

DC DMV DISTRICT OF COLUMBIA

IVY CITY GRAVITAS

IVY CITY SMOKEHOUSE

VG

db

MOM'S Organic Market

TARGET

HOWARD UNIVERSITY

RHODE ISLAND PLACE

ROSS DRESS FOR LESS

THE HOME DEPOT

Giant

RHODE ISLAND AVENUE NW 36,992 VPD

3RD STREET NE

4TH STREET NE

5TH STREET NE

WARBY PARKER

SERVICEBAR

COMPASS COFFEE

Nellie's

UNION KITCHEN

EL TECHO

Shaw's Tavern

convivial

Giant

ULINE ARENA

OPENED LATE 2016

172K SF OFFICE

73K SF RETAIL

LA COSECHA

mercado . arte . cultura

elcuelo

Just Market Baristas

WASHINGTON D.C.

BLUE BOTTLE COFFEE

O-KU

POLITICS PROSE BOOKSTORE

UNITED STATES NATIONAL ARBORETUM

UNION MARKET

40 LOCAL ARTISTS/MERCHANTS

DISTRICT DOUGHNUT

UNION KITCHEN

SALT & SUNDRY

fish WIFE

JAMBE

Tako rean

Harris Teeter

Moe's

rōti

Hilton Garden Inn

DUNKIN'

Peet's Coffee & Tea

GALLAUDET UNIVERSITY

1,523 STUDENTS

WALTER E. WASHINGTON CONVENTION CENTER

TRADER JOE'S

Orangetheory FITNESS

MOZZERIA

Walmart

WHOLE FOODS MARKET

LEDO PIZZA

RITAS

PIZZA WALAY

atlas VET

Turning Naturally

SAFETYWAY

Walmart

H STREET NE

GIANT

CAVA

CVS pharmacy

Ben's Chili Bowl

ROW ROW

MAKETTO

Chick-fil-e

FAMILY DOLLAR

UNION STATION

35,000+ WEEKDAY RIDERS

3.8M AM TRACK RIDERS ANNUALLY

MARYLAND AVENUE NE

NORTH CAPITOL STREET NW

NEW YORK AVE NE

FLORIDA AVENUE NE

SITE PLAN

410 RHODE ISLAND AVENUE | WASHINGTON, DC

1,280 SF AVAILABLE



RHODE ISLAND AVENUE NE 36,992 VPD



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