

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

McMILLAN RESERVOIR

BRYANT STREET
DEVELOPMENT

RIALTO

RHODE ISLAND ROW

IVY CITY

GRAVITAS

RHODE ISLAND PLACE

UNITED STATES NATIONAL
ARBORETUM

UNION MARKET

40 LOCAL ARTISTS/MERCHANTS

GALLAUDET UNIVERSITY

1,523 STUDENTS

WALTER E. WASHINGTON
CONVENTION CENTER

ULINE ARENA

OPENED LATE 2016
172K SF OFFICE
73K SF RETAIL

TRADER JOE'S

UNION STATION

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

RHODE ISLAND AVENUE NW 36,992 VPD

NORTH CAPITOL STREET NW

NEW YORK AVE NE

FLORIDA AVENUE NE

MARYLAND AVENUE NE

H STREET NE

DISTRICT DOGS

WHOLE FOODS

HAIKAN

Coco DELI

REI

FAS Training

WARBY PARKER
SERVICEBAR
COMPASS COFFEE
Nellie's
UNION KITCHEN

EL TECHO

Shaw's Tavern

PUB PEOPLE

convivial

Giant

SUNDEVICH

ESPITA
ALL-PURPOSE

Harris Teeter

Meat & More

rōti

Hilton Garden Inn

DUNKIN'

Peet's Coffee & Tea

CVS pharmacy

Walmart

PIZZA WALAY

WHOLE FOODS

Leao Pizzeria

Ritas

MOZZERIA

atlas vet

Turning Natural

ALDI

SAFeway

Giant

CAVA

CVS pharmacy

Ben's Chili Bowl

ROW ROW

MAKETTO

Chick-fil-A

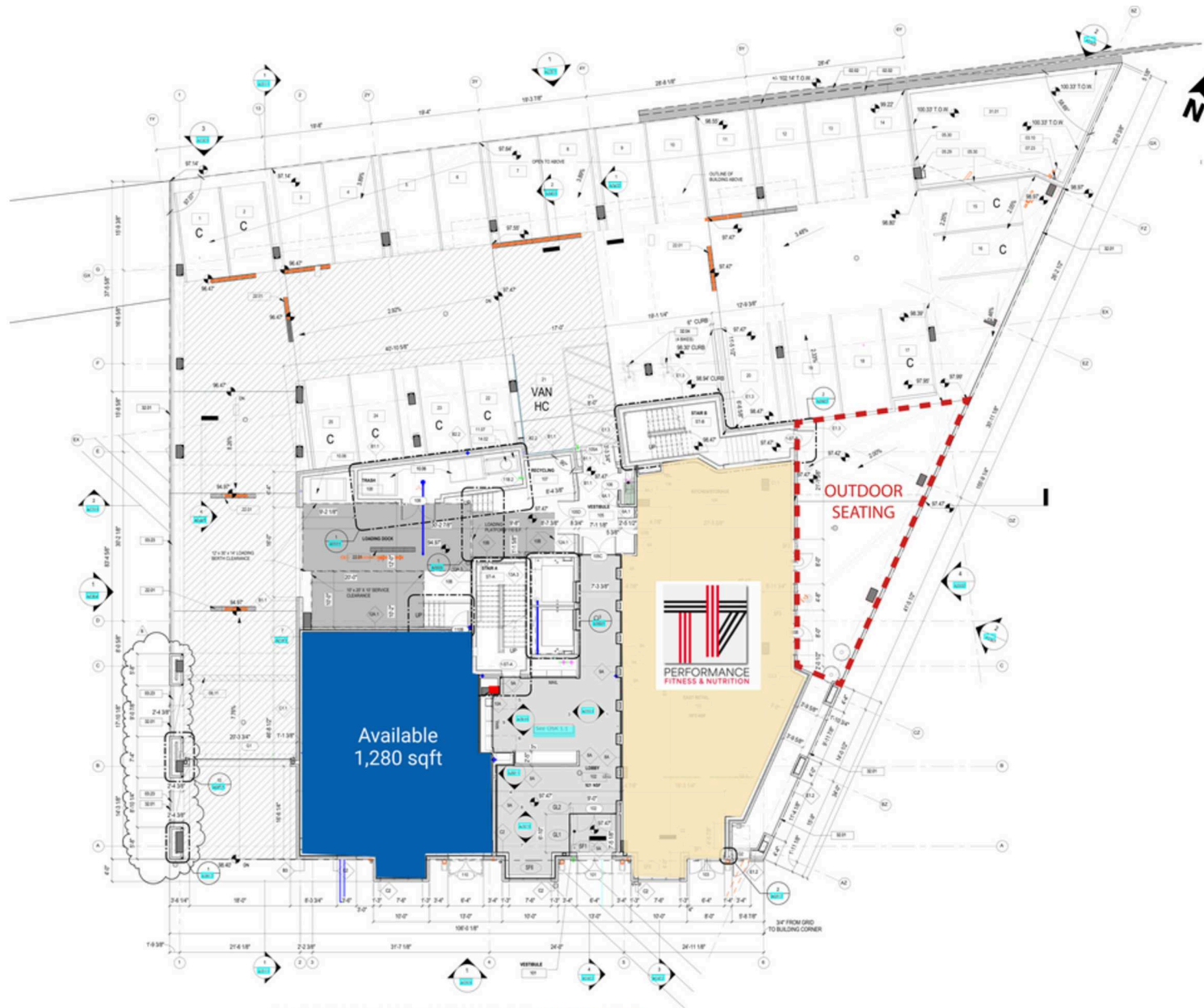
McDonald's

FAMILY DOLLAR

SITE PLAN

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