

# THE SHOPS AT PARK VILLAGE

## WASHINGTON, DC

2ND GENERATION RESTAURANT AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









THE SHOPS AT PARK VILLAGE  
WASHINGTON, DC

- | Free-standing 5,000 SF 2nd generation restaurant opportunity
- | Anchored by high volume Giant, co-tenants include Chipotle, Subway, Pizza Boli
- | Located amongst a growing residential neighborhood
- | Adjacent to the Saint Elizabeth, Entertainment & Sports Arena, and the US Coast Guard Headquarters
- | Closest retail serving the Department of Homeland Security

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	35,317	196,706	530,699
 DAYTIME POPULATION	5,004	61,157	419,549
 HOUSEHOLD INCOME	\$48,501	\$72,181	\$93,976
 TRAFFIC COUNTS	17,000 on Alabama Avenue		

CO-TENANTS





**THE SHOPS AT PARK VILLAGE**  
WASHINGTON, DC

**WASHINGTON  
MYSTICS ARENA**

**UNITY HEALTHCARE**  
89,000 ANNUAL PATIENT VISITS  
11,000 SF FACILITY

**TURNER  
ELEMENTARY SCHOOL**  
305 STUDENTS

**HENSON RIDGE**  
302 UNITS

**CONGRESS HEIGHTS METRO**  
2,303 WEEKDAY PASSENGERS

**ALABAMA AVENUE, SE 17,000 VPD**

**1,300+ RESIDENTIAL UNITS**

**THE ARC**  
85,000 VISITORS PER YEAR  
UNDERGOING 93K SF EXPANSION

**ST. ELIZABETH'S CAMPUS**  
SAINT ELIZABETH'S EAST (PHASE I)  
2.5M SF MIXED-USE DEVELOPMENT  
900 TOTAL UNITS  
SAINT ELIZABETH'S EAST (PHASE II)  
2.5M SF MIXED-USE DEVELOPMENT  
400 TOTAL UNITS

**872 RESIDENTIAL UNITS**

**SOUTHERN AVENUE METRO**  
4,612 WEEKDAY PASSENGERS



**THE SHOPS AT PARK VILLAGE**



**Giant**



**Rainbow**





## SITE PLAN

THE SHOPS AT PARK VILLAGE | WASHINGTON, DC

5,000 SF AVAILABLE

Space	Sq. Ft	Tenant Name
1	64,945	Giant
2	4,450	Rainbow Apparel
3	3,484	Wells Fargo
4	4,925	D.C. Public Library
5	1,228	Subway
6	3,648	Dental Dreams
7	1,228	Nail Salon
8	1,228	City Mobile
9	1,228	Cleaners
10	1,228	Barber
11	1,228	Pizza Boli's
12	2,430	Chipotle
13	5,000	Available
14	9,000	IONA Senior Care Center
15	2,401	Physical Therapy
16	1,837	Plenary Enterprises



## THE SHOPS AT PARK VILLAGE

WASHINGTON, DC





**THE SHOPS AT PARK VILLAGE | 1541-1571 ALABAMA AVENUE SE, WASHINGTON, DC**

**Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983**

**Kyle Gamber | [kgamber@rappaportco.com](mailto:kgamber@rappaportco.com) | 571.382.1216**

**[rappaportco.com](http://rappaportco.com)**