

THE SHOPS AT PARK VILLAGE

WASHINGTON, DC

- I Free-standing 5,000 SF 2nd generation restaurant opportunity
- I 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
- I Closest retail serving the Department of Homeland Security

DEMOGRAPHICS 2024

		1 MILE	3 MILES	5 MILES
Ť	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 or	n Alabama .	Avenue

CO-TENANTS

















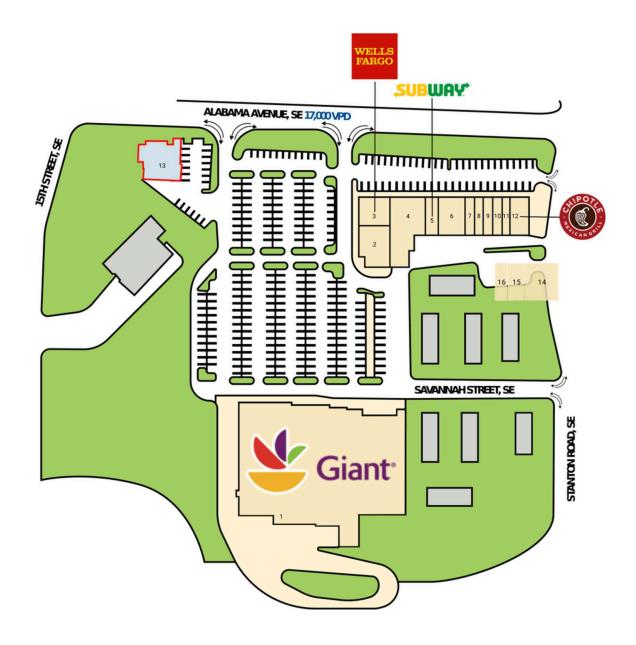


SITE PLAN

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5,000 SF AVAILABLE

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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



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

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