

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

**TURNER
ELEMENTARY SCHOOL**
305 STUDENTS

HENSON RIDGE
302 UNITS

**WASHINGTON
MYSTICS ARENA**

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

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



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 | 703.310.6983

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

rappaportco.com