

# THE SHOPS AT PARK VILLAGE

## WASHINGTON, DC

FULLY LEASED

RAPPAPORT  
CULTIVATING PLACES







# THE SHOPS AT PARK VILLAGE

## WASHINGTON, DC

- | 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



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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



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# SITE PLAN

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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	IHOP
14	9,000	IONA Senior Care Center
15	2,401	Physical Therapy
16	1,837	Plenary Enterprises



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