

# 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 2025

|                                                                                                       | 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



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

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