

THE SHOPS AT PARK VILLAGE

WASHINGTON, DC

1,228 SF AVAILABLE

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



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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

1,228 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 | Available |
| 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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