

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	16,000 on Alabama Avenue		

CO-TENANTS



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**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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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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