

SPRING VALLEY VILLAGE WASHINGTON, DC

- I Trophy shopping center located in Washington, D.C.
- In close proximity to American University with 14,800 students
- Fully leased center with a carefully curated blend of daily essentials, top-tier dining options, and vital medical services, catering to diverse needs within a vibrant community
- Introducing a 214-unit mixed-use development, conveniently located across the street
- Introducing one of Northwest DC's exclusive multi-tenant surfaceparked shopping centers, providing prime retail opportunities in a thriving neighborhood
- 450 feet of frontage and two signalized intersections along Massachusetts Ave, a bustling commuter thoroughfare

DEMOGRAPHICS 2025

		0.25 MILE	0.5 MILE	1 MILE
	POPULATION	1,176	4,289	20,092
	DAYTIME POPULATION	243	923	8,649
\$	HOUSEHOLD INCOME	\$492,446	\$482,678	\$414,665
<u></u>	TRAFFIC COUNTS	19,599 on Massachusetts Ave NW		

CO-TENANTS



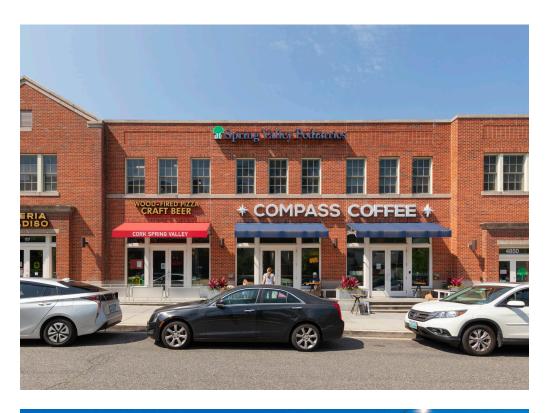
















SITE PLAN

SPRING VALLEY VILLAGE | WASHINGTON, DC





OFFICE SITE PLAN

SPRING VALLEY VILLAGE | WASHINGTON, DC 375 - 2,578 SF AVAILABLE



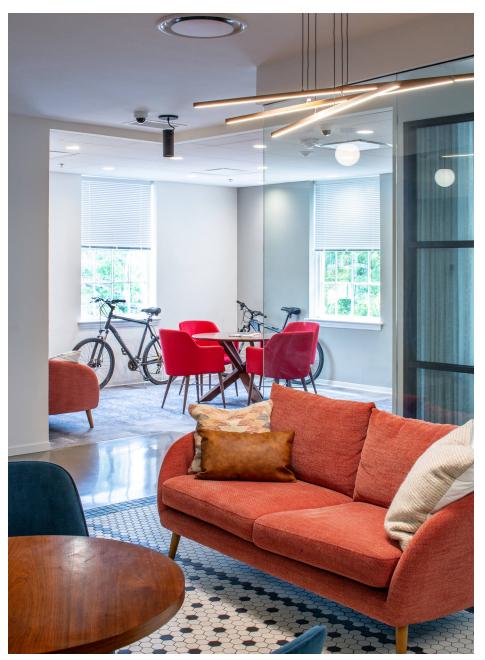


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