



The Shops at Penn Branch

Washington, DC

4,145 SF available



Washington

District of Columbia

The redevelopment of The Shops at Penn Branch represents the transformation of a long-standing community retail center into a newly-designed, vibrant mix of retail, office and residential. Situated adjacent to the affluent Hillcrest and Penn-Branch neighborhood, this exciting new project is well-located and highly visible along the heavily-traveled Pennsylvania Avenue corridor. The Hillcrest and Penn-Branch submarkets offer high incomes and direct access to more than 122,000 D.C. residents.



2025 Demographics

| | 1 mi. | 3 mi. | 5 mi. |
|--------------------|-------------------------------|----------|-----------|
| Population | 25,069 | 254,598 | 543,008 |
| Daytime Population | 5,293 | 98,662 | 647,144 |
| Household Income | \$69,802 | \$81,572 | \$543,008 |
| Traffic Counts | 22,600 on Pennsylvania Avenue | | |

Co-Tenants



THE SHOPS AT PENN BRANCH

WASHINGTON, DC



Site Plan

4,145 SF available

● Space Available



Tenant List

| Space # | Sq. Ft. | Tenant |
|---------|---------|------------------------------------|
| 1-105 | 1,859 | Highlands Cafe & Grill |
| 2-200 | 3,916 | Wells Fargo |
| 2-203 | 1,300 | Subway |
| 2-205 | 1,204 | T-Mobile |
| 2-206 | 1,122 | Alpha Custom Tailor & Cleaners |
| 2-207 | 3,038 | Miss Toya's Southern Cajun Kitchen |

| Space # | Sq. Ft. | Tenant |
|---------|---------|--------------------------|
| 2-210 | 2,742 | 7-Eleven |
| 2-212 | 1,036 | Shark's Fish and Chicken |
| 2-213 | 1,100 | Best Nail Salon |
| 2-214 | 1,875 | Penn Branch Liquors |
| 2-216 | - | Pizza Hut |
| 2-218 | - | Chipotle |
| 2-220 | 4,145 | Available |

| Space # | Sq. Ft. | Tenant |
|---------|---------|----------------|
| 3-200 | 2,583 | Occupied |
| 3-201 | 4,782 | Occupied |
| 3-202 | 2,869 | Occupied |
| 3-203 | 8,354 | Occupied |
| 100 | 20,000 | Planet Fitness |

The Property



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