



# The Shops At Park Village

Washington, DC

1,228 SF available





# Washington

District of Columbia

- Anchored by high-volume Giant, co-tenants include Chipotle, Subway, Pizza Boli
- Adjacent to the Saint Elizabeth, Entertainment & Sports Arena, and the US Coast Guard Headquarters
- Closest retail serving the Department of Homeland Security



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
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		

## Area Retailers







**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

1,300+ Residential Units

**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

**ALABAMA AVENUE SE 16,000 VPD**

**The Shops at Park Village**

**THE ARC**  
85,000 VISITORS PER YEAR  
UNDERGOING 93K SF EXPANSION

**SOUTHERN AVENUE METRO**  
4,612 WEEKDAY PASSENGERS

872 Residential Units

**SOUTHERN AVENUE SE 26,000 VPD**

**STANTON ROAD SE 14,000 VPD**

**SUITLAND PARKWAY 95,000 VPD**

**MARTIN LUTHER KING JR**



# Site Plan

1,228 SF available

● Space Available



# Tenant List

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
13	5,000	IHOP
14	9,000	IONA Senior Care Center
15	2,401	Physical Therapy
16	1,837	Plenary Enterprises



# The Property





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