



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





STANTON ROAD SE 14,000 VPD

SUITLAND PARKWAY 95,000 VPD

Henson Ridge
302 Units

Unity Healthcare
89,000 Annual Patient Visits
11,000 SF Facility

Turner Elementary School
305 Students

WASHINGTON MYSTICS ARENA

CONGRESS HEIGHTS METRO
2,303 WEEKDAY PASSENGERS

1,300+ Residential Units

MARTIN LUTHER KING JR

ALABAMA AVENUE SE 16,000 VPD

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



The Shops at Park Village

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

SOUTHERN AVENUE SE 26,000 VPD

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

872 Residential Units

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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