



# SKYLAND

TOWN CENTER

**RAPPAPORT**  
CULTIVATING PLACES

# A PLACE TO CALL YOUR OWN

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As the largest retail development in southeast Washington, D.C., Skyland Town Center offers retailers the opportunity to expand by providing much-needed services and amenities to the community. Named Washington Business Journal's 2023 Deal of the Year, Skyland Town Center offers untapped market opportunity for anchors, full-service restaurants, quick-service restaurants, soft goods apparel and service retailers.



Skyland Town Center offers 263 residential units along 134,289 SF of first-floor retail. This vibrant, town-square setting combines living, shopping, and gathering into one place. Skyland Town Center offers new apartments, pedestrian-friendly streetscapes, outdoor gathering spaces, and retail stores with all the services and amenities residents of Washington, D.C., Maryland and Virginia need to thrive. Upcoming plans include the addition of 126 townhomes and a 75-unit senior living facility. Skyland Town Center has been designed to offer a unique shopping experience in an extremely dense, yet underserved urban market.

LOGAN CIRCLE

MT VERNON SQUARE  


395

NOMA

NORTH EAST WASHINGTON

UNION STATION  


H STREET CORRIDOR

DEANWOOD



NATIONAL MALL

UNITED STATES CAPITOL

CAPITOL HILL

THE WHARF

CAPITOL RIVERFRONT

NAVY YARD



SKYLAND TOWN CENTER

FORT CIRCLE PARK

CAPITOL HEIGHTS

PENN BRANCH

HILLCREST

SOUTH EAST WASHINGTON

DOWNTOWN ANACOSTIA

DISTRICT OF COLUMBIA  
MARYLAND

POTOMAC RIVER

ANACOSTIA RIVER



ST. ELIZABETHS

295

JOINT BASE ANACOSTIA-BOLLING



ARNOLD HEIGHTS

DISTRICT HEIGHTS

CONGRESS HEIGHTS



HILLCREST HEIGHTS

# AREA OVERVIEW



FORT CIRCLE PARK  
HIKER-BIKER TRAIL

MARION BARRY AVE 17,500 VPD



SKYLAND TOWN CENTER

- CVS pharmacy
- Starbucks
- CHASE
- LIDL

GOOD HOPE MARKETPLACE

- SAFEWAY
- WELLS FARGO
- America's Best FUNDRAISERS
- SUBWAY

HILLCREST  
RECREATION CENTER

ANACOSTIA FIRST  
HIGH RESERVOIR

children'shealth



STANTON ELEMENTARY  
SCHOOL

ALABAMA AVE 11,400 VPD


25 TH ST 5,800 VPD

NAYLOR RD 11,540 VPD

7-ELEVEN  
BOLIS



# DEMOGRAPHICS

 POPULATION

1 Mile	2 Miles	3 Miles
38,929	108,678	272,090


 AVERAGE HOUSEHOLD INCOME

1 Mile	2 Miles	3 Miles
\$71,110	\$79,356	\$98,529


 DAYTIME POPULATION

1 Mile	2 Miles	3 Miles
16,737	49,098	129,184


# EXPENDITURES

 APPAREL

0.5mi - \$7.73M

 ENTERTAINMENT

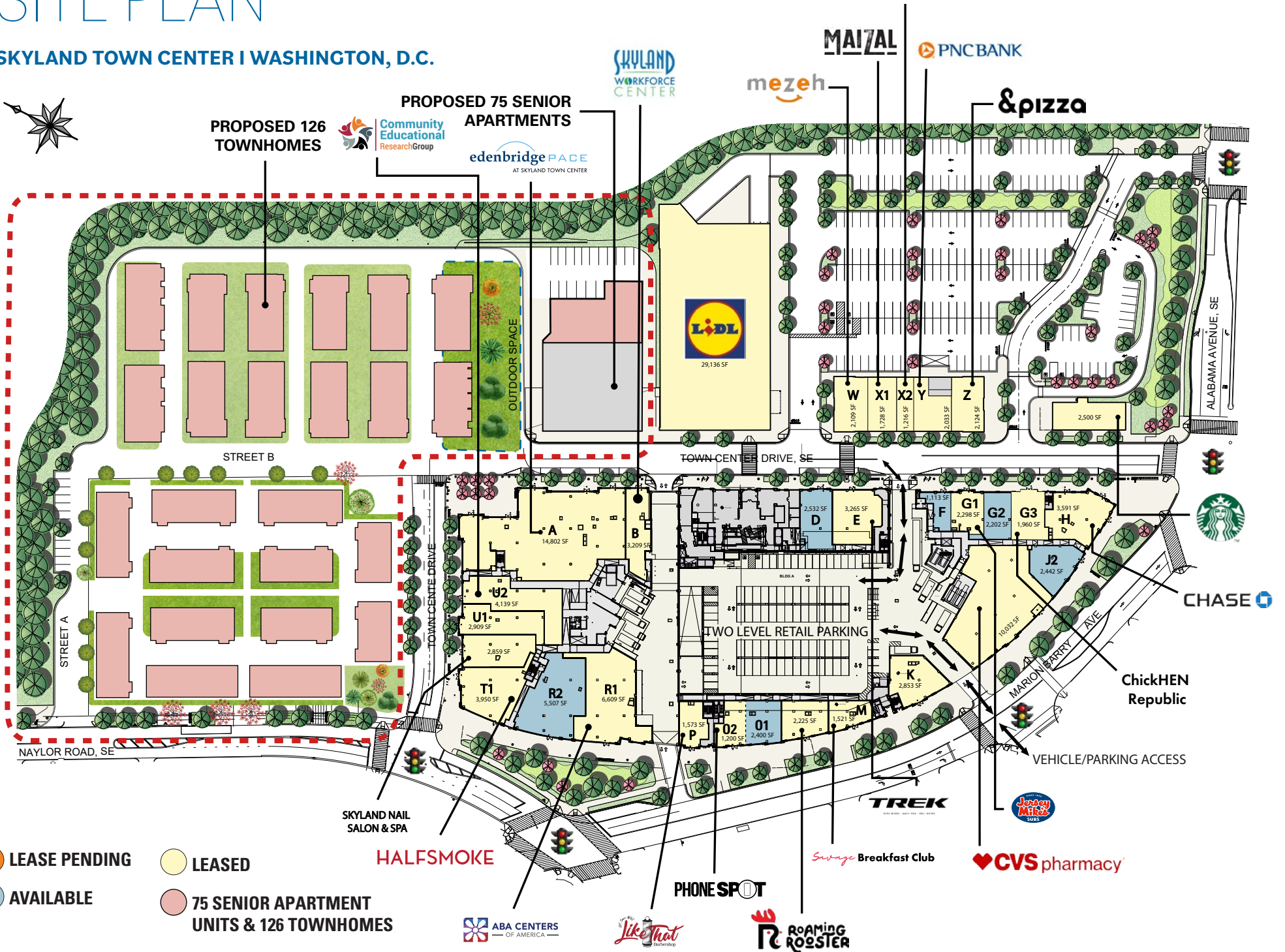
0.5mi - \$12.1M

 DINING AND DRINKS

0.5mi - \$32.8M

# SITE PLAN

SKYLAND TOWN CENTER I WASHINGTON, D.C.



# GROW YOUR BUSINESS IN D.C.



SKYLAND TOWN CENTER OFFERS RETAILERS UNPARALLELED OPPORTUNITIES TO START, GROW, RELOCATE OR EXPAND.

# NOW OPEN

AT SKYLAND TOWN CENTER



CVS/pharmacy

PNC BANK

&pizza



SKYLAND NAILS  
AND SPA

CHASE

SKYLAND  
WORKFORCE  
CENTER

edenbridge PAGE  
AT SKYLAND TOWN CENTER



MAIZAL  
LATIN STREET FOOD

PHONE SPOT



TREK

tropical CAFE  
SMOOTHIE

mezeh

- > A prominent D.C. location
- > The largest retail development in southeast Washington, D.C.
- > An untapped market with high demand
- > A small investment with potential for big ROI
- > Maximum brand exposure
- > New commercial space
- > The first Starbucks drive-thru in D.C.
- > The first Lidl grocery store in D.C.



## SEEKING SERVICES

Fitness & Health | Full Service

Sit-Down Dining | Quick Service | Casual Dining





COMING SOON  
TO SKYLAND



HALFSMOKE



*Savage* **Breakfast Club**



**FOOD MARKET**

2224

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TOWN CENTER

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**YOUR OWN.**

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