

An aerial photograph of a city landscape. In the foreground, a large, modern building complex with multiple wings and flat roofs is visible, surrounded by parking lots filled with cars. To the right of the building is a large, green, open field. In the background, a river flows through the city, with a bridge crossing it. The city skyline is visible in the distance under a clear blue sky.

SKYLAND

TOWN CENTER

RAPPAPORT
CULTIVATING PLACES

A PLACE TO CALL YOUR OWN

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

SOUTH EAST
WASHINGTON

PENN BRANCH

HILLCREST

DOWNTOWN
ANACOSTIA



DISTRICT OF COLUMBIA
MARYLAND

DISTRICT
HEIGHTS

ST. ELIZABETHS

ARNOLD
HEIGHTS

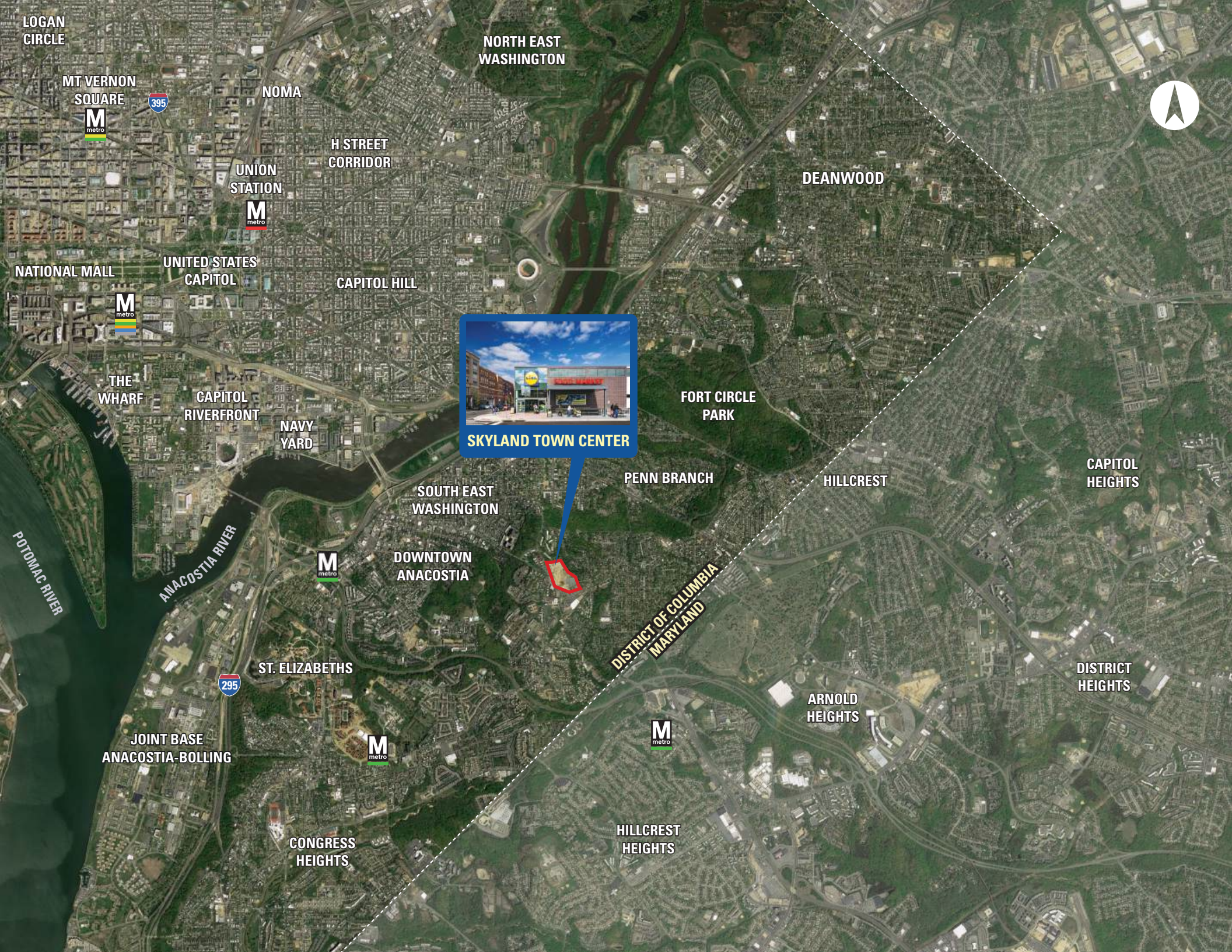
JOINT BASE
ANACOSTIA-BOLLING

295



CONGRESS
HEIGHTS

HILLCREST
HEIGHTS



AREA OVERVIEW



FORT CIRCLE PARK
HIKER-BIKER TRAIL

MARION BARRY AVE 17,500 VPD

children'shealth

ANACOSTIA FIRST
HIGH RESERVOIR



STANTON ELEMENTARY
SCHOOL

25 TH ST 5,800 VPD

ALABAMA AVE 11,400 VPD

NAYLOR RD 11,540 VPD

SKYLAND TOWN CENTER

CVS pharmacy
Starbucks
CHASE
LIDL

GOOD HOPE MARKETPLACE

SAFEWAY
WELLS FARGO
America's Best
SUBWAY

HILLCREST
RECREATION CENTER

7
BOL'S



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 | 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

ROAMING
ROOSTER

MAIZAL
LATIN STREET FOOD

PHONE SPOT

Like That
Barbershop

TREK

tropical CAFE
SMOOTHIE

mezeh

SEEKING SERVICES

Fitness & Health | Full Service

Sit-Down Dining | Quick Service | Casual Dining

- > 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.





**COMING SOON
TO SKYLAND**



HALFSMOKE



ABA CENTERS
— OF AMERICA —



SKYLAND
TOWN CENTER

**A PLACE TO CALL
YOUR OWN.**
unbelievable prices.

BILL DICKINSON | 703.310.6983 | bdickinson@rappaportco.com

KYLE GAMBER | 571.382.1216 | kgamber@rappaportco.com

www.rappaportco.com

