



SKYLAND

TOWN CENTER

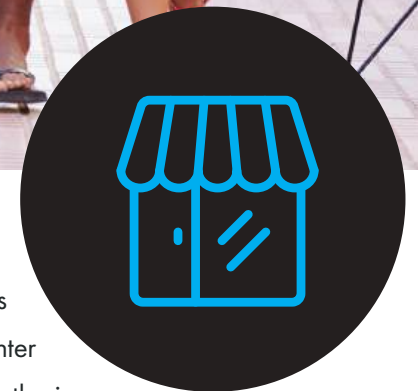
RAPPAPORT
CULTIVATING PLACES

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



NOMA

NORTH EAST WASHINGTON

H STREET CORRIDOR

UNION STATION



DEANWOOD



NATIONAL MALL

UNITED STATES CAPITOL

CAPITOL HILL



THE WHARF

CAPITOL RIVERFRONT

NAVY YARD



SKYLAND TOWN CENTER

FORT CIRCLE PARK

POTOMAC RIVER

ANACOSTIA RIVER

SOUTH EAST WASHINGTON

PENN BRANCH

HILLCREST

CAPITOL HEIGHTS



DOWNTOWN ANACOSTIA

DISTRICT OF COLUMBIA
MARYLAND

ST. ELIZABETHS

DISTRICT HEIGHTS



JOINT BASE ANACOSTIA-BOLLING



ARNOLD HEIGHTS

CONGRESS HEIGHTS

HILLCREST HEIGHTS



AREA OVERVIEW



FORT CIRCLE PARK
HIKER-BIKER TRAIL

MARION BARRY AVE 17,500 VPD



SKYLAND TOWN CENTER

CVS pharmacy



children'shealth



STANTON ELEMENTARY
SCHOOL

ANACOSTIA FIRST
HIGH RESERVOIR

25 TH ST 5,800 VPD

ALABAMA AVE 11,400 VPD

NAYLOR RD 11,540 VPD

GOOD HOPE MARKETPLACE

SAFEWAY



America's Best
OUTDOORS

SUBWAY


HILLCREST
RECREATION CENTER



BOLI'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**

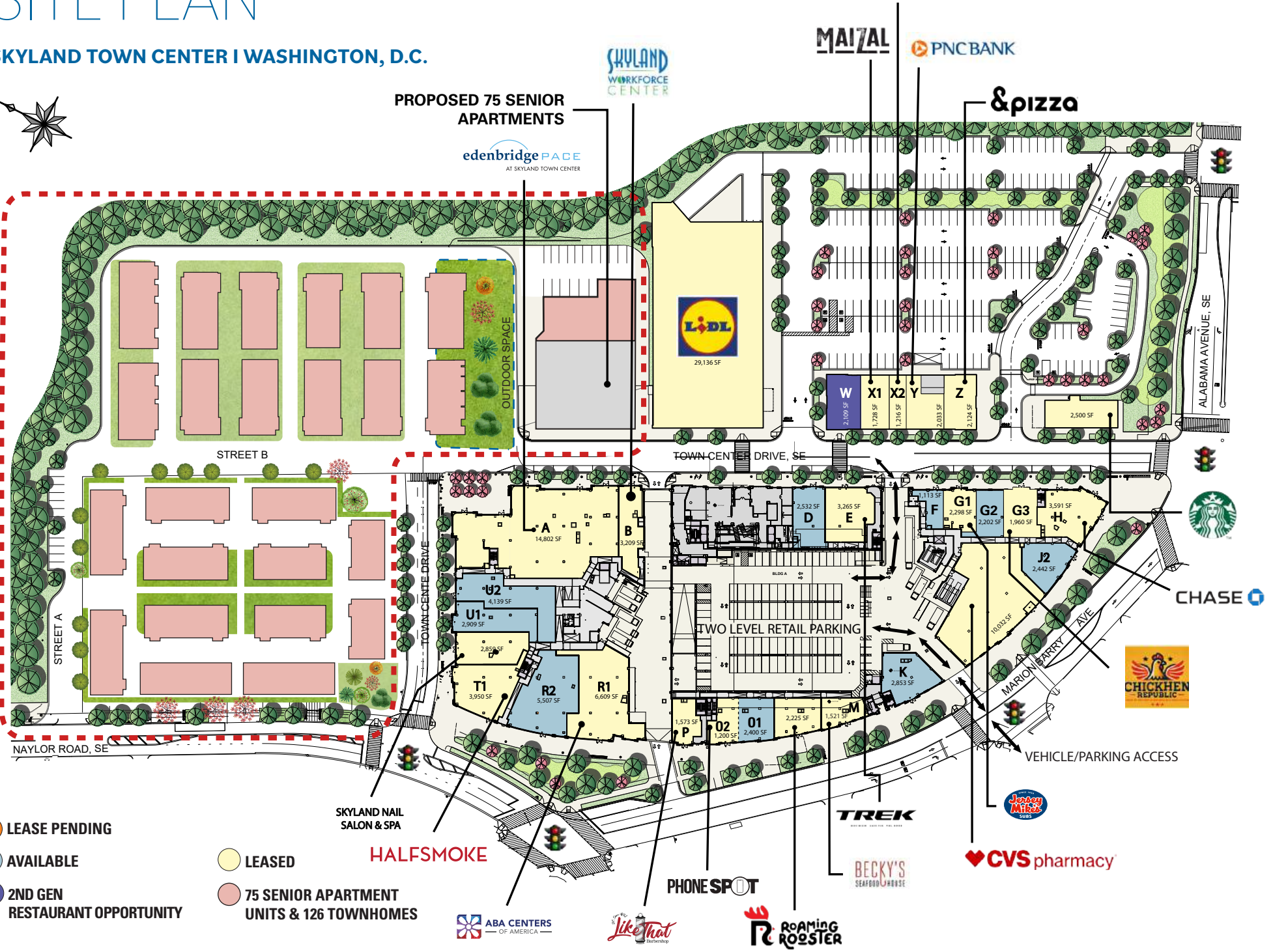
0.5mi - \$12.1M

 **DINING AND DRINKS**

0.5mi - \$32.8M

SITE PLAN

SKYLAND TOWN CENTER I WASHINGTON, D.C.



- LEASE PENDING
- AVAILABLE
- 2ND GEN RESTAURANT OPPORTUNITY

- LEASED
- 75 SENIOR APARTMENT UNITS & 126 TOWNHOMES



PROPOSED 75 SENIOR APARTMENTS



&pizza

TOWN CENTRE DRIVE, SE

STREET B

STREET A

NAYLOR ROAD, SE

ALABAMA AVENUE, SE

VEHICLE/PARKING ACCESS

TWO LEVEL RETAIL PARKING

HALFSMOKE

SKYLAND NAIL SALON & SPA

PHONE SPOT

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

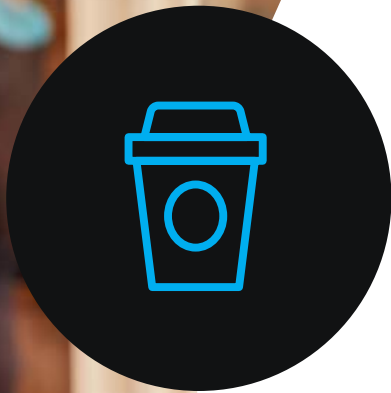
- > A prominent D.C. location
- > The largest retail development in southeast Washington, D.C.
- > An untapped market with high demand
- > A small investment with potential for big ROI
- > Maximum brand exposure
- > New commercial space
- > The first Starbucks drive-thru in D.C.
- > The first Lidl grocery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



SEEKING SERVICES

Fitness & Health | Full Service

Sit-Down Dining | Quick Service | Casual Dining



**COMING SOON
TO SKYLAND**



HALFSMOKE





FOOD MARKET

2224

SKYLAND
TOWN CENTER

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

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