



THE SHOPS AT
ESTD
PENN BRANCH
1964
3200 PENNSYLVANIA AVE SE

 **JAIR LYNCH**
REAL ESTATE PARTNERS

RAPPAPORT
CULTIVATING PLACES


CIVITAS

PENNSYLVANIA AVENUE, SOUTHEAST,
DEVELOPED BETWEEN THE 1880s AND 1920s,
IS KNOWN FOR ITS BRICK TOWN HOUSES AND
STRONG RESIDENTIAL BASE, AND
OFTEN CALLED A GATEWAY TO CAPITAL HILL.

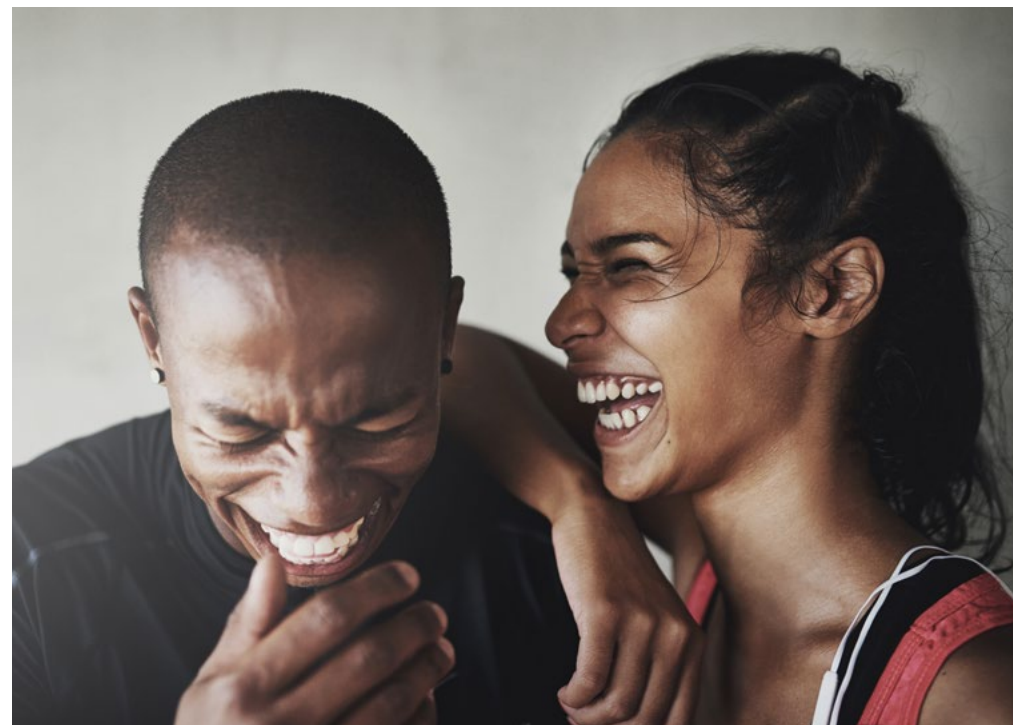






Extraordinary Places. The redevelopment of The Shops at Penn Branch represents another opportunity by Jair Lynch Real Estate Partners to transform a long-standing community retail center into a newly-designed, vibrant mix of retail, office and residential. Situated adjacent to the affluent Hillcrest and Penn-Branch neighborhood, this exciting new project is well-located and highly visible along the heavily-traveled Pennsylvania Avenue corridor. The Hillcrest and Penn-Branch submarkets offers high incomes and direct access to more than 122,000 D.C. residents. Additional attributes of this transformational redevelopment include:

- Substantially under-served submarket for grocery, lifestyle and service uses
- Located on major vehicular commuting artery serving Washington, D.C. suburbs
- In very close proximity to all of the major D.C.-based employment hubs
- Serving a well-established, suburban neighborhood
- Exceptional visibility from Pennsylvania Avenue in both directions



EXISTING TENANTS



PROJECT

DATA

EXISTING RETAIL
26,500 SF

EXISTING OFFICE
16,500 SF

NEW RETAIL SPACE
22,000 SF

PHASE 2 RETAIL
10,300 SF

PHASE 2 OFFICE
66,000 SF

PHASE 2 PENTHOUSE OFFICE
13,000 SF

DEMOGRAPHICS

3 MILE



POPULATION
259,809



HOUSEHOLDS
108,837



OWNER-OCCUPIED
33.5%



AVERAGE INCOME (HHI)
\$84,941



MEDIAN AGE (YEARS)
36

SPENDING TRENDS

3 MILE



APPAREL
\$249,693,282



ENTERTAINMENT & REC.
\$347,585,546



FOOD (OUT)
\$392,702,587

KEY FACTORS

SURROUNDING AREA



UNDERSERVED RETAIL MARKET



IN THRIVING HILLCREST PENN-BRANCH, A NEIGHBORHOOD KNOWN FOR ITS COMMUNAL, SUBURBAN SETTING



FEW GROCERY OR RESTAURANT OPTIONS IN THE NEIGHBORHOOD

SAFEWAY

1.1 MILES AWAY



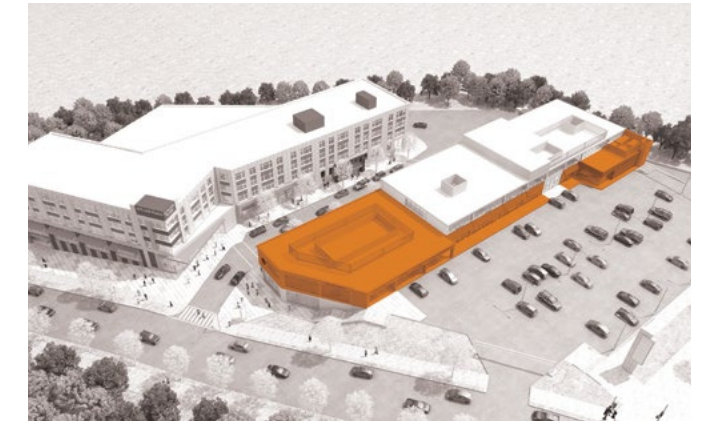
1.7 MILES AWAY



1.7 MILES AWAY



Source: ESRI, 2015 Estimates & Projections

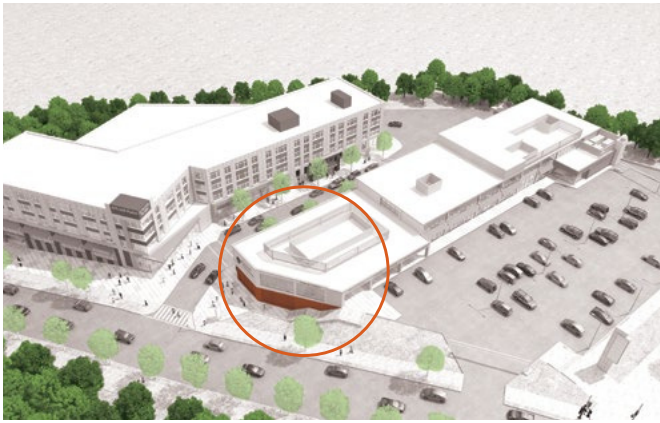


PENNSYLVANIA AVENUE LEVEL RETAIL

26,500 SF OF RETAIL FACING PENNSYLVANIA AVENUE

1 AVAILABLE SPACE:
4,145 SF

85 SURFACE PARKING SPACES



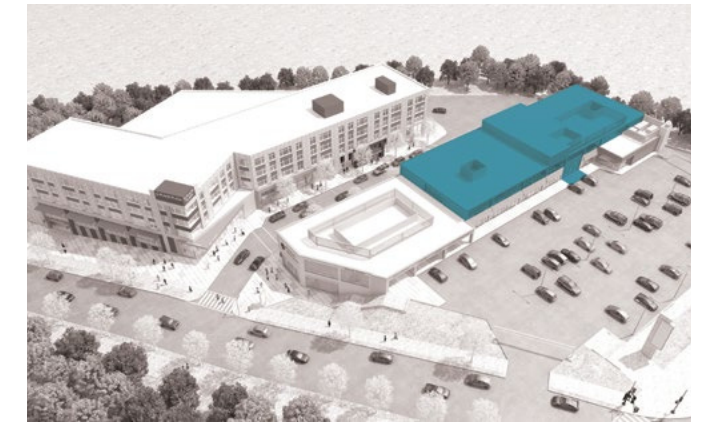
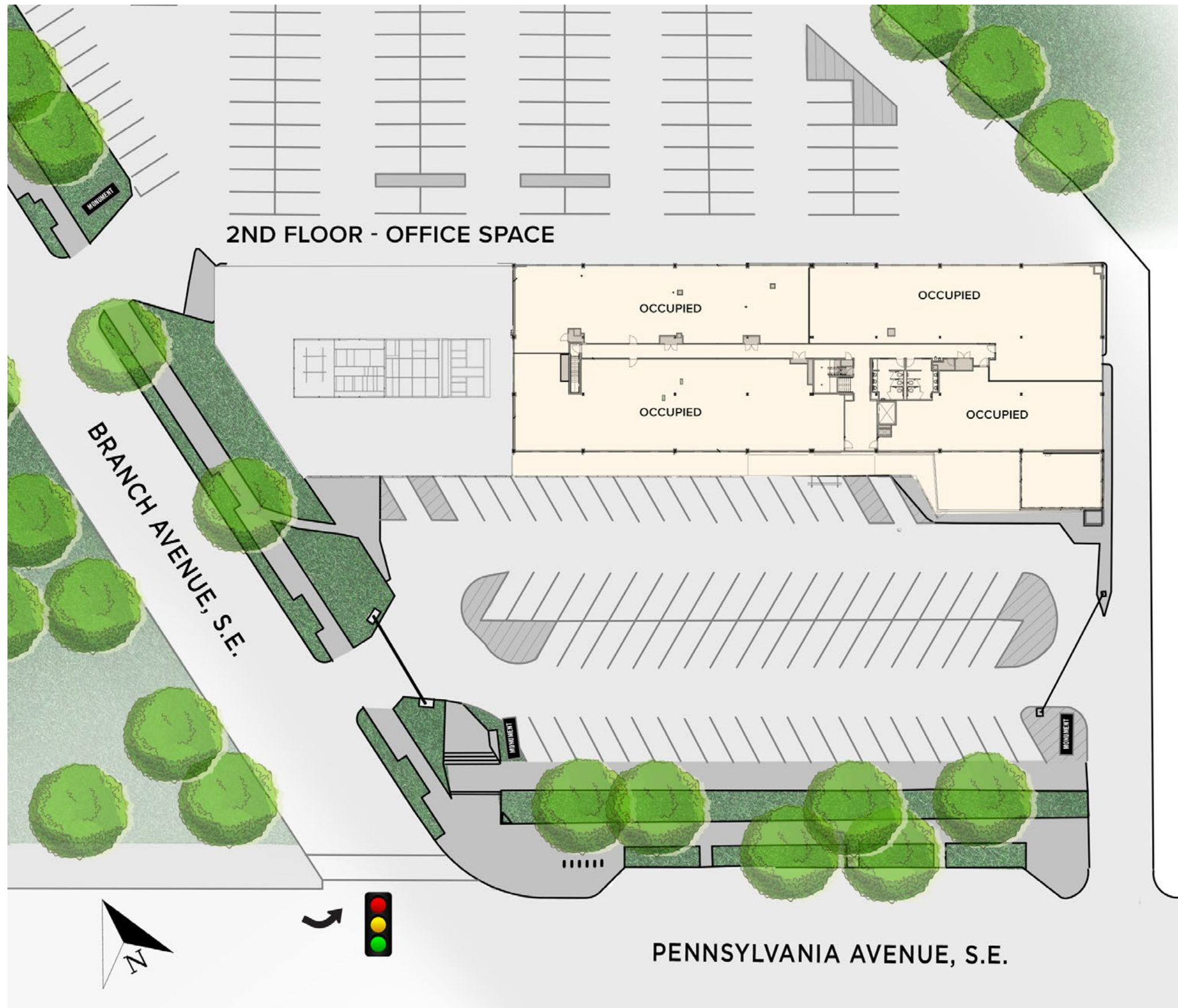
BRANCH AVENUE LEVEL RETAIL

RETAILERS: PLANET FITNESS AND
HIGHLANDS CAFE AND GRILL

188 SURFACE PARKING SPACES AND
53 COVERED SPACES (PLANNED)

EXCEPTIONAL VISIBILITY FROM
BRANCH AVENUE





EXISTING OFFICE SPACE

188 SURFACE PARKING SPACES AND
53 COVERED SPACES (PLANNED)



LOWER LEVEL ENTRY



SECOND FLOOR OFFICE LOBBY



LOWER LEVEL ELEVATOR



LEVEL ONE LANDING



LEVEL ONE LANDING

LEVEL 1



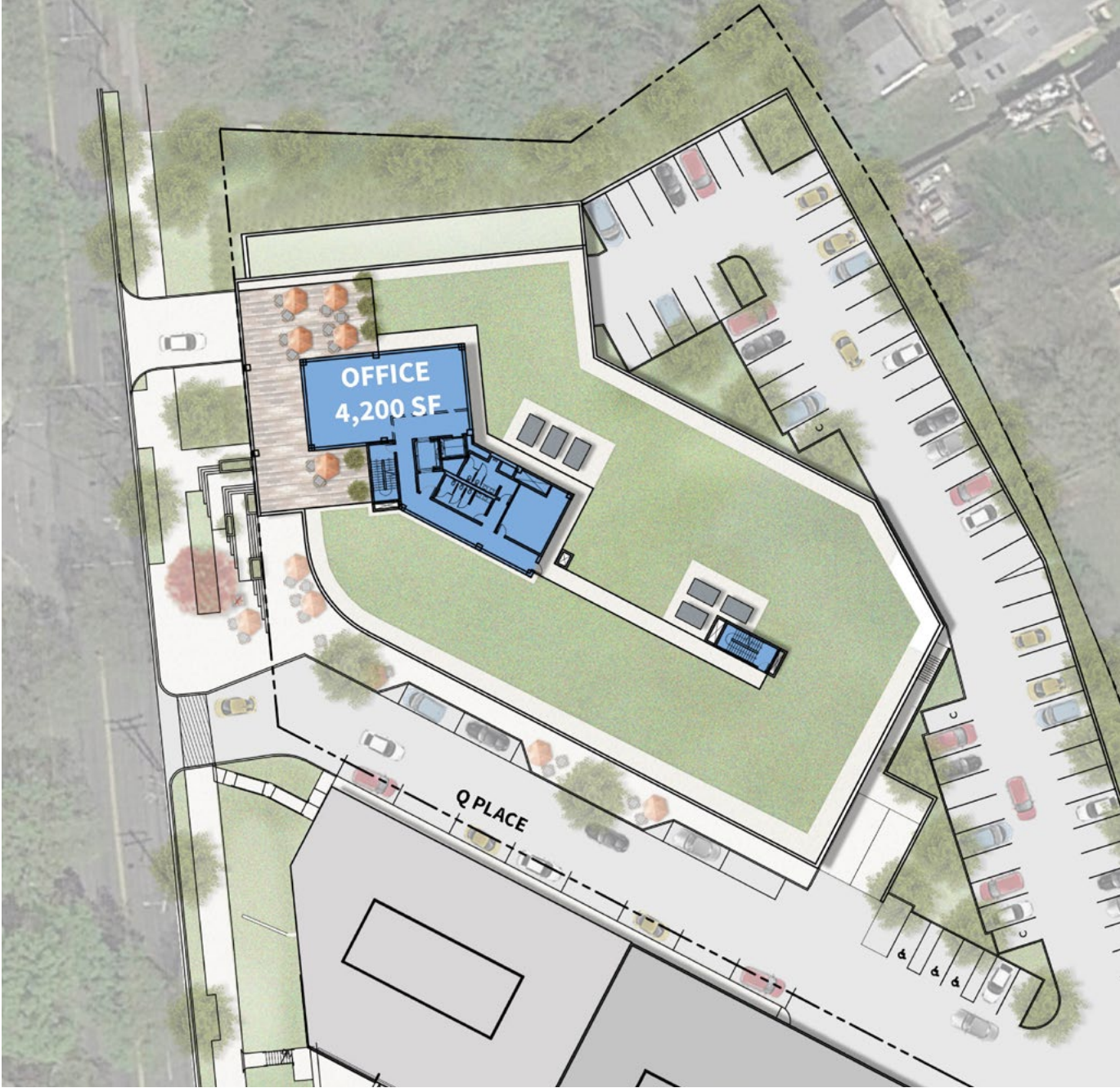
LEVEL 2



LEVEL 3



PENTHOUSE







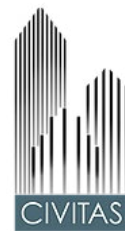


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