



1523 Alabama Ave SE
Washington, DC

5,000 SF Freestanding
2nd-Gen Restaurant



Washington

District of Columbia

- Prime location at the highly trafficked corner of 15th st. SE and Alabama Ave. SE
- 2nd-generation restaurant opportunity in The Shops At Park Village
- The shopping center is shared with high-volume tenants including Giant, Chipotle, Subway, and Pizza Boli
- Closest retail destination serving the Department of Homeland Security and the U.S. Coast Guard Headquarters



2026 Demographics

	2 mi.	3 mi.	5 mi.
Population	109,322	209,663	564,943
Daytime Population	46,420	81,939	444,488
Household Income	\$83,918	\$119,867	\$143,799
Traffic Counts	25,607 on Alabama Avenue		

Area Retailers





STANTON ROAD SE 14,000 VPD

SUITLAND PARKWAY 95,000 VPD

MARTIN LUTHER KING JR

SOUTHERN AVENUE SE 26,000 VPD

ALABAMA AVENUE SE 25,607 VPD

WASHINGTON MYSTICS ARENA

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

Turner Elementary School
305 Students

Henson Ridge
302 Units

CONGRESS HEIGHTS METRO
2,303 WEEKDAY PASSENGERS

The Shops at Park Village

1,300+ Residential Units

St. Elizabeths Campus
Saint Elizabeths East (Phase I)
2.5M SF Mixed-Use Development
900 Total Units

Saint Elizabeths East (Phase II)
2.5M SF Mixed-Use Development
400 Total Units

1523 Alabama Ave SE

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

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

872 Residential Units

1523 Alabama Ave SE

Site Plan

5,000 SF available

● Space Available



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