1523 Alabama Ave SE

Washington, DC

5,000 SF Freestanding
2nd-Gen Restaurant

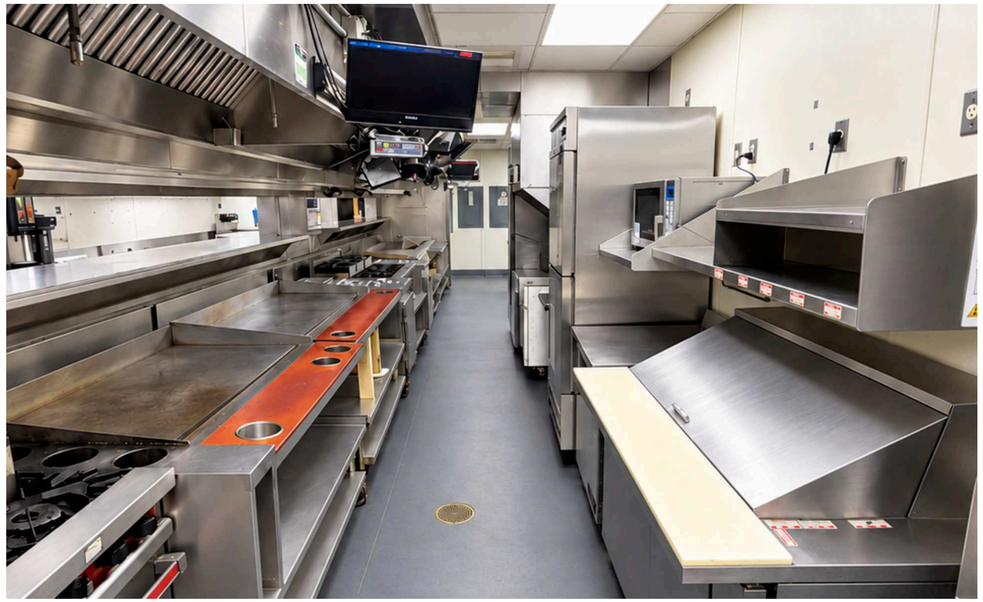
RAPPAPORT
CULTIVATING PLACES®

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's
- 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

Giant, Rainbow, Wells Fargo, Chipotle Mexican Grill, Buffalo Wild Wings GO, Dunkin'

STANTON ROAD SE 14,000 VPD

SUITLAND PARKWAY 95,000 VPD

N

Henson Ridge
302 Units

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

Turner Elementary School
305 Students

WASHINGTON MYSTICS ARENA

MARTIN LUTHER KING JR

CONGRESS HEIGHTS METRO
2,303 WEEKDAY PASSENGERS

ALABAMA AVENUE SE 25,607 VPD

The Shops at Park Village

1,300+ Residential Units

1523 Alabama Ave SE

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

872 Residential Units

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

SOUTHERN AVENUE SE 26,000 VPD

SOUTHERN AVENUE METRO
4,612 WEEKDAY PASSENGERS

1523 Alabama Ave SE

RAPPAPORT
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Site Plan

5,000 SF available

● Space Available



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WASHINGTON, D.C. | MARYLAND | VIRGINIA

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