



NEIGHBORHOOD PROFILES 2024 Edition

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we have government of the district of columbia DC MURIEL BOWSER, MAYOR

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The Washington DC Economic Partnership (WDCEP) is a non-profit, public-private organization whose core purpose is to actively position, promote, and support economic development and business opportunities in Washington, DC.

Our mission is to promote DC's economic and business opportunities and support business retention and attraction activities. Through historical knowledge of the city's business and economic climate; accurate analytics, data, and research; and community partners and access, WDCEP is the central organization in Washington, DC that

connects public and private sectors, neighborhoods, and communities to local, national, and international audiences.

WDCEP works with its partners in the city to facilitate dynamic relationships with technology visionaries, artists, real estate entrepreneurs, non-profits, and global enterprise leaders based on independent thinking and objective insights. We stay one step ahead of the vibrant and evolving economic landscape by monitoring the pulse of DC's developers, startups, entrepreneurs, and large and small businesses.

WDCEP REAL ESTATE SERVICES

- Development Data (wdcep.co/dcdr)
- Local Market Intelligence (wdcep.co/neighborhoods)
- Business Resources (wdcep.co/resources)
- Site Location Assistance

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The Neighborhood Profiles offers a concise overview, detailed demographic information, resources, maps, and latest updates for 56 neighborhoods throughout DC. WDCEP did not define the boundaries of neighborhoods found throughout this publication, but instead worked with the Office of the Deputy Mayor for Planning and Economic Development, the Office of Planning, and the Department of Small & Local Business Development to determine which areas to profile by identifying points of interest within a reasonable proximity of the center of commercial corridors.

Most data mentioned in the profile is based on the half-mile radius highlighted on each

neighborhood map. Please note, the maps and half-mile radius were created for illustration purposes only and may not be to scale. All Main Street, Great Street, and BID boundaries shown are approximations and may not reflect the official borders. Additionally, WDCEP receives information from several local partners which is used throughout this publication. Although every attempt was made to ensure the quality of the information contained in this document, the WDCEP makes no warranty or guarantee as to its accuracy, completeness, or usefulness for any given purpose.



NEIGHBORHOODS

1	14 th & U Streets / Logan Circle	29	H Street NE
2	Adams Morgan	30	Hillcrest / Skyland
3	Anacostia	31	Howard University / Pleasant Plains
4	Barracks Row	32	Kennedy Street
5	Barry Farm	33	Lincoln Heights / Richardson Dwellings
6	Bellevue / South Capitol	34	Minnesota & Benning
7	Benning Road / East Capitol Street	35	Mount Pleasant
8	Brookland	36	Mount Vernon Triangle
9	Capitol Hill	37	New York Avenue / Ivy City
10	Capitol Riverfront	38	NoMa
11	Central 14 th Street / Colorado Triangle	39	North Capitol
12	Central 14 th Street / Spring Road	40	Northwest One
13	Central 14 th Street / WMATA Northern Bus Barn	41	Park Morton
14	Cleveland Park	42	The Parks at Walter Reed
15	Columbia Heights	43	Parkside / Kenilworth
16	Congress Heights / Saint Elizabeths	44	Pennsylvania Avenue SE
17	Deanwood	45	Petworth / Park View
18	Downtown DC	46	Rhode Island Ave NE / Brentwood
19	Dupont Circle	47	Rhode Island Ave NE / Woodridge
20	East Capitol Street / Capitol Gateway	48	Shaw
21	Fort Lincoln / Dakota Crossing	49	Southwest Waterfront
22	Fort Totten / Riggs Park / Manor Park	50	Takoma
23	Friendship Heights / Chevy Chase	51	Tenleytown
24	Georgetown	52	Union Market
25	Georgia Avenue / Brightwood	53	Van Ness
26	Georgia Avenue / Walter Reed	54	West End / Foggy Bottom
27	Glover Park	55	Woodley Park
28	Golden Triangle	56	The Wharf







14TH & U STREETS / LOGAN CIRCLE

Community transformations of this scale are rarely seen in already-established urban neighborhoods. The combined Logan Circle, 14th Street and U Street corridors continue to experience a renaissance with no sign of stopping. Home to four Michelin-starred restaurants and four grocery stores including Trader Joe's and two Whole Foods, the neighborhood offers an abundance of food options.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Baby Shank (restaurant)
- Backcountry (outdoor gear)
- Blank Street Coffee
- Bond Vet (veterinarian)
- Bread Bite Bakery
- Crush Bar (nightclub)
- Eatopia Eatery (restaurant)
- Faherty (apparel)
- Juicy Brewing
- Madewell Men's (apparel)
- Malai Ice Cream
- Oh! Naan Indian Kitchen
- Small Door Veterinary
- Solid State Books (bookstore)
- Spicy Water African Grill
- Sports and Social (restaurant)
- Tatte Bakery (restaurant)
- Three Fifty Bakery & Coffee Bar
- Thrust Lounge (nightclub)
- Van Leeuwen Ice Cream

ACCLAIMED DINING

- Jônt (2 Michelin Stars)¹
- Bresca (1 Michelin Star)
- Rooster & Owl (1 Michelin Star)
- Pearl Dive Oyster Palace (Bib Gourmand, 2022)
- Izakaya Seki¹
- Le Diplomate¹
- St. James¹

NEIGHBORHOOD ACTIVATIONS

- Bike to Work Day (May)
- Jazz in the Park (June)
- Art All Night (September)
- Dog Days of Summer Sidewalk Sale (August)
- Holly Jolly Sidewalk Market (December)
- Pride Parade (June)

REEVES CENTER REDEVELOPMENT

Plans for the site call for 322 new residential units (rental & ownership), 22,500 SF of retail, 44,000 SF of arts/entertainment uses, a hotel, and 108,000 SF of office space, anchored by the new HQ for the NAACP.

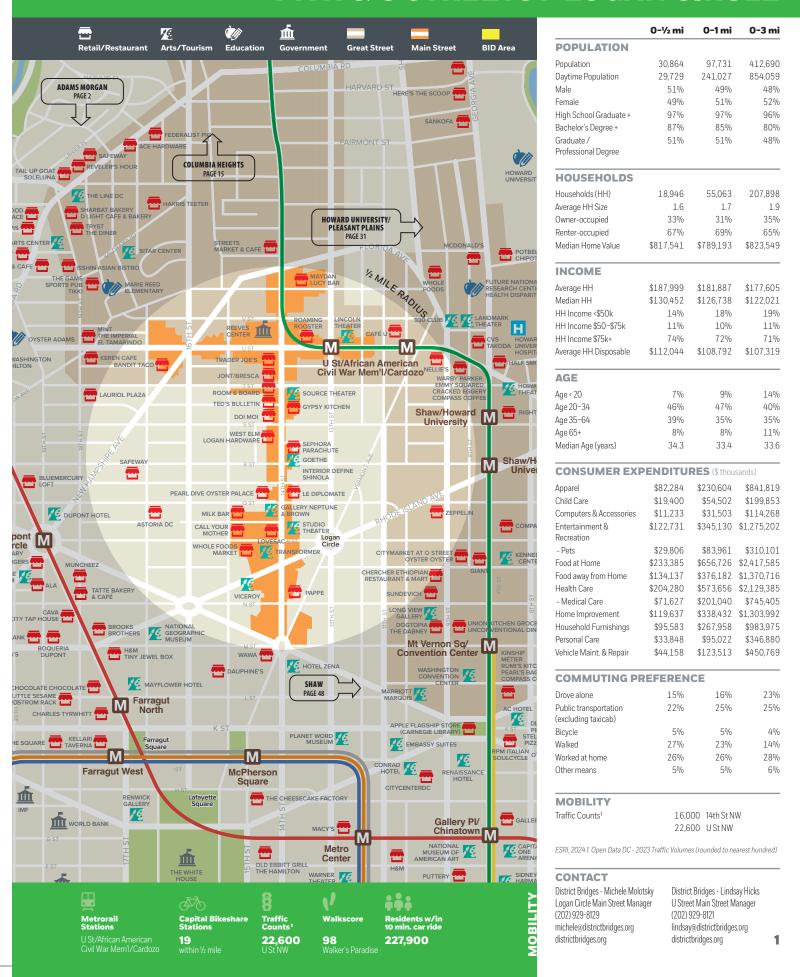
1. The 100 Very Best Restaurants in Washington (Washingtonian, 2024)







14TH & U STREETS / LOGAN CIRCLE





ADAMS MORGAN

Adams Morgan is known for its fantastic dining options, eclectic shops, colorful storefronts, and historic, tree-lined streets. More than 250 businesses, from restaurants offering cuisines from across the globe to some of DC's liveliest entertainment venues, call this artistic neighborhood home.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Bar Cana (Brazilian restaurant)
- Casa Kantuta (Bolivian cocktail bar)
- Ceibo (restaurant)
- City Lights of China (restaurant)
- Code Red (speakeasy)
- Compass Coffee
- Easy Tiger Tavern (restaurant)
- The Jerk Pit (Jamaican restaurant)
- Le Mont Royal (French-Canadian Neo-Bistro & Disc)
- Maison (restaurant)
- Meli (Greek restaurant)
- Miss Pixies (home goods)
- Mixxed Food & Drinks (restaurant)
- Mola Empanada (Caribbean restaurant)
- Namak (Eastern Mediterranean restaurant)
- Roofer's Union (restaurant)
- Tiny Vinyl Shop (music store)
- Tsehay Ethiopian Bar & Restaurant
- Van Leeuwen (ice cream)
- Wilson's on 18th Barbershop

ACCLAIMED DINING

- Tail Up Goat (1 Michelin Star)
- Elfegne (Bib Gourmand, 2023)
- Federalist Pig (Bib Gourmand, 2022)
- Lapis (Bib Gourmand)
- Perry's DC Chef Masako Morishita was a 2024 James Beard Emerging Chef winner and 2023 Eater DC Chef of the Year winner.

NEIGHBORHOOD ACTIVATIONS + SIGNATURE EVENTS

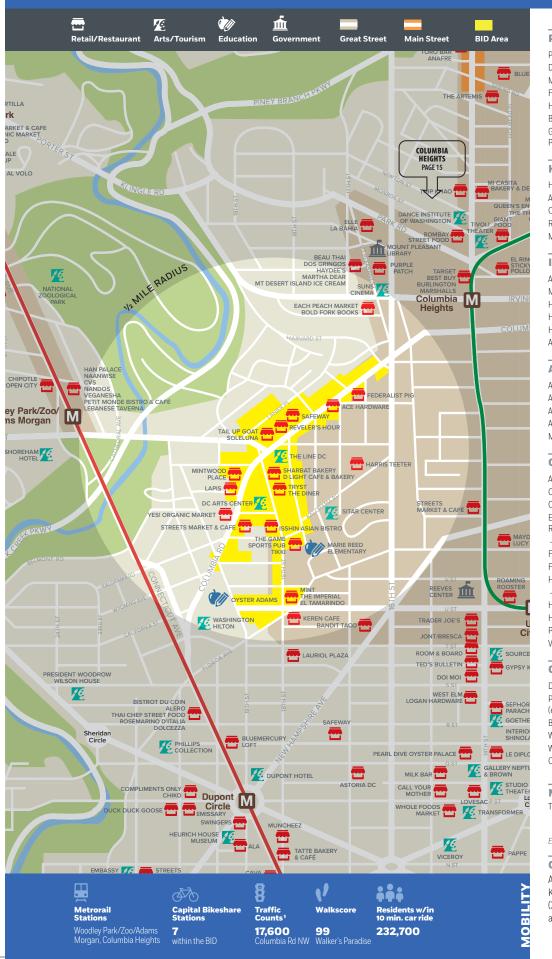
- Adams Morgan Movie Nights: Free movies every Tuesday evening for six weeks in May and June.
- AdMo Art Walk: A free, outdoor art gallery in April.
- AdMo Vibe Summer Concert Series: Series of free, outdoor concerts.
- Adams Morgan Apple Festival: The festival takes place in October every year.
- Holidays in AdMo: A month-long holiday display takes over the neighborhood's streets in December.
- PorchFest (Spring & Fall) brings approximately 50,000+ people to the neighborhood for a one-day live music festival.







ADAMS MORGAN



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	24,918	91,188	385,483
Daytime Population	17,581	78,842	803,887
Male	49%	49%	48%
Female	51%	51%	52%
High School Graduate +	98%	96%	96%
Bachelor's Degree +	88%	84%	79%
Graduate /	53%	51%	48%
Professional Degree			
HOUSEHOLDS			
Households (HH)	14,287	49,644	187,607
Average HH Size	1.7	1.8	1.9
Owner-occupied	34%	33%	36%
Renter-occupied	66%	68%	64%
Median Home Value	\$815,782	\$857,854	\$848,230
INCOME	410007	A177070	A177 F70
Average HH	\$186,674	\$177,979	\$177,572
Median HH	\$134,460	\$123,075	\$120,767
HH Income <\$50k	15%	17%	19%
HH Income \$50-\$75k	10%	11%	11%
HH Income \$75k+	76%	72%	70%
Average HH Disposable	\$111,824	\$107,211	\$107,188
AGE			
Age < 20	10%	11%	15%
Age 20-34	43%	43%	40%
Age 35-64	38%	36%	34%
Age 65+	9%	10%	11%
Median Age (years)	34.3	34.0	33.5
CONSUMER EX	PENDITU	JRES (\$ thou	sands)
Apparel	\$60,951	\$202,056	\$755,980
Child Care	\$14,737	\$48,553	\$180,112
Computers & Accessories	\$8,276	\$27,503	\$100,112
Entertainment &	\$91,872	\$304,445	\$1,151,311
Recreation	400047	A7 /: 100	\$0.00.07.0
- Pets	\$22,347	\$74,132	\$280,076
Food at Home	\$173,521	\$576,689	\$2,176,583
Food away from Home	\$99,462	\$329,820	\$1,231,784
Health Care	\$152,056	\$504,199	\$1,923,611
- Medical Care	\$53,253	\$176,566	\$673,378
Home Improvement	\$92,340	\$304,528	\$1,196,691
Household Furnishings	\$71,032	\$235,285	\$886,900
Personal Care	\$25,087	\$83,282	\$312,017
Vehicle Maint. & Repair	\$32,431	\$107,624	\$405,341
COMMUTING P	REFEREN	ICE	
Drove alone	16%	17%	24%
Public transportation	28%	29%	24%
(excluding taxicab)			
Bicycle	5%	6%	4%
Walked	18%	16%	14%
Worked at home	29%	28%	28%
Other means	5%	5%	6%
MOBILITY			
Traffic Counts ¹	17600	Columbia Rd I	\W
	,500-12,600		414
ESRI, 2024 1. Open Data DC - 2	023 Traffic Volum	nes (rounded to ne	earest hundred)

ESRI, 2024 1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)

CONTACT

Adams Morgan Partnership BID Kristen Barden, Executive Director (202) 997-0783 • kbarden@admodc.org admodc.org





ANACOSTIA

From its earliest years as one of DC's streetcar commercial districts, Anacostia's downtown continues to flourish with its dynamic small businesses, arts scene, and real estate market. Strategically located between the Navy Yard and St. Elizabeths East & West Campuses, the neighborhood's corridors are in federal HUB and Opportunity Zones. With excellent access to Metrorail, Capital Bikeshare, I-295, I-395, and the Suitland Parkway, Anacostia is bursting with potential.

RETAIL + RESTAURANT OPENINGS (2023+)

- Atlas Brew Works
- Caribbean Citations
- DCity Smokehouse
- Go-Go Museum & Cafe
- Grounded
- Kitchen Savages
- MLK King Gyro and Kabob
- Sapodillas
- Sweet Tooth Bakery & Restaurant

NEW DEVELOPMENT

- MLK Gateway II: The new HQ for the Department of Housing & Community Development plus 8,000 SF of retail delivered in 2024.
- Reunion Square: The current phase of the 1.6M SF project includes 225,000 SF of office, anchored by the DC Dept. of Health HQ, and 7,000 SF of retail.
- Bridge District: The first phase of the more than two million SF mixed-use project will deliver 758 apartments over 43,000 SF of retail in 2024. Sandlot Anacostia and Atlas Brew Works will anchor the retail space.

ANACOSTIA ARTS & CULTURE DISTRICT

- Historic Anacostia is the official Arts & Culture District of Washington, DC ("Art to Go-Go") as announced by the Mayor in July of 2022.
- Supported by a \$3.8M DC government grant, the neighborhood's streetscape & public realm will be enhances along with additional support for cultural institutions and local artists, and expand the area's events and programming.
- The Art to Go-Go Shuttle and Art to Go-Go app allow visitors and residents to explore public art and murals dedicated to the official sound and culture of the District.
- Anacostia's Jazz Hop as part of the DC JazzFest features all-day concerts throughout the corridors free to the public.
- Anacostia's annual Art All Night event celebrates arts and culture in the neighborhood over two days.
- "SPRINGTIME" and the Anacostia River Festival celebrates Historic Anacostia's business corridor, the Anacostia River and the heritage of the surrounding neighborhood while featuring musical performances and community activities.

*CoStar (Q2 2024, within 0.5 miles)

OFFICE MARKET

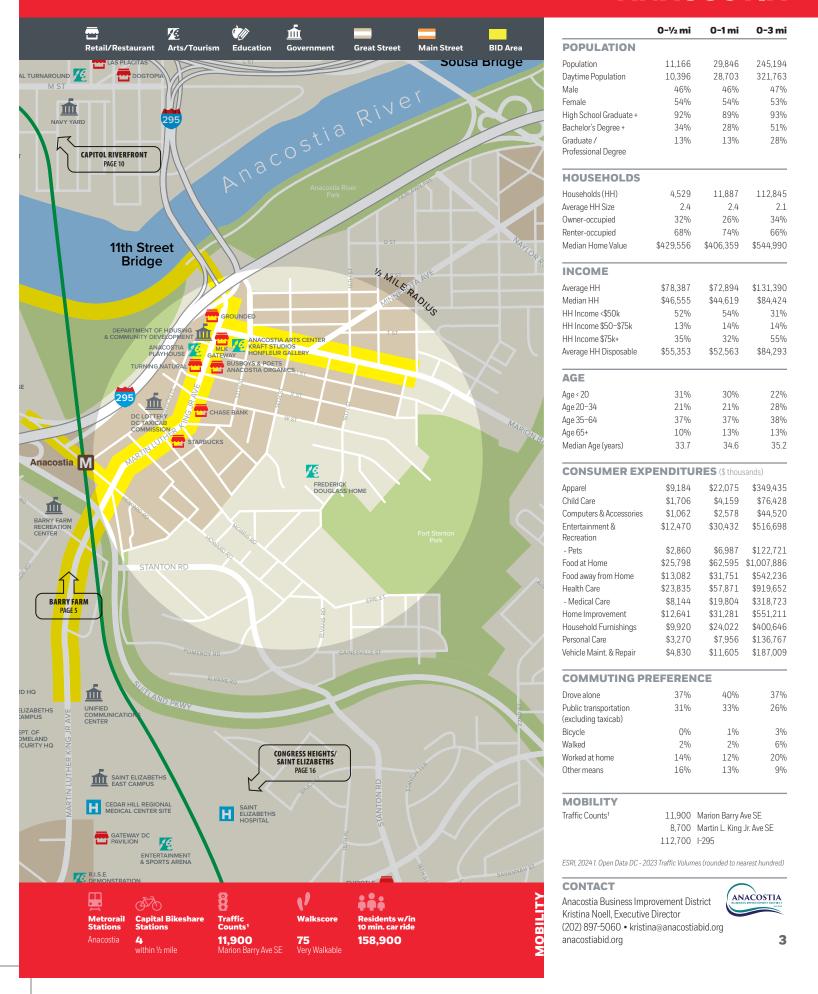
- Existing Office SF: 1M
- Avg \$/\$F/FS: \$46.49
- Vacancy Rate: 8.7%

RESIDENTIAL POPULATION

~30,000 within one mile



ANACOSTIA







BARRACKS ROW

Steeped in history, Barracks Row 8th Street SE is DC's oldest commercial corridor. The Navy Yard and U.S. Marine Corps Barracks, anchors since the turn of the 19th century, bring employees to the neighborhood daily. Residents and visitors cherish the diverse businesses and restaurants, live entertainment offerings, and annual events.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Akeno Sushi Bar & Thai Restaurant
- I Egg You (restaurant)
- JAB WE MET Indian Kitchen
- Joey's (tavern)
- The Joint Chiropractic
- Omakase @ Barracks Row (Japanese restaurant)
- Union Kitchen (grocery)

DESTINATION RESTAURANTS

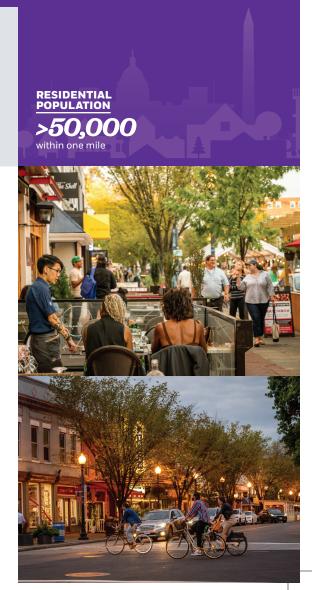
- Lavagna (named a top Italian restaurant in DC by The Infatuation)
- Omakase @ Barracks Row (1 Michelin star)
- Pineapple and Pearls (1 Michelin star)
- Rose's Luxury (1 Michelin star)
- Trattoria Alberto (named a top Italian restaurant in DC by The Infatuation)
- The Ugly Mug (an Eater top sports bar)
- Valor Brewpub (an Eater top sports bar)

REGIONAL ATTRACTIONS

- The Marine Barracks is the oldest active post in the Marine Corps and was founded by President Thomas Jefferson and Lt. Col. William Ward Burrows. It is home to nationally recognized units such as the Marine Corps Silent Drill Platoon, the Marine Drum and Bugle Corps, the Marine Band, the official Marine Corps Color Guard, and the Marine Corps Body Bearers.
- The historic Navy Yard Car Barn (c. 1891) became the 980-seat Capital Turnaround, which opened to the public in 2022.
- The former Meader Theater (c. 1909), the District's oldest movie theater, now hosts events and movie screenings as the 370seat Miracle Theatre.

NEIGHBORHOOD ACTIVATIONS

- Annual Garden Party
- Annual Tree Lighting & Holiday Light Show
- Barracks Row Heritage Trail
- Chess Tournament
- Eastern Market Metro Park (opened in 2021)
- July 4th Parade
- Live jazz concerts
- Mari Gras Weekend



BARRACKS ROW



0-1 mi	0-3 m
51,068	294,606
75,866	630,573
49%	48%
51%	52%
98%	94%
86%	64%
51%	36%
J170	30%
26,967	143,393
1.9	2.0
35%	31%
65%	69%
\$927,043	\$669,794
\$208,467	\$149,388
\$152,277	\$100,075
12%	27%
8%	12%
80%	61%
\$122,545	\$92,586
15%	18%
37%	35%
38%	37%
10%	11%
34.3	34.1
JRES (\$ thou	sands)
\$127,606	\$503,442
\$31,283	\$112,508
\$17,192	\$65,641
\$193,724	\$742,549
¢/17.10E	¢177 E/10
\$47,105	\$177,545
\$364,322	\$1,442,301
\$207,957	\$792,759
\$320,902	\$1,283,799
\$112,233	\$446,529
\$199,637	\$755,447
\$149,106	\$575,216
\$52,417	\$200,089
\$67,615	\$266,792
ICE	
24%	28%
26%	25%
4%	4%
14%	12%
27%	24%
6%	7%
8th St SE	
nes (rounded to ne	arest hundred)
, ⊁ BA	RRACKS
	BA RO MAI



BARRY FARM

One of four New Communities Initiative developments, Barry

Farm is a historic neighborhood in southwest Anacostia that will be redeveloped into a mixed-use community. With access to the Anacostia metro station, I-295, and Suitland Parkway, the development aims to provide sustainable, mixed-income housing and retail.

DEVELOPMENT UPDATES

- The Asberry is a five-story, 108-unit affordable senior residence with 5,000 SF of retail space and delivered in Q3 2024. The project is part of the Phase I redevelopment of Barry Farm and supported by \$43 million of investment from the DC government, including roughly \$14.5 million towards construction of The Asberry.
- The Edmonson, currently under construction and scheduled for completion in 2026, will be a 139-unit affordable residence with 20,000 SF of retail space. The project is supported by a \$21 million New Communities Initiative (NCI) loan.

1.86 MILLION SF

Potential buildout for the redevelopment plan, which calls for approximately 900 new residential units and 40,000 SF of neighborhood-serving retail.

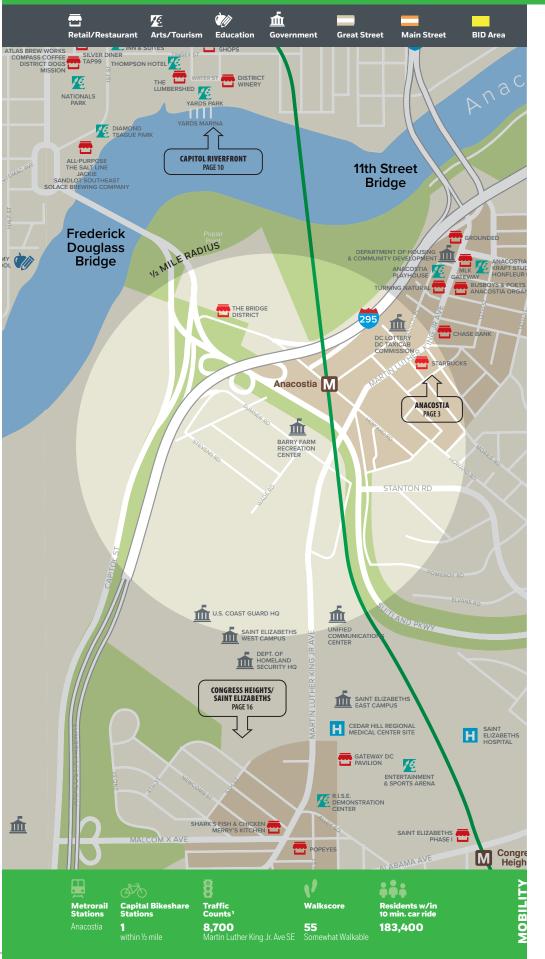
NEW COMMUNITIES INITIATIVE

The New Communities Initiative is a DC government program, managed by the Office of the Deputy Mayor for Planning and Economic Development, to revitalize severely distressed subsidized housing, create vibrant mixed-income communities, and assist with addressing residents' needs.





BARRY FARM



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	4,129	18,884	231,356
Daytime Population	4,113	22,056	407,308
Male	44%	47%	48%
Female	56%	53%	52%
High School Graduate +	92%	92%	94%
Bachelor's Degree +	31%	41%	56%
Graduate / Professional Degree	11%	20%	31%
HOUSEHOLDS			
Households (HH)	1,818	7,934	109,255
Average HH Size	2.3	2.3	2.1
Owner-occupied	28%	22%	31%
Renter-occupied	72%	78%	69%
Median Home Value	\$371,074	\$410,209	\$588,638
INCOME			
Average HH	\$67,745	\$103,996	\$137,852
Median HH	\$41,092	\$65,286	\$91,769
HH Income <\$50k	56%	43%	29%
HH Income \$50-\$75k	12%	11%	13%
HH Income \$75k+	32%	46%	58%
Average HH Disposable	\$49,232	\$69,317	\$87,828
AGE			
Age < 20	32%	29%	21%
Age 20-34	22%	25%	30%
Age 35-64	36%	37%	37%
Age 65+	9%	10%	12%
Median Age (years)	32.7	33.3	34.8
CONSUMER EXP	ENDITU	IRES (\$ thou	sands)
Apparel	\$3,169	\$20,804	\$355,657
Child Care	\$602	\$4,106	\$78,212
Computers & Accessories	\$369	\$2,494	\$45,757
Entertainment &	\$4,320	\$28,782	\$523,975
Recreation	4004	\$0.000	h104710
- Pets	\$994	\$6,636	\$124,712
Food at Home Food away from Home	\$8,883 \$4.535	\$58,612 \$30.412	\$1,020,897 \$554,981
Health Care	\$8,270	\$52,793	\$923,379
- Medical Care	\$2,823	\$18,161	\$320,629
Home Improvement	\$4,477	\$28,915	\$547,392
Household Furnishings	\$3,464	\$22,549	\$407,423
Personal Care	\$1,130	\$7,635	\$139,923
Vehicle Maint. & Repair	\$1,684	\$10,720	\$190,454
COMMUTING PR	EFEREN	ICE	
Drove alone	41%	38%	34%
Public transportation	31%	30%	27%
(excluding taxicab)			
Bicycle	0%	1%	3%
Walked	2%	4%	8%
Worked at home	16%	16%	21%
Other means	9%	13%	8%
MOBILITY			
Traffic Counts ¹	8,700	Martin L. King	Jr. Ave SE
		Firth Sterling A	
ESRI, 2024 1. Open Data DC - 20.	23 Traffic Volun	nes (rounded to ne	earest hundred)
CONTACT		:DN	1PFD

Office of the Deputy Mayor for Planning & Economic Development Sherif Ismail, Development Manager (202) 727-6365 • sherif.ismail@dc.gov dmped.dc.gov







BELLEVUE / SOUTH CAPITOL

Bellevue is an established residential neighborhood filled with community character and cultural significance. Community anchors such as the Conway Health and Resource Center-Community of Hope and the William O. Lockridge/Bellevue Library position Martin Luther King, Jr. Avenue and South Capitol Street for dynamic residential and economic growth.

RECENT NEIGHBORHOOD INVESTMENTS

- The redeveloped South Capitol Street Shopping Center site delivered 195 affordable units and 5,000 SF of retail space in 2020.
- The Well at Oxon Run opened in spring 2022 and is a 50,000 SF site comprising an urban farm, community garden, outdoor classroom, farm stand, performance pavilion, library, & installations by local artists.
- Livingston Place at Southern was completed in 2021 and is a five-story, 152-unit affordable senior assisted living facility.
- The 4.9-acre 156-unit Martin's View apartments property is slated to be redeveloped into 821 residential units with existing residents able to return to the new building(s).
- A new \$6 million Fort Greble Recreation Center is scheduled to be open in 2025.

GREAT STREETS RETAIL SMALL BUSINESS GRANTS

Martin Luther King, Jr. Avenue and South Capitol Street are designated Great Streets corridors. As funds become available, small businesses may apply for grants to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.

NEIGHBORHOOD ANCHORS

- William O. Lockridge/Bellevue Neighborhood Library
- Conway Health and Resource Center
- DC Department of Human Services Congress Heights Service Center
- Fort Greble Recreation Center





BELLEVUE / SOUTH CAPITOL



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	9,617	27,856	166,867
Daytime Population	7,501	35,273	192,707
Male	47%	46%	47%
Female	54%	54%	53%
High School Graduate +	89%	88%	91%
Bachelor's Degree +	19%	22%	44%
Graduate /	6%	11%	22%
Professional Degree			
HOUSEHOLDS			
Households (HH)	4,131	11,600	73,371
Average HH Size	2.3	2.3	2.2
Owner-occupied	21%	22%	34%
Renter-occupied	79%	78%	66%
Median Home Value	\$392,500	\$357,823	\$489,044
INCOME			
Average HH	\$65,020	\$74,113	\$120,500
Median HH	\$46,856	\$51,039	\$80,082
HH Income <\$50k	52%	49%	33%
HH Income \$50-\$75k	18%	17%	14%
HH Income \$75k+	30%	34%	53%
Average HH Disposable	\$49,160	\$54,576	\$81,534
AGE			
Age < 20	29%	30%	24%
Age 20-34	22%	23%	25%
Age 35-64	36%	35%	38%
Age 65+	13%	12%	13%
Median Age (years)	34.4	33.2	35.7
CONSUMER EXP	ENDITU	RES (\$ thous	ands)
Apparel	\$6,744	\$21,636	\$208,949
Child Care	\$1,303	\$4,260	\$44,968
Computers & Accessories	\$792	\$2,579	\$26,560
Entertainment & Recreation	\$9,412	\$30,083	\$309,452
- Pets	\$2,162	\$6,894	\$73,473
Food at Home	\$19,259	\$61,696	\$604,668
Food away from Home	\$9,768	\$31,545	\$323,202
Health Care	\$17,757	\$56,183	\$557,959
- Medical Care	\$6,087	\$19.264	\$193,387
Home Improvement	\$9,829	\$30,798	\$337,297
Household Furnishings	\$7,338	\$23,609	\$241,542
Personal Care	\$2,451	\$7,882	\$81,606
Vehicle Maint. & Repair	\$3,513	\$11,299	\$114,069
COMMUTING PR	EFEREN	CE	
Drove alone	50%	50%	47%
Public transportation	31%	28%	22%
(excluding taxicab)			
Bicycle	0% 0%	0%	1%
Walked		2%	3%
Worked at home	7%	9%	18%
Other means	12%	11%	10%
MOBILITY			
Traffic Counts ¹	14,300	South Capitol S	St
ESRI, 2024 1. Open Data DC - 20	23 Traffic Volume	es (rounded to nea	arest hundred)





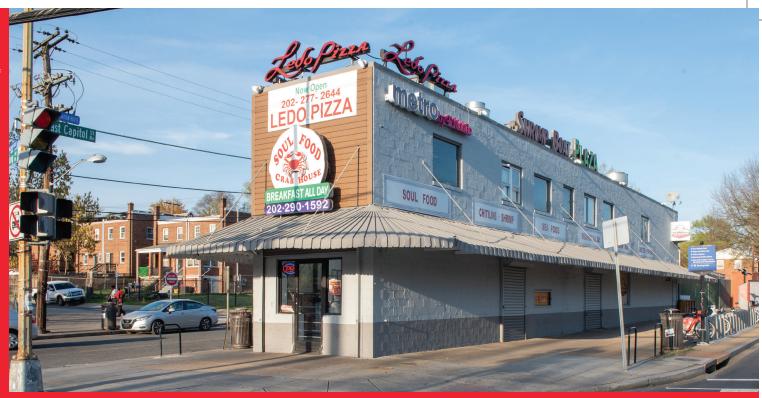






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BENNING ROAD / EAST CAPITOL STREET

Mixed-use development adjacent to the Benning Road Metrorail Station has brought affordable housing, neighborhood services, and retail space to the adjacent neighborhoods of Benning Heights, Capitol View, and Marshall Heights. Benning Road and East Capitol Street provide direct connections to Capitol Hill, Union Station, and the H Street NE corridor.

RECENT INVESTMENT

- Phase I of Crawford Landing delivered 28 new townhomes at 49th Street & East Capitol Street, SE in 2023.
- A fully modernized Capitol View Library was realized in 2019. This two-phased interior and exterior renovation includes a new façade, new public art, expanded space for children and teens, and a new computer training lab.
- The Conway Center is a 202-unit affordable residential building developed by So Others Might Eat (SOME) in 2018, and includes 37,600 SF for medical/dental uses and SOME administrative offices, as well as an employment training center and a sit-down deli.
- The renovated Shrimp Boat Plaza offers freshly made breakfast, lunch, and dinner menus, featuring Ledo's Pizza.

PIPELINE INVESTMENT

- The former site of an Industrial Bank is being redeveloped into The Residences at Benning Road, a six-story, 156-unit affordable assisted living facility. The project is scheduled to deliver in late 2024/early 2025.
- A proposed redevelopment plan calls for 4435 Benning Road, NE to be redeveloped into a 109-unit affordable residential building.

FLETCHER JOHNSON AT THE PARK

The 15.3-acre former middle school site (4650 Benning Rd SE) is slated to be redeveloped into an 879-unit mixed-income residential community with 45,000 SF of retail.







BENNING ROAD / EAST CAPITOL STREET



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	10,153	37,777	194,234
Daytime Population	7,650	31,021	159,476
Male	46%	45%	47%
Female	54%	55%	53%
High School Graduate +	90%	87%	91%
Bachelor's Degree +	28%	29%	39%
Graduate / Professional Degree	13%	14%	20%
HOUSEHOLDS			
Households (HH)	4,465	15,264	81,897
Average HH Size	2.2	2.4	2.3
Owner-occupied	35%	39%	46%
Renter-occupied	65%	61%	54%
Median Home Value	\$372,759	\$394,239	\$442,379
INCOME			
Average HH	\$77,837	\$83,712	\$111,582
Median HH	\$56,439	\$55,636	\$72,947
HH Income <\$50k	43%	44%	34%
HH Income \$50-\$75k	21%	19%	17%
HH Income \$75k+	36%	37%	49%
Average HH Disposable	\$57,045	\$59,471	\$75,487
AGE			
Age < 20	25%	26%	23%
Age 20-34	20%	21%	22%
Age 35-64	39%	38%	39%
Age 65+ Median Age (years)	16% 38.3	14% 36.6	15% 37.6
CONSUMER EX	DENIDITUD	EC (0.11	de)
	\$8,212	\$31,296	\$211,949
Apparel Child Care	\$1,724	\$6,203	\$45,629
Computers & Accessories	\$988	\$3,697	\$26,477
Entertainment & Recreation	\$12,169	\$44,726	\$320,600
- Pets	\$2,833	\$10,266	\$75,890
Food at Home	\$23,991	\$90,533	\$622,637
Food away from Home	\$12,296	\$45,799	\$326,534
Health Care	\$23,053	\$83,643	\$587,067
- Medical Care	\$7,905	\$28,712	\$202,955
Home Improvement	\$14,302	\$48,509	\$368,335
Household Furnishings	\$9,429	\$34,388	\$246,514
Personal Care	\$3,090	\$11,541	\$82,745
Vehicle Maint. & Repair	\$4,382	\$16,099	\$114,640
COMMUTING P	REFERENC	E	
Drove alone	50%	47%	46%
Public transportation (excluding taxicab)	33%	29%	24%
Bicycle	1%	0%	1%
Walked	1%	1%	2%
Worked at home Other means	11% 4%	13% 10%	16% 11%
outer mound	770	TO 10	1170
MOBILITY			
Traffic Counts ¹	19,300-26,000	East Capito	of St



CONTACT

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BROOKLAND

Brookland is bookended by the Brookland Arts Walk and Monroe Street Market to the west and its historic 12th Street neighborhood commercial node to the east. This area is well-served by transit options, notably a Red Line Metrorail station, and bisected by the Metropolitan Branch Trail. Further complemented by several universities and medical facilities, the mixture of institutional, retail and residential uses creates a community that is desirable, well-established, and forward-looking.

DESTINATION SHOPS + EATERIES

- Annie's Ace Hardware
- Busboys & Poets (restaurant)
- Cool Coffee (2023 opening)
- Juice Extractions (2024 opening)
- Ledo Pizza (restaurant)
- Made with Love (wellness & art shop, 2023 opening)
- Primrose (restaurant)
- Right Proper Brewing Production House + Tasting Room
- Taco City (restaurant)
- Yes! Organic Market (grocery)

THE FEARLESS FLYER HAS LANDED

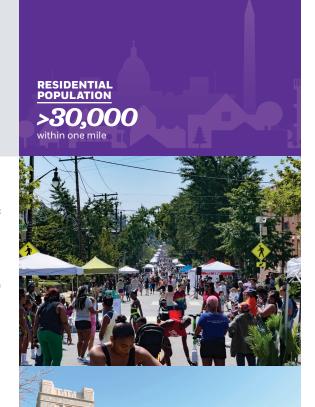
Trader Joe's will open a 14,600 SF grocery store in the Monroe Street Market mixed-use development (701 Monroe St., NE)

DEVELOPMENT PIPELINE

- 321 residential units and 21,700 SF of retail space will be constructed around the historic Brookland Lanes building (c. 1939).
- A planned unit development (PUD) application had been filed to construct 230 apartments at 901 Monroe St., NE.
- Catholic University opened the new 102,000 SF nursing & science building in 2024 which doubled the space for the Conway School of Nursing. Part of the project included a new multimodal campus gateway at the intersection of 7th Street & Michigan Avenue.

HOME TO FIVE HOSPITALS

- Children's National Hospital
- Hospital for Sick Children Pediatric Center
- National Rehabilitation Hospital
- Veteran's Administration Hospital
- Washington Hospital Center



BROOKLAND



	0-1/2 mi	0-1 mi	0-3 m
POPULATION			
Population	8,709	30,496	376,947
Daytime Population	8,235	27,888	407,032
Male	48%	47%	49%
Female	52%	53%	51%
	97%		
High School Graduate +		94%	92%
Bachelor's Degree +	74%	60%	65%
Graduate / Professional Degree	45%	34%	37%
HOUSEHOLDS			
Households (HH)	2,890	12,130	168,830
Average HH Size	2.3	2.3	2.2
Owner-occupied	51%	48%	39%
Renter-occupied	49%	52%	61%
Median Home Value	\$726,810	\$669,493	\$687,609
INCOME			
	¢102227	¢1/12 EC2	¢1E0 <i>C</i> 7′
Average HH	\$182,227	\$143,562	\$158,672
Median HH	\$138,901	\$97,647	\$107,799
HH Income <\$50k	20%	28%	23%
HH Income \$50-\$75k	8%	11%	12%
HH Income \$75k+	72%	61%	65%
Average HH Disposable	\$110,817	\$91,238	\$98,30
AGE			
Age < 20	17%	20%	18%
Age 20-34	37%	28%	34%
Age 35-64	35%	37%	379
Age 65+	11%	15%	119
Median Age (years)	33.2	35.7	34.4
CONSUMER EXF			
Apparel	\$11,438	\$39,185	\$606,850
Child Care	\$2,901	\$9,069	\$142,664
Computers & Accessories	\$1,563	\$5,177	\$81,710
Entertainment & Recreation	\$18,220	\$60,689	\$928,202
- Pets	\$4,507	\$14,700	\$226,028
Food at Home	\$33,816	\$116,245	\$1,769,838
Food away from Home	\$18,955	\$62,696	\$984,193
Health Care	\$30,069	\$103,490	\$1,568,53
- Medical Care	\$10.504	\$36.012	\$548,040
Home Improvement	\$20,708	\$67,910	\$990,309
Household Furnishings	\$13,762	\$46,001	\$712,025
Personal Care	\$4,831		
Vehicle Maint. & Repair	\$6,138	\$16,040 \$20,859	\$250,047 \$326,448
COMMUTING PR	REFEREN	ICE	
Drove alone	32%	41%	30%
Public transportation	21%	23%	24%
		2%	
-	001		49/
Bicycle	3%		
Bicycle	3% 7%	4%	10%
(excluding taxicab) Bicycle Walked Worked at home Other means			25%
Bicycle Walked Worked at home	7% 29%	4% 24%	25%
Bicycle Walked Worked at home Other means	7% 29% 8%	4% 24% 7%	25% 7%
Bicycle Walked Worked at home Other means	7% 29% 8% 15,000	4% 24% 7% Michigan Ave	25% 7% NE
Bicycle Walked Worked at home	7% 29% 8% 15,000 8,400	4% 24% 7%	

CONTACT

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CAPITOL HILL

For nearly 200 years, Capitol Hill has continued its reign as the federal government's commercial district, noted for charming architecture and shops, superb eateries, and iconic federal institutions. The quaint neighborhood is constantly in motion, from the bustle of Eastern Market to the hustle of Union Station. Pennsylvania Avenue's wide sidewalks provide a community anchor and a gathering space for local families, young staffers, and seasoned professionals.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Akeno Sushi Bar & Thai Restaurant
- Atlas Doghouse
- Barracks Row Joey's
- Bistro du Jour
- District of Columbia Physical Therapy
- Duffy's
- Hyde Speakeasy
- I Egg You
- Jabwemet Indian Kitchen
- Los Caballeros
- Lisa & Leroy
- Omakase@Barracks Row
- Pasha Cafe
- Peel Haus
- Peyton Sherwood
- Planta
- Pupatella Neapolitan Pizza
- Ruta Ukrainian Restaurant
- Sala Thai
- Union Kitchen
- Van Leewen Ice Cream

TOP RESTAURANTS

- Little Pearl (1 Michelin Star)
- Omakase @ Barracks Row (1 Michelin star)
- Pineapple and Pearls (1 Michelin Star)
- Rose's Luxury (1 Michelin Star)
- The Duck & The Peach (RAMMY Award: Pastry Chef of the Year: Rochelle Cooper)

EASTERN MARKET

As DC's oldest market, this neighborhood center remains a vibrant communal hub whose South Hall Merchants and year-round farmers market attract 500,000 annual visitors.

EASTERN MARKET METRO PARK

After a completed renovation in 2021, the redeveloped park space enjoys year-round programming with outdoor fitness classes, jazz summer concert series, chess tournaments and more.

OFFICE MARKET

- Existing Office SF: 1.1M
- Avg \$/SF/FS: \$47.65
- Vacancy Rate: 8.3%

RESIDENTIAL POPULATION

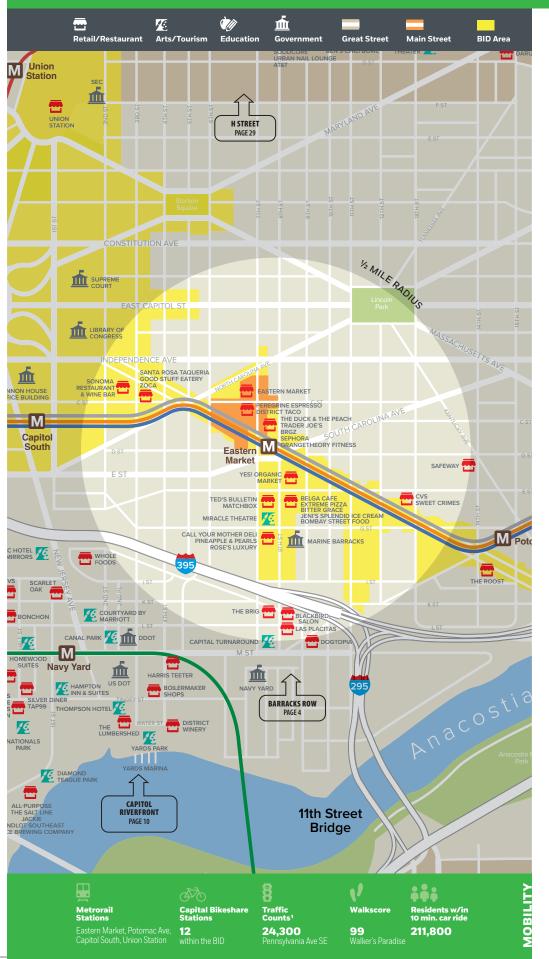
><u>56,000 w</u>ithin one mile





*CoStar (Q2 2024, within 0.5 miles)

CAPITOL HILL



	0-1/2 mi	0-1 mi	0-3 m
POPULATION			
Population	14,830	56,652	306,421
Daytime Population	15,382	79,798	667,572
Male	48%	49%	48%
Female	52%	51%	52%
High School Graduate +	99%	99%	94%
Bachelor's Degree +	88%	87%	65%
Graduate / Professional Degree	58%	52%	37%
HOUSEHOLDS			
Households (HH)	7,138	29,405	149,304
Average HH Size	2.0	1.9	2.0
Owner-occupied	50%	37%	31%
Renter-occupied	50%	63%	69%
Median Home Value	\$1,083,481	\$925,361	\$677,908
wiediai i ioine value	\$1,005,401	φ9ZJ,301	\$011,900
INCOME			
Average HH	\$229,535	\$212,266	\$151,318
Median HH	\$165,433	\$154,646	\$101,59
HH Income <\$50k	13%	11%	26%
HH Income \$50-\$75k	8%	8%	129
HH Income \$75k+	79%	81%	629
Average HH Disposable	\$131,411	\$124,330	\$93,57
AGE			
Age < 20	18%	15%	189
Age 20-34	31%	37%	35%
•			
Age 35-64	38%	38%	36%
Age 65+	14%	10%	11%
Median Age (years)	35.9	34.4	34.0
CONSUMER EX	PENDITU	RES (\$ thou	sands)
Apparel	\$36,504	\$141,302	\$530,283
Child Care	\$9,365	\$34,922	\$118,87
	\$4,800	\$18,989	\$69,290
Computers & Accessories			Ψ00,20¢
Computers & Accessories		\$21E 0E2	\$702 OC
Entertainment &	\$56,485	\$215,052	\$782,866
Entertainment & Recreation	\$56,485		
Entertainment & Recreation - Pets	\$56,485 \$13,717	\$52,276	\$187,312
Entertainment & Recreation	\$56,485		\$187,312
Entertainment & Recreation - Pets	\$56,485 \$13,717	\$52,276	\$187,312 \$1,518,704
Entertainment & Recreation - Pets Food at Home	\$56,485 \$13,717 \$104,819	\$52,276 \$403,239 \$230,271	\$187,312 \$1,518,704 \$836,293
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care	\$56,485 \$13,717 \$104,819 \$59,251 \$93,430	\$52,276 \$403,239 \$230,271 \$355,727	\$187,312 \$1,518,704 \$836,297 \$1,349,497
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care	\$56,485 \$13,717 \$104,819 \$59,251 \$93,430 \$32,548	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392	\$187,312 \$1,518,704 \$836,293 \$1,349,493 \$469,594
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement	\$56,485 \$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656	\$187,312 \$1,518,704 \$836,297 \$1,349,497 \$469,594 \$795,169
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings	\$56,485 \$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293	\$187,312 \$1,518,704 \$836,293 \$1,349,497 \$469,594 \$795,169 \$606,016
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care	\$56,485 \$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656	\$187,312 \$1,518,704 \$836,293 \$1,349,497 \$469,594 \$795,169 \$606,016
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings	\$56,485 \$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293	\$187,312 \$1,518,704 \$836,291 \$1,349,491 \$469,594 \$795,169 \$606,016 \$211,115
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care	\$56,485 \$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690	\$187,312 \$1,518,704 \$836,297 \$1,349,497 \$469,594 \$795,169 \$606,016 \$211,111 \$280,738
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair	\$56,485 \$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690	\$187,312 \$1,518,704 \$836,293 \$1,349,493 \$469,594 \$795,166 \$606,016 \$211,111 \$280,738
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair	\$56,485 \$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010 REFEREN 21%	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690	\$187,312 \$1,518,704 \$836,297 \$1,349,497 \$469,594 \$795,169 \$606,016 \$211,111 \$280,738
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation	\$56,485 \$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690	\$187,312 \$1,518,704 \$836,297 \$1,349,497 \$469,594 \$795,169 \$606,016 \$211,111 \$280,738
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation (excluding taxicab)	\$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010 REFEREN 24%	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690	\$187,31: \$1,518,704 \$836,29' \$1,349,49' \$469,594 \$795,169 \$606,010 \$211,111: \$280,738
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle	\$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010 REFEREN 21% 24%	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690 CE	\$187,31: \$1,518,70 \$836,29 \$1,349,49 \$469,594 \$795,166 \$606,010 \$211,11! \$280,738
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked	\$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010 REFEREN 24% 4% 17%	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690 CE 23% 26% 5% 14%	\$187,312 \$1,518,704 \$836,29; \$1,349,49; \$469,594 \$795,169; \$606,016 \$211,111; \$280,738; 279; 259; 49; 139;
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle	\$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010 REFEREN 21% 24%	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690 CE	\$187,312 \$1,518,704 \$836,291 \$1,349,491 \$469,594 \$795,169 \$606,016 \$211,115
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Pl Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home	\$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010 REFEREN 24% 4% 17% 27%	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690 CE 23% 26% 5% 14% 28%	\$187,31: \$1,518,704 \$836,29* \$1,349,49 \$469,594 \$795,168 \$606,011 \$211,111 \$280,738 279 259 49 139 249
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Pl Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home	\$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010 REFEREN 24% 4% 17% 27%	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690 CE 23% 26% 5% 14% 28%	\$187,31: \$1,518,704 \$836,29* \$1,349,49 \$469,594 \$795,168 \$606,011 \$211,111 \$280,738 279 259 49 139 249
Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	\$13,717 \$104,819 \$59,251 \$93,430 \$32,548 \$61,999 \$42,895 \$14,887 \$19,010 REFEREN 24% 4% 17% 27% 7%	\$52,276 \$403,239 \$230,271 \$355,727 \$124,392 \$223,656 \$165,293 \$58,009 \$74,690 CE 23% 26% 5% 14% 28%	\$187,31: \$1,518,704 \$836,29' \$1,349,49' \$469,594 \$795,164 \$606,014 \$211,111 \$280,734 2794 2594 494779

CONTACT

Eastern Market Main Street Judy Thomas, Program Manager (202) 853-9810 info@easternmarketmainstreet.org





CAPITOL RIVERFRONT

Capitol Riverfront, the fastest-growing neighborhood in the DC region over the past ten years, has emerged as a regional destination anchored by the Anacostia River, world-class parks, and two professional sports stadiums, Nationals Park and Audi Field. These amenities help to attract more than three million visitors to the 460-acre neighborhood each year. Central regional access via Metrorail, bus, and two interstate highways combined with proximity to the U.S. Capitol helps to propel steady development. Already thriving, the area is bursting with opportunity as new developments, including residential, office, hotel, and cultural projects, continue to break ground and deliver each year.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Barry's (fitness)
- · Beresovsky's Deli
- Duke's Grocery (restaurant)
- Hen Quarter (restaurant)
- Maman (bakery & cafe) • Pink Taco (restaurant)
- Small Door Veterinary
- Trouble Bird (cocktail bar)
- Warby Parker (eyeglasses)
- X-Golf (golf-simulator)

ENTERTAINMENT DESTINATION

- Nationals Park and Audi Field host professional baseball and soccer games respectively, plus a range of additional events throughout the year including concerts, outdoor movies, and more.
- The neighborhood's flagship public spaces, including Yards Park, Canal Park, Half Street SE, and the Anacostia Riverwalk Trail host a variety of year-round events including concerts, boat tours, a farmers' market, ice skating, fishing, and more.

NEIGHBORHOOD GROWTH

- The Stacks (101 V St., SW): Phase I will deliver 1.100 residential units, 40,000 SF of retail space, and a 180-room hotel in 2025.
- Vermeer (113 Potomac Ave., SW): The 13-story, mixed-use project delivered 501 residential units and 37,000 SF of retail space in Q4 2024. Gold's Gym signed a lease for 20,000 SE.
- J. Coopers Row (1319 South Capitol St., SW): The 11-story, 320-unit residential apartment building delivered in Q2 2024.
- Vela (Yards Parcel I), part of the 4.0 M SF Yards redevelopment, is an 11-story, 379-unit residential building with 16,000 SF of retail space that opened in 2023.

PRIVATE SECTOR OFFICE MARKET

- Existing Office SF: 3.7M Avg \$/SF/FS: \$58.42
- Vacancy Rate: 19.6%
- Proposed SF: 1.7M

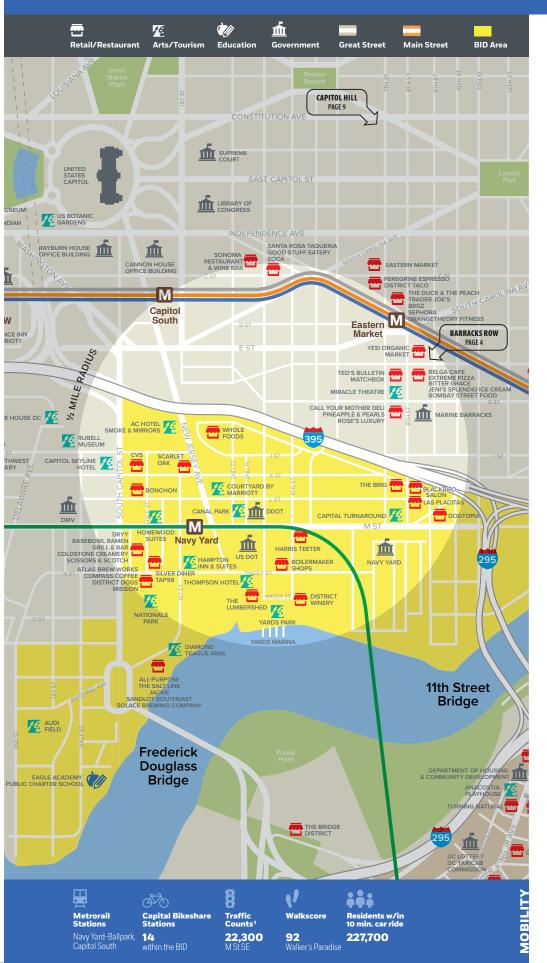
RESIDENTIAL POPULATION

>50,000 within one mile



[†]CoStar (2Q 2024, within 0.5 miles)

CAPITOL RIVERFRONT



	0-1/2 mi	0-1 mi	0-3 m
POPULATION			
Population	20,883	51,030	293,550
Daytime Population	43,508	83,881	680,370
Male	51%	49%	489
Female	49%	51%	529
	99%	97%	95%
High School Graduate +			
Bachelor's Degree +	90%	83%	67%
Graduate / Professional Degree	48%	48%	38%
HOUSEHOLDS			
Households (HH)	12,464	28,964	144,209
Average HH Size	1.6	1.7	1.
Owner-occupied	17%	28%	30%
Renter-occupied	83%	72%	70%
Median Home Value	\$837,595	\$806,288	\$687,58
INCOME			
Average HH	\$199,278	\$182,380	\$152,89
Median HH	\$150,991	\$131,394	\$103,21
HH Income <\$50k	9%	16%	269
HH Income \$50-\$75k	8%	9%	129
HH Income \$75k+	83%	75%	629
Average HH Disposable	\$119,684	\$110,417	\$94,51
AGE			
Age < 20	10%	13%	179
Age 20-34	48%	39%	360
Age 35-64	36%	38%	369
Age 65+	7%	10%	100
Median Age (years)	33.2	34.5	33.
CONSUMER EX	PENDITIII	DFC (\$ thou	cande)
Apparel	\$57,728	\$121,996	\$517,57
Child Care	\$13,415	\$28,526	\$116,05
Computers & Accessories	\$7,905	\$16,477	\$68,03
Entertainment &	\$85,601	\$182,214	\$763,59
Recreation	\$65,001	\$10Z,Z14	\$100,00
- Pets	\$20,772	\$44,132	\$182,83
Food at Home	\$163,435	\$348,340	\$1,480,40
Food away from Home			
Health Care	\$94,056	\$197,480	\$818,80 \$1,312,55
	\$142,930	\$305,497	
- Medical Care	\$50,148	\$106,892	\$457,04
Home Improvement	\$81,961	\$180,467	\$768,86
Household Furnishings	\$66,933	\$141,050	\$592,35
Personal Care Vehicle Maint. & Repair	\$23,741 \$31,127	\$49,881 \$65,028	\$206,57 \$274,74
<u> </u>			\$214,14
COMMUTING P	REFEREN 26%	CE 23%	260
Drove alone			269
Public transportation (excluding taxicab)	24%	25%	259
Bicycle	1%	5%	40
Walked	16%	15%	130
Worked at home	27%	27%	249
Other means	5%	5%	79
MODILITY			
MOBILITY	60	00 New Jers	ον Λνο ςΕ
			LY MVE JE
Traffic Counts ¹	10 600 222		
Traffic Counts ¹	18,600-22,3	00 MStSE	

CONTACT

Capitol Riverfront BID - Ted Jutras VP of Planning & Public Realm (202) 569-8436 • ted@capitolriverfront.org capitolriverfront.org

RIVERFRONT

10



CENTRAL 14TH STREET / COLORADO TRIANGLE

Between Rock Creek Park and the Georgia Avenue

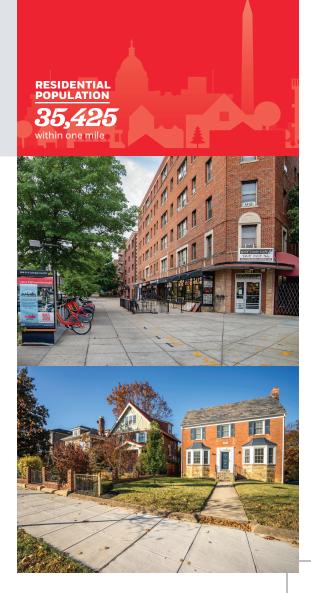
corridor is a small but densely populated neighborhood nestled around the intersection of 14th Street NW and Colorado Avenue. The collection of food and service-oriented retail around its central, triangle park includes Gold Coast Café & Market and Moreland's Tavern. This local watering hole and its menu aptly represent the surrounding community—welcoming, diverse, and authentic.

NEIGHBORHOOD DESTINATIONS

- Dining at Moreland's Tavern and Hedzole
- Shopping at 14th & Kennedy Farmer's Market (April-Nov)
- Staying active at Second Wind Crossfit
- Personal care at Rossy's Dominican Salon and Lewis Barbershop

GREAT STREETS + MAIN STREET

- 14th Street is a designated Great Streets corridor whose small businesses may apply for grants to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards of up to \$85,000.
- The corridor also receives support from the Uptown Main Street through communitybased economic development programs.



CENTRAL 14TH STREET / COLORADO TRIANGLE



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	11,161	35,425	329,671
Daytime Population	10,313	28,544	315,182
Male	49%	49%	48%
Female	51%	51%	52%
High School Graduate +	86%	91%	94%
Bachelor's Degree +	52%	57%	73%
Graduate /	30%	32%	44%
Professional Degree			
HOUSEHOLDS			
Households (HH)	3,927	12,831	148,273
Average HH Size	2.8	2.7	2.2
Owner-occupied	45%	55%	42%
Renter-occupied	55%	45%	58%
Median Home Value	\$780,618	\$714,615	\$803,706
INCOME			
Average HH	\$146,095	\$155,357	\$172,998
Median HH	\$85,520	\$100,420	\$116,179
HH Income <\$50k	26%	25%	20%
HH Income \$50-\$75k	20%	17%	12%
HH Income \$75k+	54%	58%	68%
Average HH Disposable	\$92,481	\$98,052	\$105,927
AGE			
Age < 20	26%	25%	18%
Age 20-34	20%	19%	31%
Age 35-64	40%	41%	37%
•			14%
Λαο 65±			
•	14% 37.2	15% 38.3	
Age 65+ Median Age (years) CONSUMER EX	37.2	38.3	35.7
Median Age (years) CONSUMER EXI	37.2	38.3	35.7
Median Age (years) CONSUMER EXI Apparel	37.2 PENDITU	38.3 IRES (\$ thou	35.7 sands) \$570,447
Median Age (years) CONSUMER EXI Apparel Child Care	37.2 PENDITU \$13,316	38.3 JRES (\$ thou \$44,531	35.7 (sands) \$570,447 \$137,265
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories	37.2 PENDITU \$13,316 \$2,936	38.3 JRES (\$ thou \$44,531 \$10,292	35.7 sands) \$570,447 \$137,265 \$77,130
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment &	37.2 PENDITU \$13,316 \$2,936 \$1,719	38.3 JRES (\$ thou \$44,531 \$10,292 \$5,845	35.7 sands) \$570,447 \$137,265 \$77,130
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment &	37.2 PENDITU \$13,316 \$2,936 \$1,719	38.3 JRES (\$ thou \$44,531 \$10,292 \$5,845	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363 \$217,498
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926 \$4,735	38.3 JRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476	38.3 JRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$13,312	35.7 \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730	38.3 IRES (\$thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927	35.7 \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508	38.3 IRES (\$thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927 \$117,916	35.7 \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927 \$117,916 \$41,043	35.7 \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895	35.7 \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895	35.7 \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair	37.2 \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895 \$18,223 \$23,361	35.7 \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair	\$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714	38.3 IRES (\$thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895 \$18,223 \$23,361	35.7 \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559 \$309,577
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation	37.2 \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895 \$18,223 \$23,361	35.7 \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559 \$309,577
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab)	37.2 \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714 REFEREN 40% 27%	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$13,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895 \$18,223 \$23,361	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559 \$309,577
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle	37.2 \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714 REFEREN 40% 27% 2%	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$13,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895 \$18,223 \$23,361	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559 \$309,577
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked	37.2 \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714 REFEREN 40% 27% 2% 2%	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927 \$117,916 \$41,043 \$80,375 \$18,223 \$23,361 ICE 40% 24% 2% 2%	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559 \$309,577
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle	37.2 \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714 REFEREN 40% 27% 2%	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$13,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895 \$18,223 \$23,361	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559 \$309,577
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home	37.2 \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714 REFEREN 40% 27% 2% 2% 22%	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$13,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895 \$18,223 \$23,361 ICE 40% 24% 2% 2% 23%	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559 \$309,577
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714 REFEREN 40% 27% 2% 2% 7%	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895 \$18,223 \$23,361 ICE 40% 24% 22% 23% 9%	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559 \$309,577 33% 25% 3% 7% 26% 7%
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714 REFEREN 40% 27% 2% 2% 7% 6,300	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$13,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895 \$18,223 \$23,361 ICE 40% 24% 29% 29% 23% 9%	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559 \$309,577 33% 25% 7% 26% 7%
Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	37.2 PENDITU \$13,316 \$2,936 \$1,719 \$19,926 \$4,735 \$39,476 \$20,730 \$33,508 \$11,639 \$21,124 \$14,932 \$5,315 \$6,714 REFEREN 40% 27% 2% 2% 7% 6,300 2,900	38.3 IRES (\$ thou \$44,531 \$10,292 \$5,845 \$69,329 \$16,788 \$133,312 \$70,927 \$117,916 \$41,043 \$80,375 \$51,895 \$18,223 \$23,361 ICE 40% 24% 22% 23% 9%	35.7 (sands) \$570,447 \$137,265 \$77,130 \$889,363 \$217,498 \$1,669,737 \$933,104 \$1,499,511 \$524,599 \$987,720 \$679,748 \$237,559 \$309,577 33% 25% 3% 7% 26% 7%



12,400 14th St NW

Uptown Main Street Gabriela Mossi, Executive Director (202) 270-1461 • info@uptownmainstreet.org uptownmainstreet.org







CENTRAL 14TH STREET / SPRING ROAD

Immediately north of Columbia Heights is a distinctive

concentration of ethnic restaurants and neighborhood service shops. Within these blocks along 14th Street, the linguistic diversity of business owners and residents is reflected in the signs and menus. This experience is open to all visitors who would prefer a five-minute walk from a Metrorail station instead of an international flight. A growing mix of new and historic mid-rise buildings houses a dedicated buy-local residential base committed to watching this commercial core thrive.

MINI MEXICO¹

Dubbed "Mini Mexico" by Washingtonian magazine, the neighborhood is home to a significant concentration of Mexican and Tex-Mex restaurants.

- Anafre
- Chicatana Fine Mexican
- Mezcalero
- Mi Casita Bakery
- Taqueria Habanero (Bib Gourmand)
- Tequila & Mezcal

GREAT STREETS + MAIN STREET

- The commercial area's designation as a Great Streets corridor allows its small businesses to apply for grant funds to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55M available with individual awards of up to
- The corridor also receives support from the Uptown Main Street through communitybased economic development initiatives.





1. Washingtonian (5/5/23)

CENTRAL 14TH STREET / SPRING ROAD



	0-1/2 mi	0-1 mi	0-3 m
POPULATION			
Population	24,625	69,100	402,73
Daytime Population	15,819	46,947	674,81
Male	51%	50%	480
Female	49%	50%	529
High School Graduate +	92%	93%	95
Bachelor's Degree +	72%	72%	760
Graduate / Professional Degree	42%	43%	460
HOUSEHOLDS			
Households (HH)	11,250	30,363	191,86
Average HH Size	2.1	2.2	2
Owner-occupied	32%	38%	390
Renter-occupied	68%	62%	610
Median Home Value	\$817,882	\$808,688	\$793,90
INCOME			
Average HH	\$169,093	\$170,148	\$173,53
Median HH	\$108,363	\$115,158	\$117,16
HH Income <\$50k	21%	21%	200
HH Income \$50-\$75k	15%	12%	110
HH Income \$75k+	64%	67%	680
Average HH Disposable	\$101,610	\$103,085	\$105,20
AGE			
Age < 20	16%	16%	160
Age 20-34	38%	37%	379
Age 35-64	37%	37%	350
Age 65+	9%	10%	130
Median Age (years)	33.8	33.9	34
CONSUMER EX			
Apparel	\$42,492	\$115,148	\$751,94
Child Care	\$10,519	\$28,299	\$178,53
Computers & Accessories	\$5,782	\$15,710	\$101,86
Entertainment & Recreation	\$65,625	\$178,414	\$1,152,66
- Pets	\$16,116	\$43,856	\$280,70
Food at Home	\$123,546	\$335,843	\$2,178,24
Food away from Home	\$69,740	\$189,233	\$1,225,14
Health Care	\$107,952	\$294,757	\$1,936,08
- Medical Care	\$37,714	\$103,024	\$677,59
Home Improvement	\$69,466		\$1,221,07
Household Furnishings	\$49,941	\$135,869	\$885,79
Personal Care	\$17,681	\$48,064	\$310,99
Vehicle Maint. & Repair	\$22,469	\$61,340	\$405,03
COMMUTING P	REFEREN	ICE	
Drove alone	22%	23%	26
Public transportation	32%	30%	24
(excluding taxicab)			
Bicycle	7%	6%	41
Walked	5%	7%	13
Worked at home	27%	27%	279
Other means	7%	6%	6
MOBILITY			
	2 500 5 600	Spring Rd NW	
Traffic Countal		Somma KO INVV	
Traffic Counts ¹	9,800		

CONTACT

Uptown Main Street Gabriela Mossi, Executive Director (202) 270-1461 • info@uptownmainstreet.org uptownmainstreet.org



CENTRAL 14TH STREET / WMATA NORTHERN BUS BARN

Characterized by small, independent businesses and the WMATA Bus Barn, this portion of 14th Street between Webster and Decatur Streets, NW has a charming neighborhood feel. With relatively wide sidewalks, an attractive streetscape, and an active business community, economic activity in this commercial node provides several opportunities for further development.

NEW NEIGHBORHOOD BUSINESSES

- Chimalli Mexican Cuisine
- Treehouse, a multi-disciplinary art gallery, music venue, and community space
- Zeke's Coffee, a small-batch roaster
- Fashion designer Yvette Croker's showroom and gallery
- Xelaju, a Guatemalan bakery

DEVELOPMENT PIPELINE

- The Northern Bus Garage (c. 1906) is undergoing a \$500 million rehabilitation resulting in a zero-emission bus facility able to accommodate a fleet of up to 150 electric buses. As part of the project, the 14th Street facade will be preserved and up to 27,500 SF of retail, office, or cultural space will be incorporated into the building.
- Dance Loft on 14th will be a new five-story, mixed-use building with 101 multi-family, mixed-income units, nearly 2,000 SF of restaurant space, and more than 11,000 SF of performing arts theater and studio space for the Moveius Ballet Company and other dance and performance groups.

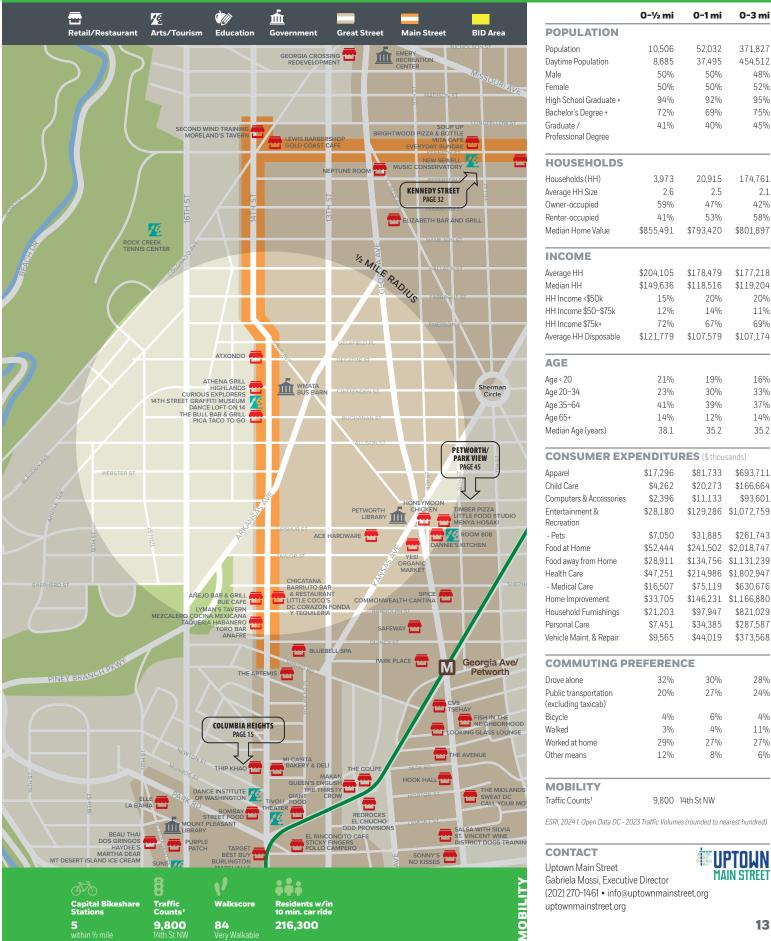
GREAT STREETS + MAIN STREET

- 14th Street is a designated Great Streets corridor whose small businesses may apply for grants to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards of up to \$85,000.
- The corridor also receives support from the Uptown Main Street through communitybased economic development programs.





CENTRAL 14TH STREET / WMATA NORTHERN BUS BARN



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	10,506	52,032	371,827
Daytime Population	8,685	37,495	454,512
Male	50%	50%	48%
Female	50%	50%	52%
High School Graduate +	94%	92%	95%
Bachelor's Degree +	72%	69%	75%
Graduate /	41%	40%	45%
Professional Degree	11.70	1070	10 /0
HOUSEHOLDS			
Households (HH)	3,973	20,915	174,761
Average HH Size	2.6	2.5	2.1
Owner-occupied	59%	47%	42%
Renter-occupied	41%	53%	58%
Median Home Value	\$855,491	\$793,420	\$801,897
INCOME			
Average HH	\$204,105	\$178,479	\$177,218
Median HH	\$149,636	\$118,516	\$119,204
HH Income <\$50k	15%	20%	20%
HH Income \$50–\$75k	12%	14%	11%
HH Income \$75k+	72%	67%	69%
Average HH Disposable	\$121,779	\$107,579	\$107,174
AGE			
Age < 20	21%	19%	16%
Age 20-34	23%	30%	33%
Age 35-64	41%	39%	37%
Age 65+	14%	12%	14%
Median Age (years)	38.1	35.2	35.2
CONSUMER EXF	PENDITU	RES (\$ thou	sands)
Apparel	\$17,296	\$81,733	\$693,711
Child Care	\$4,262	\$20,273	\$166,664
Computers & Accessories	\$2,396	\$11,133	\$93,601
Entertainment & Recreation	\$28,180	\$129,286	\$1,072,759
- Pets	\$7,050	\$31,885	\$261,743
Food at Home	\$52,444	\$241,502	\$2,018,747
Food away from Home	\$28,911	\$134,756	\$1,131,239
Health Care	\$47,251	\$214,986	\$1,802,947
- Medical Care	\$16,507	\$75,119	\$630,676
Home Improvement	\$33,705	\$146,231	\$1,166,880
Household Furnishings	\$21,203	\$97,947	\$821,029
Personal Care	\$7,451	\$34,385	\$287,587
Vehicle Maint. & Repair	\$9,565	\$44,019	\$373,568
COMMUTING PR	REFEREN	CE	
Drove alone	32%	30%	28%
Public transportation (excluding taxicab)	20%	27%	24%
Bicycle	4%	6%	4%
Walked	3%	4%	11%
Worked at home	29%	27%	27%
Other means	12%	8%	6%
MOBILITY			
Traffic Counts ¹	9,800	14th St NW	
ESRI, 2024 1. Open Data DC - 20	023 Traffic Volume	es (rounded to ne	earest hundred)
CONTACT			PTOWN
Uptown Main Street		M/	IN CTOFFT

Gabriela Mossi, Executive Director (202) 270-1461 • info@uptownmainstreet.org



CLEVELAND PARK

Named for former President Grover Cleveland, Cleveland Park hosts one of the District's historic and successful commercial districts established by a streetcar stop. Home to a Red Line Metrorail station, the area also boasts several local landmarks and civic institutions with the city's largest outdoor pedestrian plaza. The community's modest scale belies a high-density population that supports the Connecticut Avenue retail district, which offers a mix of local and national tenants including an urban-format Target.

SHOPPING & DINING ANCHORS

- Atomic Billiards (30+ years in business)
- Cleveland Park Bar and Grill (19 years in business)
- Femme Fatale DC
- Sababa (Bib Gourmand)
- Spices Asian Restaurant (30 years in business)
- Vace Italian Deli (48 years in business)

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Buffalo & Bergen (restaurant)
- Captain Cookie & the Milkman
- Daksin (restaurant)
- Dolan Coffee
- Fresh Baguette (restaurant)
- Little Blackbird Wine Bar
- Thai Love (restaurant)

COMMUNITY SPACES

- The \$19.7 million Cleveland Park Library (c. 2018) includes 26,700 SF of community educational space.
- Cleveland Park Farmers Market offers produce & artisanal goods on Saturdays (9 am - 1 pm, April - December)

GREAT STREETS + MAIN STREET

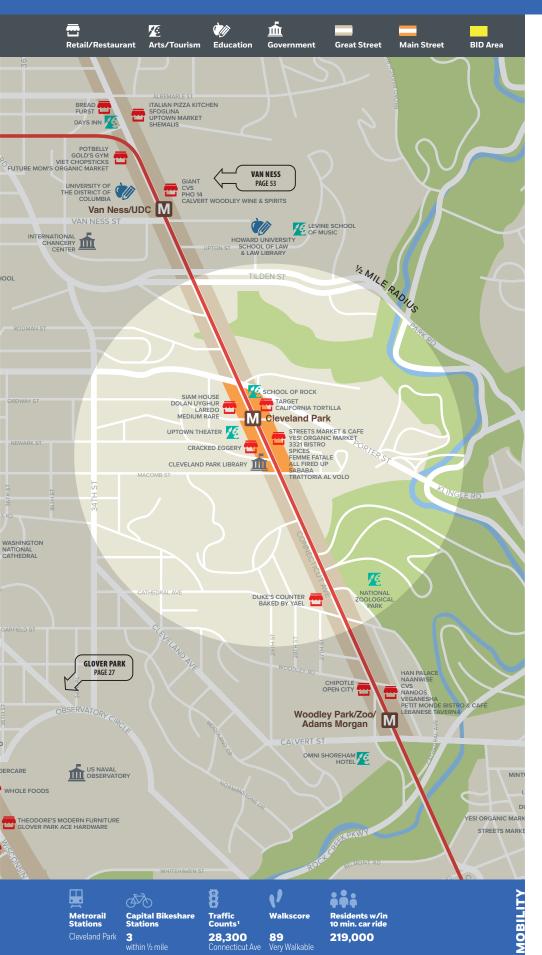
- Connecticut Avenue is a designated Great Streets corridor whose small businesses may apply for grants to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards of up to \$85,000
- The corridor also receives support from the Cleveland Park Main Street through community-based economic development programs.

ARTS & ENTERTAINMENT DISTRICT

- The founders of Artechouse have signed a 20-year lease and will transform the historic theater (c. 1936) into a new arts venue called UPTOWN Experiences.
- Artist Claire Sharp painted the first mural in Cleveland Park called "Flower Power" on the front of Spices Asian Restaurant.
- Ten endangered animal sculptures were installed on select lampposts between the Cleveland and Woodley Park Metrorail stations in 2024.



CLEVELAND PARK



Very Walkable

	0-1/2 mi	0-1 mi	0-3 m
POPULATION			
Population	8,943	28,809	353,449
Daytime Population	6,591	27,706	616,177
Male	45%	46%	48%
Female	55%	54%	52%
High School Graduate +	98%	98%	96%
Bachelor's Degree +	90%	90%	81%
Graduate / Professional Degree	57%	60%	51%
HOUSEHOLDS			
	E 427	1 5 0 0 0	1.07.101
Households (HH)	5,437	15,800	167,135
Average HH Size	1.6	1.8	2.0
Owner-occupied	38%	39%	42%
Renter-occupied	62%	61%	58%
Median Home Value	\$904,255	\$1,147,071	\$932,749
INCOME			
Average HH	\$185,718	\$197,121	\$189,682
Median HH	\$131.548	\$138,795	\$128,392
HH Income <\$50k	13%	14%	189
HH Income \$50-\$75k	9%		
		10%	119
HH Income \$75k+	79%	76%	71%
Average HH Disposable	\$113,573	\$117,636	\$113,085
AGE			
Age < 20	10%	13%	17%
Age 20-34	32%	32%	35%
Age 35-64	39%	38%	35%
Age 65+	19%	17%	13%
Median Age (years)	38.9	37.5	34.3
CONSUMER EXP	ENDITU	IDES (\$ thou	cando)
Apparel	\$22,918	\$69,963	\$707,870
Child Care	\$5,501	\$17,268	\$170,895
Computers & Accessories	\$3,133	\$9,489	\$95,952
Entertainment & Recreation	\$34,860	\$107,445	\$1,097,469
- Pets	\$8,504	\$26,217	\$267,742
Food at Home	\$65,544	\$200,374	\$2,051,370
Food away from Home	\$37,589	\$114,772	\$1,159,404
Health Care	\$58,171	\$178,225	\$1,842,302
- Medical Care	\$20,398	\$62,427	\$645,335
Home Improvement	\$35,908		\$1,196,955
Household Furnishings	\$27,049	\$82,791	\$842,319
Personal Care	\$9,511	\$29,000	\$294,316
Vehicle Maint. & Repair	\$12,429	\$37,553	\$383,496
COMMUTING PR	EFEREN	ICE	
Drove alone	25%	27%	26%
Public transportation	27%	28%	24%
(excluding taxicab)			
Bicycle	3%	4%	49/
Walked	3%	4%	13%
Worked at home	36%	33%	28%
Other means	6%	5%	6%
MOBILITY			
WINDILIT I			
Traffic Counts ¹ 27,6	500-28,300	Connecticut A	ve

CONTACT

District Bridges Cassandra Hetherington, Cleveland Park Main Street Director (202) 929-8124 • cpms@districtbridges.org districtbridges.org







COLUMBIA HEIGHTS

Anything is possible in Columbia Heights. From its dense residential communities to its lauded urban farm at Columbia Heights Green, this neighborhood also provides a wide spectrum of retail options. Large-format tenants combine along its dominant 11th and 14th Street corridors with local culinary powerhouses representing an almost countless number of cuisines. With Metrorail access and a buzzing arts scene ramping up, Columbia Heights continues to be one of the District's most compelling and commercially diverse neighborhoods.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Burlington (department store)
- · Cafe Cielo Bakery
- Canino (pet store)
- Dave's Hot Chicken (restaurant)
- Ledo's Pizza (restaurant)
- Lidl (grocery)
- Kookoo Restaurant and Lounge (Persian restaurant)
- Tivoli's Astounding Magic Supply Co.
- Tropical Smoothie Café
- Snipes (apparel)
- Spicebird (restaurant)
- Soca Cafe & Wine Bar
- Tamashaa Indian Restro Bar

HOME TO LARGE-FORMAT RETAILERS

- Best Buy
- Burlington
- Giant
- Lidl • Marshalls
- New York Sports Club
- Old Navy
- Target

TOP RESTAURANTS

- Makan (Bib Gourmand)
- Queen's English (Bib Gourmand)
- Thip Khao (Bib Gourmand in 2022)

PLACEMAKING

- The annual Columbia Heights Day community festival celebrates the area's artisans, businesses, and diversity.
- The Columbia Heights Civic Plaza hosts regular neighborhood events including the Columbia Heights Farmers Market and Salsa on the Plaza.

GREAT STREETS + MAIN STREET

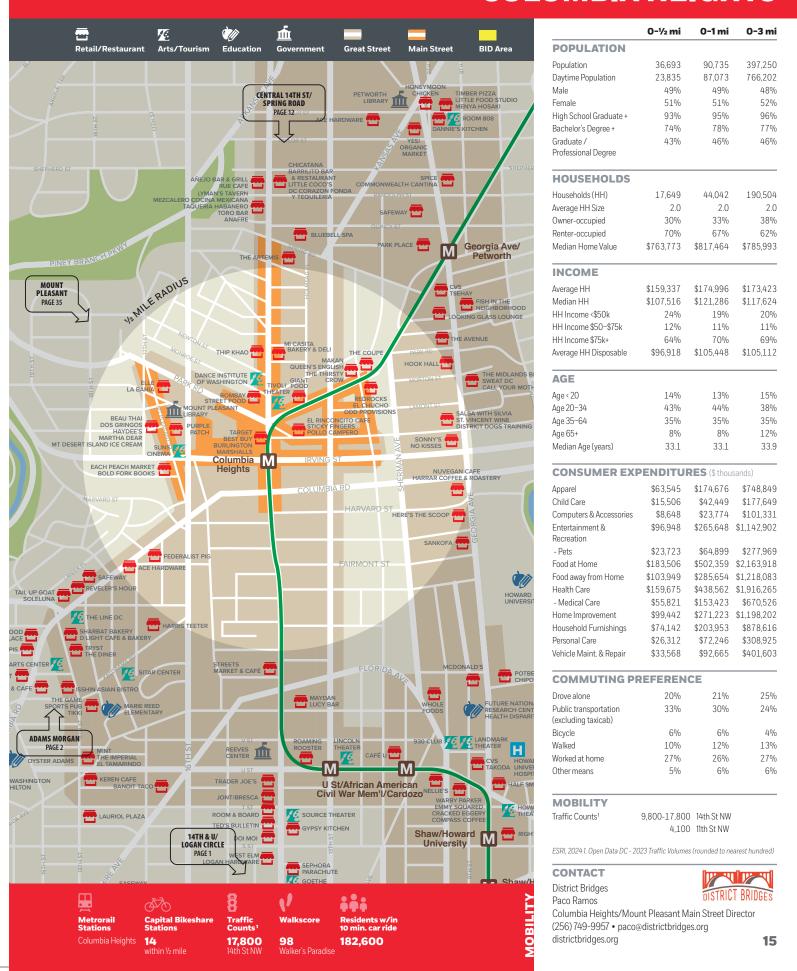
- The commercial corridors in the area are designated Great Streets corridors. As funds become available, small businesses may apply for grants for capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.
- The corridor receives support from the Columbia Heights/Mount Pleasant Main Street through community-based economic development programs.







COLUMBIA HEIGHTS





CONGRESS HEIGHTS / SAINT ELIZABETHS

Home to the 350-acre Saint Elizabeths East and West Campuses, the Entertainment & Sports Arena, the 3,700-employee U.S. Coast Guard headquarters, and the new consolidated offices of the Department of Homeland Security, Congress Heights will be an epicenter for future business opportunities.

SYCAMORE & OAK

The new 22,000 SF retail village located on the St. Elizabeths East campus is home to 13 local businesses offering products and services such as streetwear brands, beauty & skincare shops, art boutiques, a fitness operator, food vendors, and a fresh food market.

AN ENTERTAINMENT DESTINATION

The 4,200-seat Entertainment & Sports Arena (ESA), located on the St. Elizabeths East Campus, opened in 2018 and home to the 2019 WNBA Champion Washington Mystics, the practice facility for the Washington Wizards, and a versatile venue that hosts concerts, festivals, and sporting events.

NEW HOSPITAL

The \$375 million Cedar Hill Regional Medical Center managed by George Washington University includes a state-of-the-art 136-bed, full-service hospital, an ambulatory pavilion for physician offices, clinics and community space, and a helipad for emergency transports. The hospital will open in early 2025.

5 MILLION SF REDEVELOPMENT AT SAINT ELIZABETHS EAST

- The Max Robinson Center is a newly constructed 120,000 SF office & medical facility occupied by Whitman-Walker Health and Whitman-Walker Health System.
- The District Towns at St. Elizabeths East delivered 88 3BR-unit residential townhomes in 2022-2023.
- The 3.4-acre Parcel 7 will be redeveloped by St. Elizabeths Legacy Partners into 124,300 SF of office space, anchored by a DC government agency, along with 29,300 SF retail space, 278 affordable multifamily units, and 18 townhomes.

GREAT STREETS RETAIL SMALL BUSINESS GRANTS

Martin Luther King, Jr. Avenue is a designated Great Streets corridor. As funds become available, small businesses may apply for grants for capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.





CONGRESS HEIGHTS / SAINT ELIZABETHS



7,851 7,126 48%	26,187 23,868	194,165
7,126		194,165
	23868	
/ı Q0/ _~	20,000	236,222
4070	46%	47%
52%	54%	53%
92%	88%	92%
29%	22%	47%
16%	12%	25%
3.328	10.090	89,871
2.2		2.1
		30%
		70%
\$364,085	\$353,860	\$455,965
¢100140	♦ 70 F7F	¢1107F4
		\$119,751
		\$80,263
		32%
	15%	15%
42%	32%	53%
\$68,672	\$53,325	\$79,529
26%	30%	23%
		27%
		38%
		13%
36.7	33.9	35.1
PENDITUI	RES (\$ thous	ands)
		\$255,821
		\$54,763
		\$32,625
		\$375,912
		\$89,106
		\$736,929
\$11,933	\$26,987	\$395,752
\$21,690	\$49,084	\$675,041
\$7,447	\$16,816	\$234,097
\$13,279	\$27,439	\$398,745
\$9,048	\$20,346	\$293,534
\$3,004	\$6,780	\$99,837
\$4,225	\$9,718	\$138,602
REFEREN	CE	
		41%
		26%
	42%	20%
1%	0%	2%
2%	1%	5%
21%	12%	17%
5%	8%	9%
8 200 9 700) Martial Via	a Ir Ava CE
		-
	3,328 2,2 36% 64% \$364,085 \$100,148 \$60,935 42% 16% 42% \$68,672 26% 21% 39% 14% 36.7 PENDITUI \$7,848 \$1,674 \$974 \$11,642 \$2,742 \$23,000 \$11,933 \$21,690 \$7,447 \$13,279 \$9,048 \$3,004 \$4,225 REFEREN 34% 39% 1% 2% 21% 5%	3,328 10,090 2.2 2.5 36% 26% 64% 74% \$364,085 \$353,860 \$100,148 \$73,575 \$60,935 \$46,613 42% 52% 16% 15% 42% 32% \$68,672 \$53,325 26% 30% 21% 22% 39% 35% 14% 13% 36.7 33.9 PENDITURES (\$thous \$7,848 \$18,432 \$1,674 \$3,597 \$974 \$2,195 \$11,642 \$26,010 \$2,742 \$6,014 \$23,000 \$53,008 \$11,933 \$26,987 \$21,690 \$49,084 \$7,447 \$16,816 \$13,279 \$27,439 \$9,048 \$20,346 \$3,004 \$6,780 \$4,225 \$9,718 REFERENCE 34% 36% 39% 42% 1% 0% 2% 1% 21% 0%

CONTACT

Destination Congress Heights Wendell Quann, Project Director (202) 563-5200 • quann@chctdc.org chctdc.org





DEANWOOD

Historically an entertainment hub for African-American neighborhoods, this community is highly regarded for its collection of homes designed by Black architects H.D. Woodson and Lewis Giles, Sr. With new development on the horizon, Deanwood is expecting residential deliveries as well as new retail, office, and civic spaces.

NEW RESIDENTIAL DEVELOPMENT

- The Strand Residences delivered in 2022 adjacent to the historic Strand Theater and feature 86 affordable residential units. The historic theater was transformed into a new restaurant. The Strand.
- Providence Place, a new 93-unit affordable housing development located at 50th & Fitch Streets, opened in 2022.
- 11Hundred Apartments, located at 1100 Eastern Avenue NE, opened in 2021 and is a mixed-use multi-family residential building with 63 affordable residential units and 3,600 SF of ground floor retail space.
- H.R. Crawford Gardens (737 50th St., NE) will be a six-story, 76-unit affordable residential building. The project is scheduled to deliver in late 2024/early 2025.

NEW RESTAURANTS

- The 150-seat The Strand (5131 Nannie Helen Burroughs Ave., NE), by Fish & Fire Group (Ivy City Smokehouse, The Point), opened in late 2024 in the historic Strand Theater.
- The Deanwood Deli (4505 Sheriff Road, NE) opened in June 2023.

GREAT STREETS

Nannie Helen Burroughs is a designated Great Streets corridor. As funds become available, small businesses may apply for grants for capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.







DEANWOOD

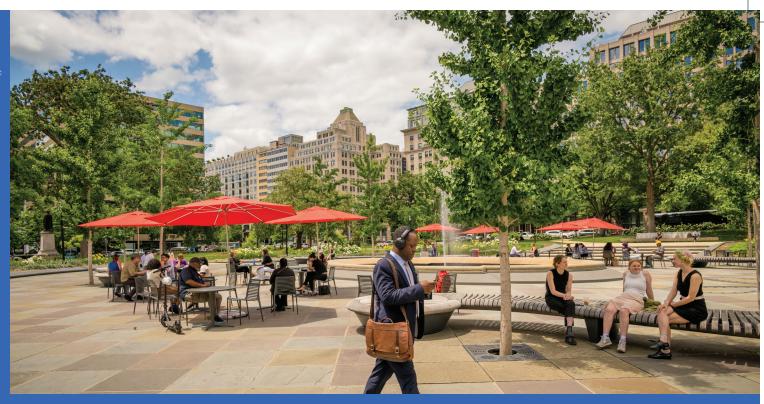


	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	9,342	32,121	191,528
Daytime Population	8,591	27,231	155,755
Male	45%	46%	47%
Female	55%	54%	53%
High School Graduate +	87%	88%	90%
Bachelor's Degree +	28%	29%	36%
Graduate /	16%	14%	17%
Professional Degree			
HOUSEHOLDS			
Households (HH)	3,246	12,551	76,769
Average HH Size	2.5	2.4	2.4
Owner-occupied	45%	38%	48%
Renter-occupied	55%	62%	52%
Median Home Value	\$424,590	\$399,378	\$430,347
INCOME			
Average HH	\$84.542	\$81,550	\$105.749
Median HH	\$57,022	\$54,758	\$72.156
HH Income <\$50k	40%	45%	34%
HH Income \$50-\$75k	25%	18%	17%
HH Income \$75k+	35%	36%	49%
Average HH Disposable	\$59,987	\$58,586	\$73,322
AGE			
Age < 20	23%	26%	24%
Age 20-34	23%	20%	24%
Age 35-64	41%	38%	39%
Age 65+	14%	14%	15%
Median Age (years)	38.0	36.3	37.3
CONSUMER EX			
Apparel	\$6,799	\$24,962	\$187,171
Child Care	\$1,369	\$5,067	\$40,453
Computers & Accessories	\$787	\$2,959	\$23,604
Entertainment & Recreation	\$9,551	\$35,846	\$284,977
- Pets	\$2,168	\$8,249	\$67,755
Food at Home	\$19,368	\$71,743	\$552,813
Food away from Home	\$9,759	\$36,653	\$289.966
Health Care	\$17,366	\$66,622	\$519,320
- Medical Care	\$5,983	\$22,932	\$179,826
Home Improvement	\$10,258	\$39,732	\$330,573
Household Furnishings	\$7,178	\$27,566	\$218,728
Personal Care	\$2,464	\$9,223	\$73,700
Vehicle Maint. & Repair	\$3,298	\$12,900	\$101,815
COMMUTING P	REFEREN	NCE	
Drove alone	48%	47%	50%
	29%	28%	21%
Public transportation (excluding taxicab)	29%	20%	Z170
Bicycle	0%	1%	1%
Walked	1%	2%	2%
Worked at home	8%	12%	15%
Other means	15%	11%	11%
MOBILITY	7.000 4===:	M	1 4 100
Traffic Counts ¹		Nannie Helen Bu	-
		Division Ave N	E
	7,100	Sheriff Rd NE	
ESRI, 2024 1. Open Data DC	2023 Traffic Volun	nes (rounded to ne	arest hundred)

CONTACT

Washington DC Economic Partnership Derek Ford, President & CEO (202) 661-8670 • dford@wdcep.com wdcep.com





DOWNTOWN DC

At the heart of the nation's capital, Downtown DC is where all aspects of life in the District coalesce: business and recreation, hospitality and tourism, culture and entertainment. Here, global and national interests intersect with local enterprise. As the third-largest office market in the U.S. shakes off the effects of the pandemic, signs of fresh energy in Downtown DC abound, including new museums and destination dining, the stunning revitalization of historic Franklin Park, and multiple residential projects in development — the first housing built in the central business district in over a decade.

CAPITAL ONE ARENA \$800M TRANSFORMATION

The arena will undergo an extensive modernization and expansion, keeping the Wizards (NBA) and Capitals (NHL) in downtown through at least 2050. The city will provide a \$515M investment and Monumental Sports & Entertainment will contribute \$285M to the project.

DINING, SHOPPING + ENTERTAINMENT

- 142 destination restaurants (10 opened in 2023)
 - o 4 Michelin-star restaurants
- 5 Bib Gourmand restaurants68 destination retailers
- 13 museums
- 8 theater and performance venues
- Capital One Arena
- Walter E. Washington Convention Center

NEW HOME FOR HIGHER-EDUCATION

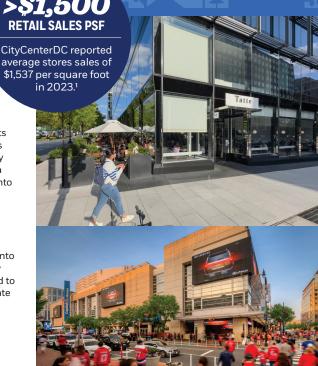
- Duke, NYU, Purdue, University of Texas, and the University of Maryland have established satellite campuses in Downtown.
- John Hopkins University has consolidated various programs such as its School of Advanced International Studies and Carey Business School into the newly renovated 420,000 SF 555 Pennsylvania Avenue. The university invested \$570M into the renovations.
- Georgetown University continues the expansion of its Capital Campus with the opening of the McCourt School of Public Policy in 2024 and the 230,000 SF 111 Massachusetts Ave. will be transformed into a multi-use education facility in 2025. By 2029/30 the Capital Campus is expected to be home to 9,800 students (87% graduate enrollments) and 1,750 staff.

OFFICE MARKET[†]

- Existing Office SF: 38.6 million
- Avg \$/SF/FS: \$56.95
- Vacancy Rate: 17.4%
- SF Under Construction: 400,000 SF

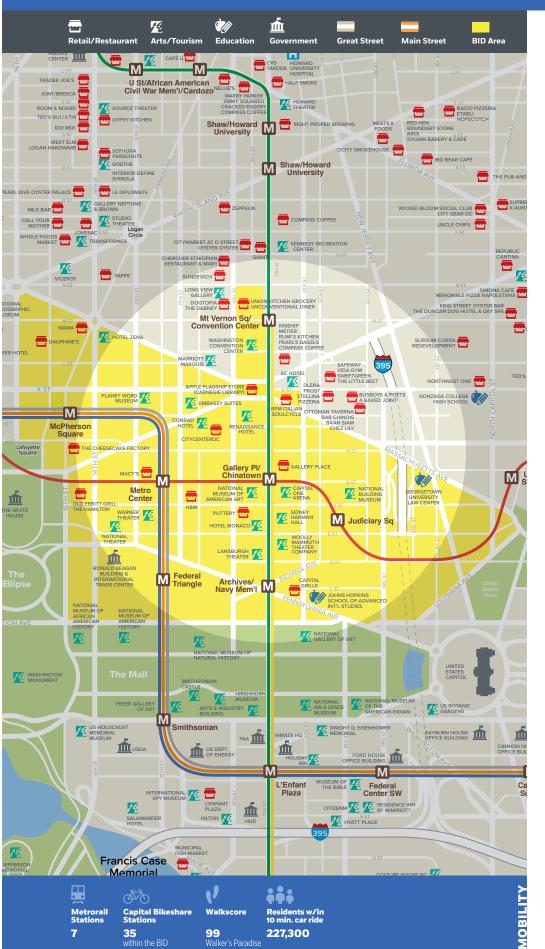
RESIDENTIAL POPULATION

~52,000 within one mile



CoStar (Q2 2024, within 0.5 miles) 1. DowntownDC BID (2023 State of Downtown)

DOWNTOWN DC



	0-1 mi	0-5 mi	0-20 mi
POPULATION			
Population	51,962	826,159	4,068,966
Daytime Population	291,587		4,484,651
Male	50%	48%	49%
Female	50%	52%	51%
High School Graduate +	96%	94%	93%
Bachelor's Degree +	79%	69%	60%
Graduate /	46%	40%	32%
Professional Degree			
HOUSEHOLDS			
Households (HH)	30,263	387,193	1,586,800
Average HH Size	1.7	2.0	2.5
Owner-occupied	23%	36%	57%
Renter-occupied	77%	64%	44%
Median Home Value	\$714,387	\$734,563	\$655,425
INCOME			
Average HH	\$168,509	\$161,358	\$173,395
Median HH	\$118,695	\$109,325	\$120,281
HH Income <\$50k	21%	23%	19%
HH Income \$50-\$75k	10%	12%	11%
HH Income \$75k+	69%	65%	70%
Average HH Disposable	\$102,231	\$100,340	\$110,768
AGE			
Age < 20	9%	18%	23%
Age 20-34	47%	35%	23%
Age 35-64	35%	36%	39%
Age 65+	9%	12%	15%
Median Age (years)	33.5	34.2	37.7
CONSUMER EX	PENDITU	IRES (\$ thou	sands)
Apparel	\$119,320	\$1,431,467	\$5,926,766
Child Care	\$27,286		\$1,430,645
C 1 0 A	¢1 C 2 4 O		

Apparel	\$119,320	\$1,431,467	\$5,926,766
Child Care	\$27,286	\$330,690	\$1,430,645
Computers & Accessories	\$16,240	\$190,743	\$792,385
Entertainment & Recreation	\$175,817	\$2,165,545	\$9,637,170
- Pets	\$42,548	\$523,659	\$2,361,720
Food at Home	\$338,342	\$4,137,977	\$17,624,510
Food away from Home	\$193,067	\$2,301,297	\$9,777,277
Health Care	\$294,401	\$3,701,236	\$16,834,416
- Medical Care	\$103,163	\$1,292,109	\$5,892,413
Home Improvement	\$166,857	\$2,287,364	\$12,268,154
Household Furnishings	\$137,328	\$1,671,604	\$7,402,667
Personal Care	\$48,779	\$582,939	\$2,493,785
Vehicle Maint. & Repair	\$63,946	\$771,066	\$3,397,095

COMMUTING PREFERENCE

Drove alone	17%	32%	53%
Public transportation (excluding taxicab)	20%	24%	12%
Bicycle	3%	3%	1%
Walked	27%	10%	4%
Worked at home	28%	25%	21%
Other means	6%	7%	9%

MOBILITY

Downtown has seven Metro stations on all six lines:

- Metro Center
- Archives Navy Memorial -Penn Quarter
- McPherson Square
- Mt Vernon Square 7th St -Convention Center
- Gallery Place Chinatown
- Judiciary Square
- Federal Triangle

ESRI, 2024

CONTACT

Mark Simpson, Director of Planning & Economic Development, DowntownDC BID • (202) 638-3232 18 marks@downtowndc.org • downtowndc.org



DUPONT CIRCLE

Dupont Circle is one of the District's international centers,

a cosmopolitan neighborhood with a welcoming European ambiance. Known as the city's gathering place, Dupont Circle is a vibrant blend of local retailers and restaurants, art galleries and museums, lively arts programming, historic architecture, embassies, and gilded mansions. Over the next few years, the District Department of Transportation will be making a \$25 million investment to build Dupont Plaza over the down ramp over Connecticut Avenue. Extensive streetscape enhancements of the surrounding sidewalks will be included.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Amparo (restaurant)
- Alero's (restaurant)
- Bon Beke's Bakehouse & Grill
- Bread Furst (bakery)
- Echo Box Karaoke & Bar
- Gemini × Happy Ice Cream (wine + ice cream bar)
- Panera Bread (restaurant)
- Press Club Cocktail Bar
- Spot of Tea (cafe)
- Streets Market (grocery)
- Thaiverse (restaurant)
- Three Fifty Bakery & Coffee
- Valley Brook Tea (cafe)

LOCAL ITINERARY

Visitors to Dupont Circle can stay in more than 10 hotels, dine at DC favorites such as The Pembroke, Al Tiramisu, and Bistro du Coin; see 70+ embassies around the Circle and along nearby Embassy Row, and enjoy world-class art exhibitions at the Phillips Collection, Heurich House Museum, Dupont Underground, and Hillyer Art Space.

ANNUAL EVENTS

- Year Round: Farmers Market every Sunday morning, First Friday Art Walk
- Fall: Art All Night, High Heel Race
- Winter: Holiday Celebration in the Circle, Holiday Markets (The Heurich House Museum's Annual Christkindlmarkt and Dupont Circle Main Street's Holiday Pop-Up)
- Spring: Pride Parade
- Summer: 17th Street Festival, Music in the Circle Concert Series

PUBLIC SPACE

- The neighborhood is home to Dupont Circle Park and several parklets, expanded sidewalk cafés, and two streateries.
- The District will invest at least \$25 million in the creation of Dupont Plaza, a flexible public space along Connecticut Avenue from Dupont Circle to California Street.

OFFICE MARKET

- Existing Office SF: 20.9M
- Avg \$/\$F/FS: \$53.30
- Vacancy Rate: 25.6%

DAYTIME POPULATION >81,000 within one mile



[†]CoStar (Q2 2024, within 0.5 miles)

DUPONT CIRCLE



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	22,347	81,910	388,498
Daytime Population	73,951	256,673	829,530
Male	49%	48%	48%
Female	51%	52%	52%
High School Graduate +	99%	98%	97%
Bachelor's Degree +	93%	89%	82%
Graduate / Professional Degree	56%	54%	49%
HOUSEHOLDS			
Households (HH)	14,064	46,752	199,055
Average HH Size	1.5	1.6	1.8
Owner-occupied	34%	33%	33%
Renter-occupied	66%	67%	67%
Median Home Value	\$744,664	\$846,659	\$855,620
INCOME			
Average HH	\$179,072	\$182,592	\$179,399
Median HH	\$123,540	\$124,985	\$124,056
HH Income <\$50k	15%	17%	18%
HH Income \$50–\$75k	10%	11%	10%
HH Income \$75k+	75%	72%	72%
Average HH Disposable	\$108,459	\$109,339	\$108,492
AGE			
Age < 20	6%	10%	13%
Age 20-34	49%	47%	42%
	35%	33%	34%
•			
Age 35–64 Age 65+ Median Age (years)	10% 33.8	10% 33.0	11% 33.3
Age 65+ Median Age (years)	10% 33.8	10% 33.0	33.3
Age 65+ Median Age (years) CONSUMER EXI	10% 33.8 PENDITU	10% 33.0	33.3 sands)
Age 65+ Median Age (years) CONSUMER EXI Apparel	10% 33.8 PENDITU \$58,581	10% 33.0 IRES (\$ thou \$197,306	33.3 sands) \$814,814
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care	10% 33.8 PENDITU \$58,581 \$13,584	10% 33.0 IRES (\$ thou \$197,306 \$46,128	33.3 sands) \$814,814 \$193,394
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories	10% 33.8 PENDITU \$58,581	10% 33.0 IRES (\$ thou \$197,306	33.3
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment &	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025	10% 33.0 IRES (\$ thou \$197,306 \$46,128 \$27,056	33.3 sands) \$814,814 \$193,394 \$111,013 \$1,232,836
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791	10% 33.0 \$197,306 \$46,128 \$27,056 \$294,353	33.3 sands) \$814,814 \$193,394 \$111,013
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791 \$21,058	10% 33.0 \$197,306 \$46,128 \$27,056 \$294,353 \$71,372	33.3 \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789	10% 33.0 IRES (\$ thou \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600	33.3 \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437	10% 33.0 \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904	33.5 sands) \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988	10% 33.0 \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162	33.3 \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875	10% 33.0 \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969	33.3 \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care	10% 33.8 \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$82,885 \$67,906 \$24,091	10% 33.0 \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673 \$81,149	33.3 \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572 \$336,435
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care	10% 33.8 PENDITU \$58,581 \$13,584 \$80,25 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$82,885 \$67,906	10% 33.0 \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673	33.3 sands) \$814,814 \$193,394 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$82,885 \$67,906 \$24,091 \$31,609	10% 33.0 \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673 \$81,149 \$106,332	33.3 \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572 \$336,435 \$437,598
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone	10% 33.8 \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$82,885 \$67,906 \$24,091 \$31,609	10% 33.0 \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673 \$81,149 \$106,332	33.3 sands) \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572 \$336,435 \$437,598
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab)	10% 33.8 \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$82,885 \$67,906 \$24,091 \$31,609 \$23%	10% 33.0 \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673 \$81,149 \$106,332	33.3 sands) \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572 \$336,435 \$437,598
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$67,906 \$24,091 \$31,609 REFEREN 23%	10% 33.0 IRES (\$thou \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673 \$81,149 \$106,332	33.3 sands) \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572 \$336,435 \$437,598 23% 25%
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$82,885 \$67,906 \$24,091 \$31,609 REFEREN 4% 23%	10% 33.0 IRES (\$thou \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673 \$81,149 \$106,332 ICE 15% 22% 4% 26%	33.3 sands) \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572 \$336,435 \$437,598 23% 25% 4% 15%
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$67,906 \$24,091 \$31,609 REFEREN 23%	10% 33.0 IRES (\$thou \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673 \$81,149 \$106,332	33.3 \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572 \$336,435 \$437,598
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	10% 33.8 PENDITU \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$82,885 \$67,906 \$24,091 \$31,609 REFEREN 4% 23% 4% 27% 30%	10% 33.0 IRES (\$thou \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673 \$81,149 \$106,332	33.3 sands) \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572 \$336,435 \$437,598 23% 25% 4% 15% 28%
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home	10% 33.8 \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$82,885 \$67,906 \$24,091 \$31,609 \$23% 4% 27% 30% 4%	10% 33.0 IRES (\$thou \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673 \$81,149 \$106,332	33.3 sands) \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572 \$336,435 \$437,598 23% 25% 4% 15% 28%
Age 65+ Median Age (years) CONSUMER EXI Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	10% 33.8 \$58,581 \$13,584 \$8,025 \$86,791 \$21,058 \$165,789 \$95,437 \$144,988 \$50,875 \$82,885 \$67,906 \$24,091 \$31,609 \$23% 4% 27% 30% 4%	10% 33.0 IRES (\$ thou \$197,306 \$46,128 \$27,056 \$294,353 \$71,372 \$559,600 \$321,904 \$490,162 \$171,969 \$286,173 \$229,673 \$81,149 \$106,332 ICE 15% 22% 4% 26% 28% 4%	33.3 sands) \$814,814 \$193,394 \$111,013 \$1,232,836 \$299,992 \$2,334,498 \$1,329,780 \$2,055,337 \$720,042 \$1,251,102 \$953,572 \$336,435 \$437,598 23% 25% 4% 15% 28%

Dupont Circle Business Improvement District
Bill McLeod, Executive Director • (202) 525-4687
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EAST CAPITOL STREET / CAPITOL GATEWAY

A geography-defining entryway into the District, East Capitol Street is more than its spectacular vistas. The street forms a unifying corridor for the Benning, Lincoln Heights, Fort Dupont, and Marshall Heights neighborhoods, among others. With proximity to the Capitol Heights Metrorail Station and a short drive to major highways I-95, I-295, and I-495, the neighborhood offers superior regional access.

COMMUNITY ANCHORS

- Delivered in 2018, the Marvin Gaye Recreation Center features a music room. teaching kitchen, art gallery space, tech lounge, and fitness center.
- In 2015, the University of the District of Columbia partnered with District and federal agencies, local organizations, and residents to convert a three-acre site at East Capitol Street and Southern Avenue into the East Capitol Urban Farm. The Farm has become a multi-functional community asset featuring: a community garden, an aquaponics facility, a community-centered farmers market, and green infrastructure, including rain gardens, and other environmental practices.

NEW RESIDENTIAL DEVELOPMENT

Dix Street Residences (5717 58th St., NE) will deliver 47 new units of affordable housing for independent seniors 55+ in late 2024/early 2025.

CAPITOL GATEWAY MARKETPLACE

An 11-acre site at 58th and East Capitol Streets offers significant redevelopment potential for future residential and community-focused retail and services, including a full-service grocery store.

RESIDENTIAL POPULATION >190.000





EAST CAPITOL STREET / CAPITOL GATEWAY



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	7,062	28,262	156,157
Daytime Population	5,569	21,949	121,665
Male	47%	47%	46%
Female	53%	53%	54%
High School Graduate +	90%	88%	90%
Bachelor's Degree +	35%	28%	30%
Graduate /	14%	11%	12%
Professional Degree			
HOUSEHOLDS			
Households (HH)	2,687	10,625	62,858
Average HH Size	2.6	2.6	2.5
Owner-occupied	58%	54%	50%
Renter-occupied	42%	46%	50%
Median Home Value	\$359,918	\$363,215	\$377,835
INCOME			
Average HH	\$94,518	\$90,422	\$93,697
Median HH	\$68,795	\$64,750	\$68,151
HH Income <\$50k	36%	39%	36%
HH Income \$50-\$75k	17%	17%	18%
HH Income \$75k+	47%	45%	46%
Average HH Disposable	\$68,304	\$65,491	\$68,234
	,		****
AGE	0.50/	0.004	0.50
Age < 20	25%	26%	25%
Age 20-34	22%	21%	21%
Age 35-64	38%	38%	39%
Age 65+	15%	15%	16%
Median Age (years)	37.1	36.7	38.1
CONSUMER EXP	ENDITU	RES (\$ thous	ands)
Apparel	\$5,827	\$22,548	\$136,981
Child Care	\$1,245	\$4,745	\$28,895
Computers & Accessories	\$697	\$2,717	\$16,877
Entertainment & Recreation	\$8,910	\$33,856	\$207,752
- Pets	\$2,076	\$7,922	\$48,843
Food at Home	\$17,265	\$65,945	\$403,212
Food away from Home	\$8,797	\$33.836	\$209,118
Health Care	\$16,751	\$63,387	\$388,872
- Medical Care	\$5,763	\$21,846	\$134,330
Home Improvement	\$10,945	\$40,472	\$247,334
Household Furnishings	\$6,738	\$26,011	\$160,615
Personal Care	\$2,226	\$8,565	\$52,925
Vehicle Maint. & Repair	\$3,055	\$12,090	\$75,239
COMMUTING PR			E 1:01
Drove alone	48%	51%	54%
Public transportation (excluding taxicab)	21%	23%	20%
(CACIDATING LAARCAD)	0%	0%	0%
Dicyclo	2%	1%	1%
•		T.A0	
Walked		1 20/	
Bicycle Walked Worked at home Other means	17% 12%	13% 12%	
Walked Worked at home	17%		
Walked Worked at home	17% 12%		12% 12%



Washington DC Economic Partnership Derek Ford, President & CEO (202) 661-8670 • dford@wdcep.com wdcep.com

















FORT LINCOLN / DAKOTA CROSSING

Fort Lincoln is bustling with The Shops at Dakota Crossing, a 430,000-SF shopping center occupied by major national retailers, as well as hundreds of new townhomes and multifamily units delivered over the last decade. It truly has become a "new town, in town" with direct access to South Dakota and New York Avenues and U.S. Route 50, making this spot both a local favorite and a regional destination.

NATIONAL RETAILERS AT DAKOTA CROSSING

- Costco
- Lowe's
- Chick-fil-A
- DICK'S Sporting Goods
- Five Below
- PetSmart

LOCAL TENANTS

- Dakota Nail Spa
- DC Brau
- Hook & Reel Cajun Seafood & Bar
- Mecho's Dominican Kitchen
- Roaming Rooster (restaurant)
- Tropical Smoothie Cafe (franchisee)

GREAT STREETS RETAIL SMALL BUSINESS GRANTS

New York Avenue, South Dakota Avenue, Bladensburg Road, V Street, and the Shops at Dakota Crossing are designated Great Streets corridors. As funds become available, small businesses may apply for grants to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.

THE NEW YORK AVENUE BRIDGE AND LINCOLN CONNECTOR TRAIL **PROJECT**

The District Department of Transportation (DDOT) was awarded a \$25 million federal grant to support the construction of a nearly two-mile multimodal path and the rehabilitation of the New York Avenue NE Bridge. The grant will help fund the \$35 million project that will create a crucial east-west pedestrian and bicycle connection across the Anacostia River.

residents within a 15-minute drive



FORT LINCOLN / DAKOTA CROSSING



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	5,981	10,940	253,608
Daytime Population	7,184	13,406	227,303
Male	44%	46%	48%
Female	56%	54%	52%
High School Graduate +	89%	89%	90%
Bachelor's Degree +	48%	44%	51%
Graduate /	26%	23%	27%
Professional Degree			
HOUSEHOLDS			
Households (HH)	2,538	4,328	104,272
Average HH Size	2.2	2.3	2.3
Owner-occupied	48%	55%	42%
Renter-occupied	52%	45%	58%
Median Home Value	\$593,093	\$595,702	\$591,103
INCOME			
Average HH	\$114,014	\$112,865	\$134,014
Median HH	\$71,619	\$72,478	\$87,630
HH Income <\$50k	37%	37%	28%
HH Income \$50-\$75k	14%	14%	15%
HH Income \$75k+	49%	49%	57%
Average HH Disposable	\$77,635	\$76,902	\$86,398
Average nn Disposable	\$11,033	\$10,902	\$60,390
AGE			
Age < 20	25%	25%	22%
Age 20–34	17%	17%	28%
Age 35-64	35%	37%	38%
Age 65+	23%	21%	12%
Median Age (years)	40.9	40.6	35.1
CONSUMER EXF	PENDITU	JRES (\$ thou	sands)
Apparel	\$6,251	\$10,617	\$320,561
Child Care	\$1,339	\$2,327	\$72,581
Computers & Accessories	\$861	\$1,413	\$41,795
Entertainment & Recreation	\$10,223	\$17,214	\$486,782
- Pets	\$2,527	\$4,206	\$117,005
Food at Home	\$19,434	\$32,565	\$938,252
Food away from Home	\$10,314	\$17,178	\$508,698
Health Care	\$18,533	\$31,032	\$850,685
- Medical Care	\$6,494	\$10,847	\$296,042
Home Improvement	\$11,758	\$20,790	\$538,932
Household Furnishings	\$7,721	\$12,935	\$374,401
	\$2,714	\$4,489	
Personal Care Vehicle Maint. & Repair	\$3,638	\$5,987	\$128,926 \$173,173
			Ψ110,110
COMMUTING PR			4.004
Drove alone	64%	59%	40%
Public transportation (excluding taxicab)	11%	12%	23%
Bicycle	0%	0%	3%
Walked	1%	2%	5%
Worked at home	19%	21%	21%
Other means	4%	6%	9%
MODILITY			
MOBILITY Traffic Counts ¹ 71,0 ¹	NN_127 /\NO	New York Ave	NE
manic Counts' / 1,0			
	36,400		
	14,000	Bladensburg F	NU INE

CONTACT

Washington DC Economic Partnership Derek Ford, President & CEO (202) 661-8670 • dford@wdcep.com wdcep.com

ESRI, 2024 1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)





FORT TOTTEN / RIGGS PARK / MANOR PARK

With an increasingly diverse housing stock and strong transportation connections, this neighborhood continues to grow as a dynamic residential community and multimodal center prime for future business opportunities. The neighborhood's residents, businesses, and mixed-use developments support the area as an up-and-coming transit village for local and regional markets.

SELECT NEW RETAILERS & RESTAURANT OPENINGS (2024+)

- Aldi (grocery)
- Menomale (restaurant)
- Urban Garden Brewing DC's first BIPOC woman-owned & operated brewery.
- Wingstop (restaurant)

LEGACY BUSINESSES

- Lovely Lady Boutique, women's fashions (33 years business in business)
- Manor Park Barber Shop (61 years in business)
- Peaches Kitchen Restaurant, Jamaican and American cuisine (17 years in business)
- Riggs Dry Cleaners (33 years in business)
- Riggs Wine & Liquor (38 years in business)
- Senbeb Café (vegan and vegetarian soul food) & Senbeb Natural Foods Co-op (17+ years)
- Troka Insurance (17 years in business)
- The V.I.P. Room, event venue (45 years in business)

DEVELOPMENT PIPELINE

- Phase II of the Art Place at Fort Totten project will transform 5.1 acres into a 25.000 SF Aldi grocery store (December 2024 opening), Explore! Children's Museum, a family entertainment zone, and up to 294 apartments.
- Riggs Park Place is a four-acre site at the northeast intersection of South Dakota Avenue and Riggs Road. Phase I delivered 90 for-sale townhomes in 2022/23. Phase II includes Riggs Crossing Senior Residence, a new 93-unit senior affordable housing development with 9,500 SF of retail space (5,000 SF dedicated to local/unique retailers).
- The neighborhood welcomed the new 20,000 SF Lamond Riggs/Lillian J. Huff Library in 2022.



FORT TOTTEN / RIGGS PARK / MANOR PARK



	0-1/2 mi	0-1 mi	0-3 m
POPULATION			
Population	9,018	33,940	335,069
Daytime Population	6,960	27,011	284,495
Male	47%	48%	49%
Female	53%	52%	51%
High School Graduate +	93%	92%	88%
Bachelor's Degree +	48%	49%	58%
Graduate /	23%	25%	32%
Professional Degree			
HOUSEHOLDS			
Households (HH)	3,873	13,217	135,793
Average HH Size	2.3	2.5	2.4
Owner-occupied	48%	57%	42%
Renter-occupied	52%	43%	58%
Median Home Value	\$559,043	\$587,311	\$668,756
INCOME			
Average HH	\$105,221	\$123,734	\$147,803
Median HH	\$74,405	\$83,075	\$99,712
HH Income <\$50k	34%	31%	24%
HH Income \$50-\$75k	16%	15%	14%
HH Income \$75k+	50%	54%	62%
Average HH Disposable	\$73,013	\$82,620	\$93,904
AGE			
Age < 20	22%	22%	20%
Age 20-34	24%	22%	30%
Age 35-64	38%	39%	38%
Age 65+	16%	17%	12%
Median Age (years)	37.1	38.1	34.8
CONSUMER EX	PENDITU	IRES (\$ thou	sands)
Apparel	\$9,143	\$35,933	\$452,920
Child Care	\$2,047	\$8,287	\$105,068
Computers & Accessories	\$1,228	\$4,764	\$60,950
Entertainment &	\$14,338	\$57,460	\$696,017
Recreation			
- Pets	\$3,489	\$14,009	\$169,842
Food at Home	\$27,539	\$108,485	\$1,333,978
Food away from Home	\$14,746	\$57,950	\$735,804
Health Care	\$25,264	\$101,578	\$1,185,105
- Medical Care	\$8,839	\$35,454	\$413,925
Home Improvement	\$16,130	\$69,431	\$761,941
Household Furnishings	\$10,917	\$43,561	
Personal Care	\$3,787	\$14,903	
Vehicle Maint. & Repair	\$5,094	\$20,059	\$246,031
COMMUTING P	REFEREN	ICE	
Drove alone	35%	44%	37%
Public transportation (excluding taxicab)	26%	21%	24%
Bicycle	3%	2%	3%
Walked	1%	2%	5%
Worked at home	27%	22%	22%
Other means	9%	9%	9%
MOBILITY			



The Parks Main Street (Center for Nonprofit Advancement) Edwin D. Washington, Executive Director (202) 747-5595 • info@theparksmainstreet.org

THE PARK
MAIN STREE

* * *



FRIENDSHIP HEIGHTS / CHEVY CHASE

Friendship Heights and Chevy Chase DC are two of DC's oldest neighborhoods and provide multimodal transportation options, access to excellent schools, highquality amenities, and offer enormous potential to expand housing capacity. Friendship Heights includes the commercial areas surrounding Wisconsin Avenue, with new developments bringing more than 1,350 new residential units in the next few years. Chevy Chase encompasses the commercial corridor along Connecticut Avenue, providing a more "small town" shopping experience.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Art Sound Language Record & Book Store
- Aura Bar & Lounge (restaurant)
- The Avenue (restaurant)
- Bee Goods (ice cream)
- Due South (restaurant)
- The Heights (restaurant)
- IBTYS Salon
- · Junction Bistro, Bar & Bakery
- Mamma's Bagels
- Total Wine
- Trader Joe's (2025)
- Urbano (Mexican restaurant)

NEIGHBORHOOD DESTINATIONS

- Avalon Theatre
- · Bloomingdale's
- The Capital Grille
- · Clyde's of Chevy Chase
- · Child's Play Toys & Books
- Little Beast Café & Bistro
- Michaels
- Opal (Michelin-featured restaurant)
- Sephora
- Whole Foods

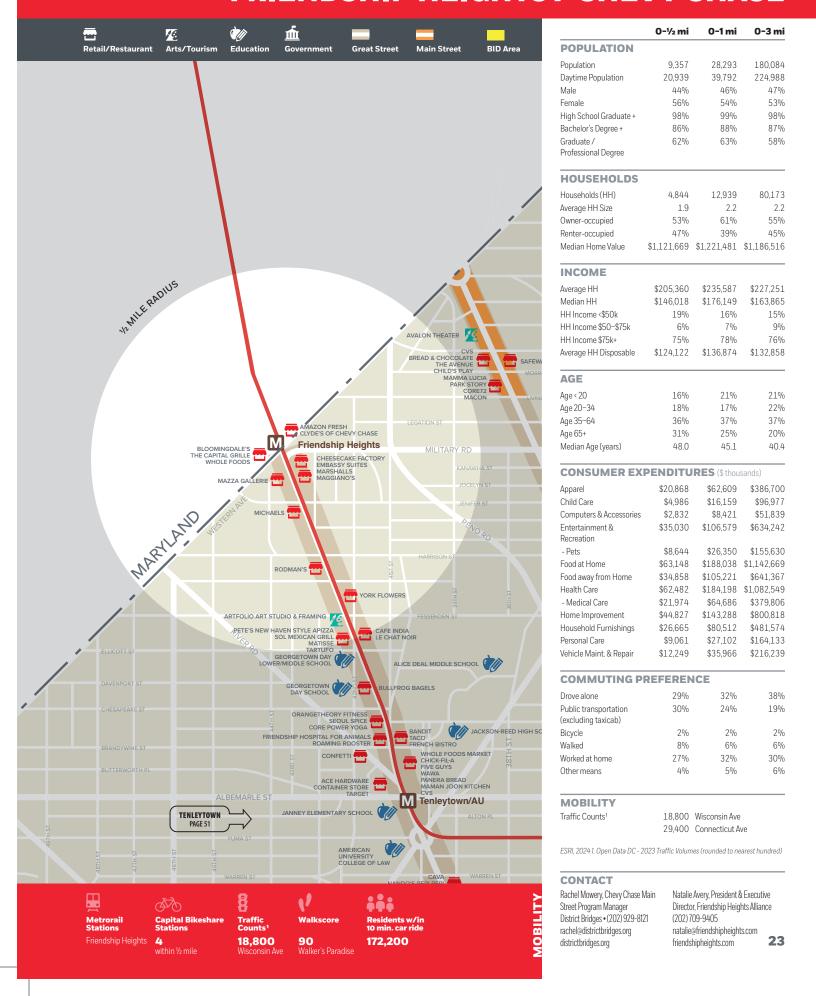
DEVELOPMENT PIPELINE

- Tishman Speyer is redeveloping Mazza Gallerie (5300 Wisconsin Avenue) into 325 multifamily units and 90,000 SF of retail space (2025 delivery).
- · Federal Realty is proposing to redevelop Friendship Center (5333 Wisconsin Avenue) into a mixed-use building with 320 residential units (46 affordable) above 14,000 SF of retail.
- Donohoe Development & Carr Properties plan to redevelop 5500 Wisconsin Avenue into 300 residential units (45 affordable) + 11,000 SF of retail.
- 5151 Wisconsin Avenue will be redeveloped into 210 residential units (23 affordable) + 1,700 SF of retail
- Urban Atlantic is under construction on a new four-story building with 93 new affordable housing units for seniors at the Lisner-Louise-Dickson Hurt Home (5425 Western Avenue).
- 4201 Garrison Street will be redeveloped into 100+ new residential apartments.
- In total, there are more than 1,000 new residential units in various stages of entitlements and permitting.





FRIENDSHIP HEIGHTS / CHEVY CHASE





GEORGETOWN

Cobblestone streets and outdoor streateries. Waterfront picnics and political watering holes. Canal history and charming boutiques. One of DC's original ports, Georgetown is repeatedly named the Best Neighborhood for Shopping by Washingtonian magazine and welcomes upwards of 12.5 million domestic visitors annually. The commercial district has been rebounding since the pandemic, with high retail leasing activity driven by flagship openings and new, innovative small businesses and restaurants. Georgetown is the most visited outdoor shopping destination in the region with more visitors per square foot than any other DC neighborhood.

OUTDOOR & CULTURAL PROGRAMMING

- Signature outdoor events, including Georgetown French Market and Fete de la Musique - as well as new arts and culture partnerships with the likes of the French Embassy - are creating new momentum for the city's oldest neighborhood.
- · The introduction of outdoor streateries and sidewalk extensions provides 30+ restaurants with outdoor seating

DINING RENAISSANCE

- Washingtonian deemed Georgetown the "in" dining neighborhood for 2023, and the commercial district has welcomed more than 50 restaurants, cafes and other food service establishments since 2020.
- · Stephen Starr and Nancy Silverton have added to the buzz, by opening the Italian restaurant Osteria Mozza in the former Dean & DeLuca space in 2024.
- · The neighborhood is home to nationally recognized restaurants such as Reverie (1 Michelin Star), Das Ethiopian (Bib Gourmand), Lutece, Cafe Milano, and YELLOW.

DEVELOPMENT PIPELINE

- Tourism in Georgetown is getting a boost, with 440 hotel rooms in the pipeline spread across four different hotel projects, delivering as early as 2026. New hotels include CitizenM, The Canal House of Georgetown, part of Marriott's Tribute Portfolio, and The Bazaar House, a 67-room luxury hotel by José Andrés Group and Thor Equities.
- · Adaptive reuse and office conversions have led to an increase in residential units, with 530+ units in the pipeline, including the 70unit Four Seasons Private Residences

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- · Arc'teryx (apparel)
- Barnes & Noble (bookstore)
- Framebridge (homegoods)
- Huckberry (apparel)
- Ice Cream Jubilee (restaurant)
- Olfactory NYC (fragrance)
- SKIMS (apparel)
- Steve Madden (apparel)
- Tatte Bakery & Cafe (restaurant)

+ CoStar (2Q 2024, within .5 miles)

OFFICE MARKET

- Existing Office SF: 2.8M
- Avg \$/SF/FS: \$46.03
- Vacancy Rate: 19.3%

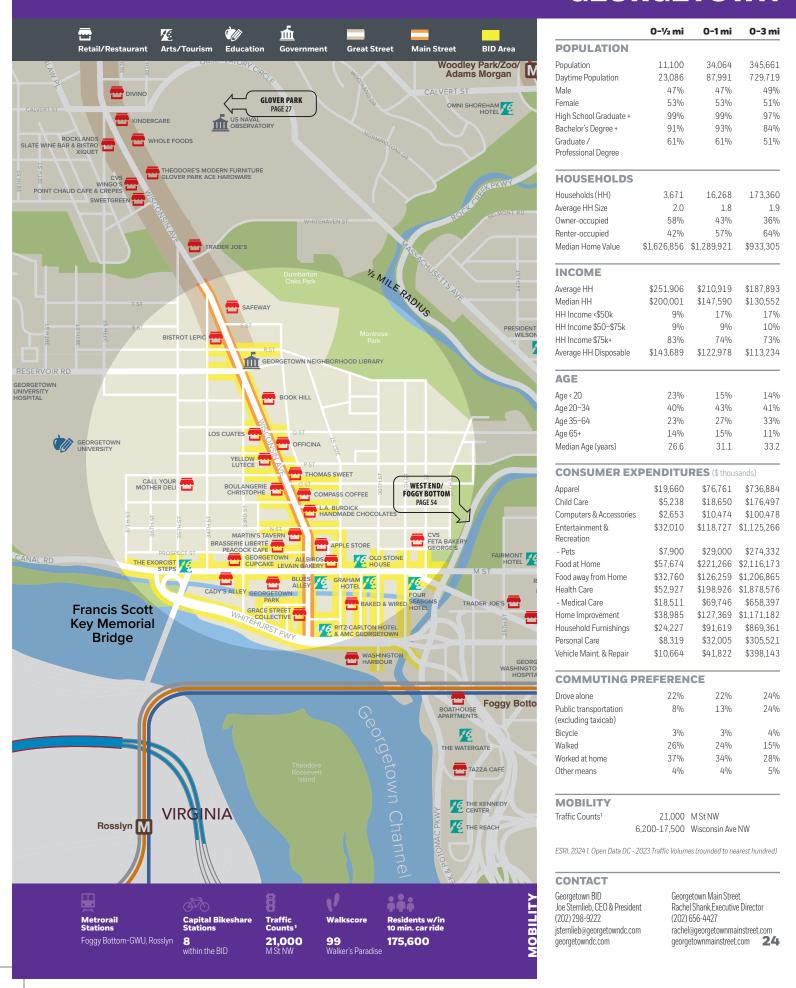
RESIDENTIAL POPULATION

34,000 within one mile





GEORGETOWN







GEORGIA AVENUE / BRIGHTWOOD

Conveniently located along Georgia Avenue between Shepherd Park and Petworth, this neighborhood of rowhouses and Art Deco-inspired dwellings sits alongside Rock Creek Park. Brightwood is also home to Fort Stevens, the site of the only Civil War battle to take place within DC proper. The bustling intersection of Missouri and Georgia Avenues offers a range of local dining choices with everexpanding options.

GREAT STREETS + MAIN STREET

- Georgia Avenue is a designated Great Streets corridor whose small businesses may apply for grants to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to
- The corridor also receives support from Upper Georgia Avenue Main Street through community-based economic development initiatives and events such as Art All Night.

NEIGHBORHOOD GROCERY STORES

The commercial area is anchored by a Safeway (52,000 SF) and Walmart (103,000 SF).

FORT STEVENS

The only Civil War battle fought in the District of Columbia occurred at Fort Stevens. It was part of a more extensive system of 68 fortifications in and around DC.





GEORGIA AVENUE / BRIGHTWOOD



0-1/2 mi	0-1 mi	0-3 m
16.562	39.050	315,695
		284,284
		48%
		52%
		93%
		69%
		41%
2070	0270	11.70
6,084	14,483	135,243
2.7	2.7	2.3
42%	53%	44%
58%	47%	56%
\$685,103	\$684,250	\$768,194
\$120,182	\$145,984	\$166,336
\$71,705	\$92,315	\$110,914
30%	27%	22%
22%	17%	12%
48%	56%	66%
\$80,359	\$93,227	\$103,119
25%	24%	20%
20%	20%	29%
41%	41%	38%
14%	15%	14%
37.4	38.2	35.9
PENDITU	IRES (\$ thou	sands)
\$17,221	\$47,469	\$499,233
\$3,699	\$10,958	\$119,268
\$2,207	\$6,197	\$67,574
\$25,369	\$73,503	\$780,626
\$6,006	\$17,726	\$191,282
		\$1,469,161
\$26,520	\$75,245	\$817,451
\$42,905	\$125,145	\$1,321,149
\$14,879	\$43,552	\$462,046
\$26,207		\$876,303
\$18,940	\$54,967	\$596,548
\$6,794	\$19,306	\$208,365
\$8,564	\$24,707	\$272,421
REFEREN	ICE	
39%	41%	36%
30%	26%	24%
2%	2%	3%
2%	2%	5%
19%	21%	25%
8%	8%	7%
	16,562 12,650 48% 52% 87% 48% 26% 6,084 2.7 42% 58% \$685,103 \$120,182 \$71,705 30% 22% 48% \$80,359 25% 20% 41% 14% 37.4 PENDITU \$17,221 \$3,699 \$2,207 \$25,369 \$6,006 \$51,031 \$26,520 \$42,905 \$14,879 \$26,207 \$18,940 \$6,794 \$8,564	16,562 39,050 12,650 30,781 48% 49% 52% 511% 87% 911% 48% 56% 26% 32% 6,084 14,483 2.7 2.7 42% 53% 58% 47% \$685,103 \$684,250 \$120,182 \$145,984 \$71,705 \$92,315 30% 27% 22% 17% 48% 56% \$80,359 \$93,227 25% 24% 20% 20% 41% 41% 15% 37.4 38.2 PENDITURES (\$ thou \$17,221 \$47,469 \$3,699 \$10,958 \$2,207 \$6,197 \$25,369 \$73,503 \$6,006 \$17,726 \$51,031 \$141,581 \$26,520 \$75,245 \$42,905 \$125,145 \$14,879 \$43,552 \$26,207 \$84,443 \$18,940 \$54,967 \$6,794 \$19,306 \$8,564 \$24,707 REFERENCE 39% 41% 30% 26% 2% 2% 2% 2% 2% 2% 19% 21%

ESRI, 2024 1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)

CONTACT

Washington DC Economic Partnership Chad Shuskey, COO (202) 661-8674 cshuskey@wdcep.com





GEORGIA AVENUE / WALTER REED

The former Walter Reed Army Medical Center reopened its historic gates to the public in 2017 with celebratory events and the opening of the DC International School. The Parks at Walter Reed, a joint venture of Hines, Urban Atlantic, and Triden Development, will actively integrate the campus with surrounding neighborhoods and bring new residential and commercial opportunities to the area.

THE PARKS AT WALTER REED

- Reynard Apartments: The five-story, 344unit multifamily development includes 11 live/work units and delivered in 2024.
- Aspen Square at The Parks: The 50-townhome development (2,300 SF avg size) will start delivering home ownership opportunities in 2024/25.
- The Town Center: The three mixed-use buildings that form the retail marketplace of the Parks at Walter Reed total nearly 500 residential units and 100,000 SF of retail space, anchored by a new Whole Foods grocery store.

WHOLE FOODS

Whole Foods opened a new 47,000 SF grocery store in 2023 at the Parks at Walter Reed development. This represents Whole Foods' 8th store in DC.

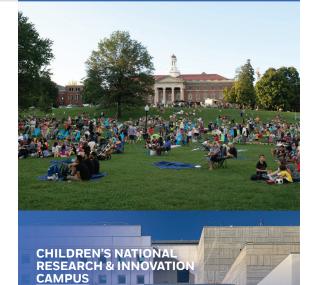
SELECT RETAIL & RESTAURANT OPENINGS (2023+)

- Blue's Coffee & Tea Co.
- The Charmery (ice cream)
- Hazel's (True Value) Hardware Store
- Merry Pin (craft store + cafe)
- Slice & Pie (restaurant)
- Starbucks
- · Whole Foods

GREAT STREETS RETAIL SMALL BUSINESS GRANTS

- Georgia Avenue is a designated Great Streets corridor. As funds become available, small businesses can apply for grants to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.
- The corridor is also supported by the Upper Georgia Avenue Main Street program through community-based economic development initiatives and events such as Art All Night.

*CoStar (Q2 2024, within 0.5 miles)



The 380,000 SF medical research facility is the first

in the nation dedicated to pediatric research devoted to complex and rare genetic diseases and features a

primary care clinic. The 160,000 SF Phase I opened in early 2021 on the former Walter Reed Medical Center campus and included the opening of Johnson

& Johnson Innovation (JLABS), a healthcare and life

sciences incubator.

OFFICE MARKET

• Pipeline SF: 185k

33,569 within one mile

• Existing Office SF: 196k • Vacancy Rate: 5.9%

RESIDENTIAL POPULATION

GEORGIA AVENUE / WALTER REED



POPULATION	0-1/2 mi	0-1 mi	0-3 m
Population	7,721	33,569	258,879
Daytime Population	6,705	36,084	213,195
Male	47%	48%	49%
Female	53%	52%	51%
High School Graduate +	94%	95%	879
Bachelor's Degree +	69%	68%	59%
Graduate /	44%	41%	349
Professional Degree			
HOUSEHOLDS			
Households (HH)	3,185	15,631	98,71
Average HH Size	2.4	2.1	2.
Owner-occupied	54%	37%	49%
Renter-occupied	46%	63%	519
Median Home Value	\$770,706	\$748,258	\$716,070
INCOME			
Average HH	\$175,367	\$153,842	\$162,903
Median HH	\$117,322	\$107,850	\$105,930
HH Income <\$50k	22%	20%	23%
HH Income \$50-\$75k	14%	14%	139
HH Income \$75k+	65%	66%	649
Average HH Disposable	\$108,504	\$99,375	\$102,852
AGE			
Age < 20	22%	19%	24%
Age 20-34	22%	27%	229
Age 35-64	40%	40%	40%
Age 65+	16%	15%	15%
Median Age (years)	38.6	37.3	37.0
CONCUMENT	DENIDITU	IDEC (Alle	
CONSUMER EX			
Apparel	\$12,138	\$53,924	\$352,56
Child Care	\$2,917	\$12,561	\$83,14
Computers & Accessories	\$1,678	\$7,312	\$47,51
	\$19,393	\$83,301	\$559,08
Entertainment & Recreation			
	\$4,813	\$20,332	\$137,48
Recreation	\$4,813 \$35,968	\$20,332 \$157,488	
Recreation - Pets Food at Home			\$1,053,49
Recreation - Pets	\$35,968	\$157,488	\$1,053,49 \$579,26
Recreation - Pets Food at Home Food away from Home	\$35,968 \$20,238	\$157,488 \$88,059	\$1,053,49 \$579,26 \$960,16
Recreation - Pets Food at Home Food away from Home Health Care	\$35,968 \$20,238 \$32,814	\$157,488 \$88,059 \$141,698	\$1,053,49 \$579,26 \$960,16 \$335,67
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement	\$35,968 \$20,238 \$32,814 \$11,503	\$157,488 \$88,059 \$141,698 \$49,622	\$1,053,49 \$579,26 \$960,16 \$335,67 \$666,66
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494	\$1,053,49 \$579,26 \$960,16 \$335,67 \$666,66 \$427,57
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604 \$14,856	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494 \$64,003	\$1,053,49 \$579,26 \$960,16 \$335,67 \$666,66 \$427,57 \$148,00
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604 \$14,856 \$5,188 \$6,818	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494 \$64,003 \$22,451 \$29,503	\$1,053,49 \$579,26 \$960,16 \$335,67 \$666,66 \$427,57 \$148,00
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604 \$14,856 \$5,188 \$6,818	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494 \$64,003 \$22,451 \$29,503	\$1,053,49 \$579,26 \$960,16 \$335,67' \$666,66' \$427,57' \$148,00 \$196,44
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604 \$14,856 \$5,188 \$6,818 REFEREN	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494 \$64,003 \$22,451 \$29,503	\$1,053,49 \$579,26 \$960,16 \$335,67 \$666,66 \$427,57 \$148,00 \$196,44
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab)	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604 \$14,856 \$5,188 \$6,818 ***REFEREN 42% 20%	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494 \$64,003 \$22,451 \$29,503	\$1,053,49 \$579,26 \$960,16 \$335,67 \$666,66 \$427,57 \$148,00 \$196,44
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Pl Drove alone Public transportation (excluding taxicab) Bicycle	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604 \$14,856 \$5,188 \$6,818 ***REFEREN 20%	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494 \$64,003 \$22,451 \$29,503	\$1,053,49 \$579,26 \$960,16 \$335,67 \$666,66 \$427,57 \$148,00 \$196,44
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604 \$14,856 \$5,188 \$6,818 *** *** *** *** *** *** *** *** ***	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494 \$64,003 \$22,451 \$29,503 ***CE** 40% 25% 2% 3%	\$1,053,49 \$579,26 \$960,16 \$335,67 \$666,66 \$427,57 \$148,00 \$196,44 459 199
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Pl Drove alone Public transportation (excluding taxicab) Bicycle	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604 \$14,856 \$5,188 \$6,818 ***REFEREN 20%	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494 \$64,003 \$22,451 \$29,503	\$1,053,49 \$579,26 \$960,16 \$335,67 \$666,66 \$427,57 \$148,00 \$196,44 459 199 29 30 229
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604 \$14,856 \$5,188 \$6,818 *** *** *** *** *** *** *** *** ***	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494 \$64,003 \$22,451 \$29,503 ***CE** 40% 25% 2% 3% 25%	\$1,053,49 \$579,26 \$960,16 \$335,67 \$666,66 \$427,57 \$148,00 \$196,44 459 199 29 30 229
Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PI Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home	\$35,968 \$20,238 \$32,814 \$11,503 \$22,604 \$14,856 \$5,188 \$6,818 *** *** *** *** *** *** *** *** ***	\$157,488 \$88,059 \$141,698 \$49,622 \$91,494 \$64,003 \$22,451 \$29,503 ***CE** 40% 25% 2% 3% 25%	\$137,48 \$1,053,49 \$579,26. \$960,16: \$335,679 \$666,669 \$427,57: \$148,00. \$196,44. 45% 19% 29, 39, 22%



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GLOVER PARK

With its distinct community identity, Glover Park offers the appeal of a quaint and well-established residential neighborhood with all the convenience of urban living. Host to a mix of families, single professionals, and students, the area is located within walking distance to the commercial portion of Wisconsin Avenue that connects Georgetown to Cathedral Heights.

SELECT RETAIL & RESTAURANT OPENINGS (2023+)

- Aladdin House of Kabob & Gyros (restaurant)
- Bonjon Rumi (Afghan restaurant)
- Divino (Italian restaurant)
- El Taller del Xiquet (Spanish restaurant)
- Joia Burger (restaurant)
- Sampannee (restaurant)
- Sherwin-Williams (paint store)

NOTABLE RESTAURANTS

- Aladdin House of Kabob & Gyros
- Chipotle Mexican Grill
- Dumplings and Beyond (Chinese restaurant)
- Eerkins Uyghur Cuisine
- Old Europe (German restaurant)
- Rocklands Barbeque and Grilling Company
- Sprig and Sprout (Vietnamese restaurant)
- Xiquet (1 Michelin Star)

WHOLE FOODS

Whole Foods reopened its 21,500 SF store in 2022 after an extensive renovation and was one of the first stores to feature Amazon's Just Walk Out technology.

ACCESS TO GREEN SPACE & OUTDOOR ACTIVITIES

The neighborhood is home to the Glover Park Community Center and Guy Mason Community Center and adjacent to Glover Archbold Park and Whitehaven Park, both part of the Rock Creek Park system.

GREAT STREETS RETAIL SMALL BUSINESS GRANTS

Wisconsin Avenue is a designated Great Streets corridor. As funds become available, small businesses may apply for grants to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.





GLOVER PARK



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	8,116	33,314	331,661
Daytime Population	8,911	37,161	639,966
Male	47%	46%	48%
Female	53%	54%	52%
High School Graduate +	99%	99%	97%
Bachelor's Degree +	90%	91%	85%
Graduate /	62%	63%	52%
Professional Degree	0270	0370	JZ 70
HOUSEHOLDS			
Households (HH)	3,854	14,668	162,859
Average HH Size	2.1	2.0	1.9
Owner-occupied	43%	46%	39%
Renter-occupied	57%	54%	61%
Median Home Value	\$1,295,643	\$1,233,463	\$991,429
INCOME			
Average HH	\$214,448	\$209,225	\$193,307
Median HH	\$153,739	\$140,278	\$133,145
HH Income <\$50k	19%	14%	17%
HH Income \$50-\$75k	11%	11%	10%
HH Income \$75k+	70%	75%	73%
Average HH Disposable	\$123,222	\$122,592	\$115,748
AGE			
Age < 20	17%	19%	15%
Age 20-34	36%	35%	39%
Age 35-64	34%	30%	34%
Age 65+	13%	16%	12%
Median Age (years)	33.9	33.0	33.4
CONSUMER EX	PENDITU	RES (\$ thou	sands)
CONSUMER EX			
Apparel	\$17,892	\$66,833	\$705,618
Apparel Child Care	\$17,892 \$4,506	\$66,833 \$16,576	\$705,618 \$170,632
Apparel Child Care Computers & Accessories Entertainment &	\$17,892	\$66,833	\$705,618 \$170,632 \$96,262
Apparel Child Care Computers & Accessories	\$17,892 \$4,506 \$2,446 \$28,671	\$66,833 \$16,576 \$9,099 \$106,641	\$705,618 \$170,632 \$96,262 \$1,088,289
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$838,735
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$838,735 \$293,836
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$838,735 \$293,836
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$838,735 \$293,836 \$382,900
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$838,735 \$293,836 \$382,900
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$838,735 \$293,836 \$382,900
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation (excluding taxicab)	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939 REFEREN 12%	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$38,735 \$293,836 \$382,900
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation (excluding taxicab) Bicycle	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$838,735 \$293,836 \$382,900
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation (excluding taxicab) Bicycle Walked	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939 REFEREN 35% 12%	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$838,735 \$293,836 \$382,900 25% 24%
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation (excluding taxicab) Bicycle	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939 REFEREN 5%	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$387,35 \$293,836 \$382,900 25% 24% 4% 14% 29%
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939 REFEREN 35% 12%	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$838,735 \$293,836 \$382,900 25% 24% 4% 14% 29%
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939 REFEREN 12% 5% 84,446 \$4,64	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056 ICE 31% 16% 4% 28% 6%	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$338,735 \$293,836 \$382,900 25% 24% 4% 14% 29% 5%
Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING P Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	\$17,892 \$4,506 \$2,446 \$28,671 \$7,067 \$52,339 \$29,791 \$48,134 \$16,879 \$33,689 \$21,985 \$7,590 \$9,939 REFEREN 35% 12% 5% 8%	\$66,833 \$16,576 \$9,099 \$106,641 \$26,239 \$195,109 \$110,889 \$180,260 \$63,223 \$123,224 \$81,830 \$28,278 \$37,056	\$705,618 \$170,632 \$96,262 \$1,088,289 \$265,847 \$2,034,101 \$1,159,510 \$1,818,194 \$637,362 \$1,162,058 \$838,735 \$293,836 \$382,900 24% 4% 14% 29% 5%

CONTACT

Glover Park Main Street Kate Dean, Executive Director (202) 455-6101 • kate@gloverparkmainstreet.org gloverparkmainstreet.org





GOLDEN TRIANGLE

More than 40 square blocks of shopping, dining, entertainment, businesses, and major global institutions make up the Golden Triangle. Just steps from the White House and George Washington University, the neighborhood stands out for its accessibility, cultural attractions, public space programming, sustainability accomplishments, 2,000+ hotel rooms, and emphasis on innovation and placemaking. Managed by the first-ever LEED-Certified BID in the world (LEED Platinum), the neighborhood is a model of sustainability and leader in reimagining a revitalized downtown core.

HIGHLY ACCESSIBLE

- 3 Metrorail stations accessing to 4 Metro lines
- 3 miles of protected bike lanes

NEW DEVELOPMENT

- Five office-to-residential conversions are in pre-development, totaling more than 860
 - o Four office-to-hotel conversions are under construction or in predevelopment, and slated to bring more than 400 new hotel rooms to the neighborhood
 - o The former Vanguard office building at 1111 20th Street NW has been converted into the 163-unit Elle Apartments, which welcomed its first residents in July 2024.
- 17xM is a new, 334,000 SF office trophy building that delivered in Summer 2024, anchored by the law firm Gibson, Dunn & Crutcher, and includes 13,000 SF of retail space.

PLACEMAKING

- In Penn West, Pennsylvania Ave. between 17th and 22nd St. is set to be reimagined with a new streetscape to better serve pedestrian, bike, and vehicular traffic, while adding new public and green space. This project is set to start construction in 2024.
- Penn Ave pocket park was reopened unveiling Chroma, three stunning new shade structures by My Ly Designs.
- The Square by Tishman Speyer includes a 25,000 SF food hall that opened in Fall 2023 and features a curated selection of 15+ world-class dining options.
- Arts & Culture Activations
 - o Rorschach Theatre offers live theater performances and is a part of the Golden Triangle BID's Grow Golden pop-up initiative that works to transform vacant ground floor space into dynamic
 - o Activations such as Artomatic and the Capital Fringe Festival attract visitors from the region to the neighborhood.

PENN WEST EQUITY A **INNOVATION DISTRICT** is an effort to expand four sectors in the Neighborhood-medtech, govtech, fintech, and edtech. In spring of 2024, the Penn West Equity and Innovation District launched the Penn W Landing Program and the GW x Penn West Global Build Fellowship to attract more international entrepreneurs and startups to the neighborhood. The program is designed to ease market entry and help companies build their networks in DC.

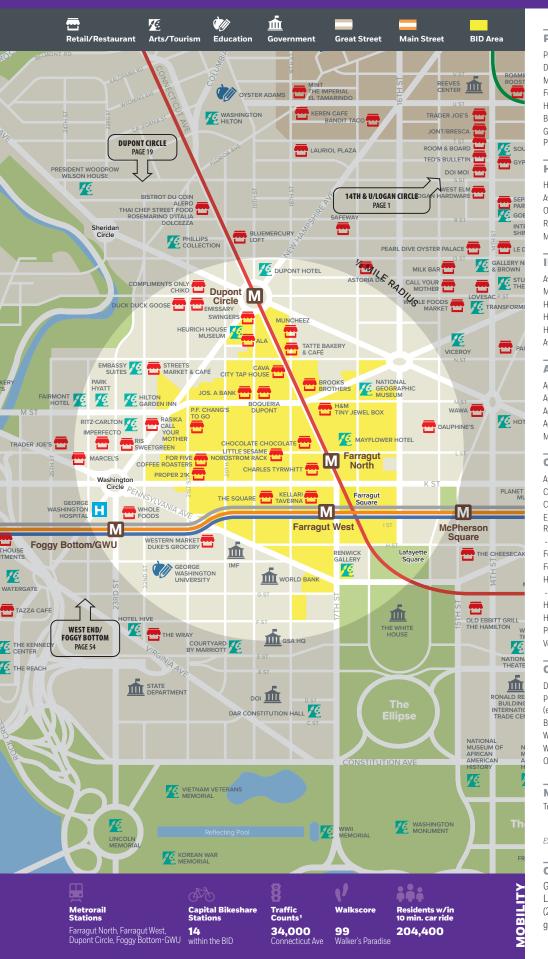
OFFICE MARKET[†]

• Vacancy Rate: 19.3%

• Existing Office SF: 54.1M • Avg Rent/SF: \$54.15

[†]CoStar (3Q 2024,) Excluding owner occupied and buildings < 20k SF

GOLDEN TRIANGLE



	0-1/2 mi	0-1 mi	0-3 mi			
POPULATION						
Population	19,147	60,112	396,350			
Daytime Population	156,835	316,536	859,141			
Male	45%	48%	49%			
Female	55%	52%	51%			
High School Graduate +	99%	98%	97%			
Bachelor's Degree +	91%	91%	83%			
Graduate / Professional Degree	58%	55%	49%			
HOUSEHOLDS						
Households (HH)	9,270	34,103	207,050			
Average HH Size	1.5	1.6	1.8			
Owner-occupied	24%	33%	32%			
Renter-occupied	76%	67%	68%			
Median Home Value	\$718,061	\$833,989	\$857,063			
INCOME						
Average HH	\$150,096	\$175,733	\$179,977			
Median HH	\$98,673	\$118,174	\$124,986			
HH Income <\$50k	25%	19%	17%			
HH Income \$50-\$75k	13%	12%	10%			
HH Income \$75k+	62%	70%	72%			
Average HH Disposable	\$92,759	\$105,966	\$109,012			
AGE						
Age < 20	16%	10%	13%			
Age 20-34	55%	48%	43%			
Age 35-64	21%	31%	34%			
Age 65+	8%	11%	10%			
Median Age (years)	27.6	32.5	33.3			
CONSUMER EXP	PENDITU	IRES (\$ thou	sands)			
Apparel	\$32,958	\$139,086	\$853,101			
Child Care	\$7,141	\$31,735	\$201,889			
Computers & Accessories	\$4,622	\$19,222	\$116,185			
Entertainment & Recreation	\$48,053	\$206,951	\$1,286,045			
- Pets	\$11,583	\$50,095	\$312,627			
Food at Home	\$93,014	\$394,869	\$2,439,331			
Food away from Home	\$53,732	\$227,064	\$1,390,775			
Health Care	\$80,697	\$346,418	\$2,143,790			
- Medical Care	\$28,400	\$121,675	\$751,069			
Home Improvement	\$42,868	\$198,298	\$1,292,645			
Household Furnishings	\$38,122	\$162,164 \$57,260	\$995,841			
Personal Care Vehicle Maint. & Repair	\$13,528		\$351,638			
venicie Maint. & Repair	\$18,131	\$75,692	\$457,586			
COMMUTING PE						
Drove alone	11%	12%	23%			
Public transportation (excluding taxicab)	19%	20%	25%			
Bicycle	3%	4%	4%			
Walked	35%	30%	15%			
Worked at home	29%	29%	28%			
Other means	4%	4%	5%			
MOBILITY						
	300-23,400	K St NW				
,		Connecticut A	ve NW			
ESRI, 2024 1. Open Data DC - 20	ESRI, 2024 1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)					

CONTACT

Golden Triangle BID Leona Agouridis, President & CEO (202) 463-3400 • lagouridis@goldentriangledc.com goldentriangledc.com



H STREET NE

H Street NE is a DC neighborhood that maximizes a 'live, work, play' community philosophy. Historic townhouses and modern apartment buildings surround its flourishing commercial district. Atlas Performing Arts Center anchors the street's eastern half, activating stores and restaurants 18 hours a day, all year. Office buildings cluster near the neighborhood's western edge where Union Station provides bus and rail accessibility to destinations near and far.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Bloom (tavern)
- Balangay (Filipino restaurant)
- Dumpling Hot Pot (Chinese restaurant)
- Henceforth Brewery
- Hiraya Café (Filipino cuisine)
- Irregardless (wine bistro)
- Lazizi (Halal restaurant)
- Nike (apparel)
- Paste & Rind (cheese counter & tasting bar)
- The People's Kitchen (soul food restaurant)
- Providencia (bar from chef Erik Bruner-Yang)
- Purl (South American + Portuguese restaurant)
- Slutty Vegan (plant-based restaurant)
- Tiki Garden Thai Street Food (restaurant)

TOP RESTAURANTS

- Cane (Bib Gourmand)
- Daru (Bib Gourmand)
- Fancy Radish (Bib Gourmand, 2023)
- Maketto (Bib Gourmand)
- Toki Underground (Bib Gourmand)

ARTS + CULTURAL PROGRAMMING

The H Street NE neighborhood is home to several arts and performing spaces, including Gallery O on H, the Atlas Performing Arts Center, and Mehari Sequar Gallery. The annual H St Festival has grown to become a 150,000-participant event and brings entertainment, food, and shopping to the corridor. Art All Night is also held on H Street annually to celebrate visual and performing arts in the neighborhood.

NEW RESIDENTIAL DEVELOPMENT

- Foulger-Pratt developed the 148-unit Paxton (1603 - 1625 Benning Rd., NE) residential development in 2024.
- Grubb Properties delivered 191 residential units and 7,900 SF of retail at 1701 H St., NE

FIVE GROCERY STORES

The neighborhood provides access to Aldi (x2), Giant, Safeway, and Whole Foods.

*CoStar (Q2 2024, within 0.5 miles)

OFFICE MARKET

- Existing Office SF: 478k
- Avg \$/\$F/FS: \$43.60
- Vacancy Rate: 8.1%

RESIDENTIAL POPULATION

65,898 within one mile

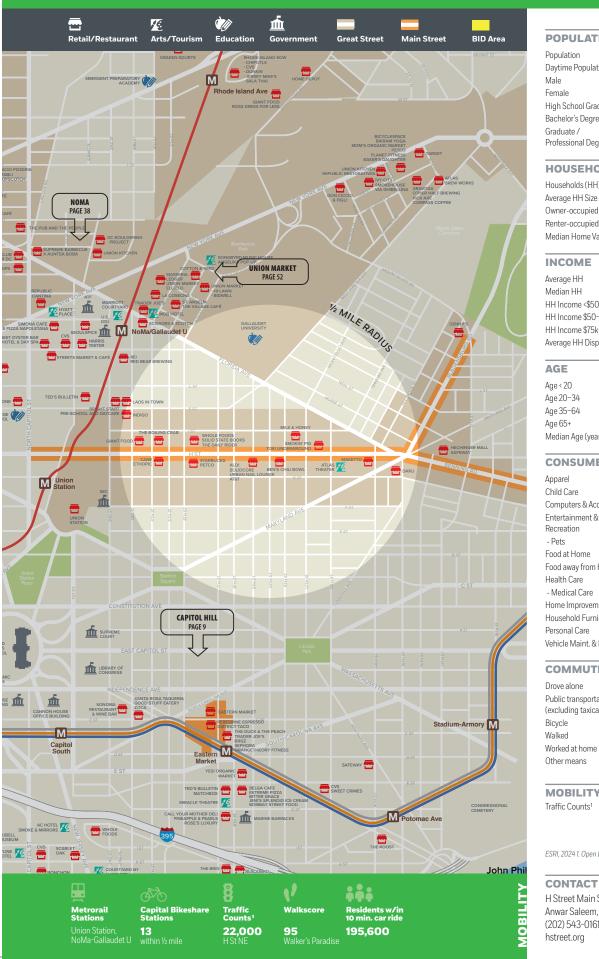




H STREET NE

0-3 mi

0-1/2 mi



	0-721111		
POPULATION			
Population	20,171	65,898	357,671
Daytime Population	16,749	91,233	759,359
Male	48%	48%	48%
Female	52%	52%	52%
High School Graduate +	97%	97%	95%
Bachelor's Degree +	83%	76%	70%
Graduate /	48%	44%	40%
Professional Degree			
HOUSEHOLDS	6		
Households (HH)	9,076	32,507	176,615
Average HH Size	2.2	2.0	1.9
Owner-occupied	43%	34%	33%
Renter-occupied	57%	66%	67%
Median Home Value	\$894,108	\$858,257	\$709,460
INCOME			
Average HH	\$221,070	\$174,862	\$159,996
Median HH	\$163,014	\$117,108	\$109,023
HH Income <\$50k	12%	19%	24%
HH Income \$50-\$75k	11%	11%	11%
HH Income \$75k+	77%	70%	65%
Average HH Disposable	\$126,766	\$105,239	\$98,083
AGE			
Age < 20	15%	15%	16%
Age 20-34	39%	40%	38%
Age 35-64	38%	36%	36%
Age 65+	8%	9%	10%
Median Age (years)	33.8	33.4	33.9
CONSUMER E	XPENDITU	IRES (\$ thou	sands)
Apparel	\$44,668	\$129,877	\$654,267
Child Care	\$11,437	\$31,199	\$150,152
Computers & Accessori	es \$5,991	\$17,345	\$87,081
Entertainment &	\$69,084	\$196,003	\$977,879
Recreation			
- Pets	\$16,872	\$47,461	\$235,820
Food at Home	\$128,407	\$372,846	\$1,879,930
Food away from Home	\$73,105	\$209,446	\$1,047,388
Health Care	\$112,904	\$325,641	\$1,662,774
- Medical Care	\$39,433	\$113,721	\$580,162
Home Improvement	\$74,429	\$201,707	\$993,998
Household Furnishings		\$149,897	\$755,056
Personal Care	\$18,427	\$52,940	\$264,938
Vehicle Maint. & Repair	\$23,310	\$67,838	\$348,256
COMMUTING	PREFEREN	ICE	
Drove alone	21%	23%	26%
Public transportation (excluding taxicab)	24%	26%	25%
Bicycle	6%	5%	4%
Walked	10%	11%	14%
Worked at home	34%	28%	25%
Other means	5%	6%	6%
MOBILITY			
	20,900-22,000	H St NE	
		H St NE Florida Ave NE	Ē
		Florida Ave NE	

H Street Main Street Anwar Saleem, Executive Director (202) 543-0161 • anwar.saleem@hstreet.org hstreet.org



HILLCREST / SKYLAND

Nestled between two regional commuter routes, Hillcrest/ Skyland's easy access to Suitland Parkway and Pennsylvania Avenue is a hidden gem. Residents can take a bus, train, car, or bike to work and have created a neighborhood-scale enclave around Skyland Town Center. With the next phases of development scheduled to open in the next few years, new development opportunities here will not remain a secret much longer.

SELECT RETAIL + RESTAURANT OPENINGS (2022+)

- &Pizza
- Chase Bank
- CVS (pharmacy)
- HalfSmoke (restaurant)
- Lidl (grocery)
- Maizal (Latin American restaurant)
- Mezeh (Mediterranean restaurant)
- PNC Bank
- Roaming Rooster (fried chicken restaurant)
- Skyland Nail Salon and Spa
- Starbucks
- TD Bank
- Trek Bikes (bike shop)

GROCERY ANCHORS

- At 29,000 SF, DC's first-ever Lidl grocery store anchors the Skyland Town Center's mixed-use shopping & dining destination.
- A 56,000 SF Safeway grocery store anchors the 98,000 SF Good Hope Marketplace shopping center.

SKYLAND TOWN CENTER

With the support of public and private financing sources including an \$18.75 million TIF, redevelopment of the former Skyland Shopping Center has transformed four city blocks into a vibrant, mixed-use hub:

- Block 2 includes the Crest at Skyland (263 units & 84,000 SF of retail) as well as new road infrastructure.
- Block 3 consists of three one-story buildings offering 42,400 SF of retail, including DC's first Lidl grocery store.
- Blocks 1 and 4 (2025+ delivery) will include 126 for-sale townhomes and a 75-unit senior apartment building with 10,000 SF of retail uses.





HILLCREST / SKYLAND



	0-1/2 mi	0-1 mi	0-3 mi		
POPULATION					
Population	9,153	33,595	250,057		
Daytime Population	6,922	24,868	231,210		
Male	46%	46%	47%		
Female	54%	54%	53%		
High School Graduate +	90%	90%	92%		
Bachelor's Degree +	26%	33%	44%		
Graduate /	11%	16%	23%		
Professional Degree					
HOUSEHOLDS					
Households (HH)	3,950	14,871	112,284		
Average HH Size	2.2	2.2	2.2		
Owner-occupied	23%	30%	36%		
Renter-occupied	77%	70%	64%		
Median Home Value	\$466,949	\$426,797	\$463,786		
INCOME					
Average HH	\$74,866	\$80,419	\$119,634		
Median HH	\$52,303	\$53,714	\$77,254		
HH Income <\$50k	47%	46%	34%		
HH Income \$50-\$75k	21%	18%	15%		
HH Income \$75k+	32%	35%	51%		
Average HH Disposable	\$54,727	\$58,018	\$78,735		
AGE					
Age < 20	25%	26%	23%		
Age 20-34	20%	20%	26%		
Age 35-64	36%	38%	38%		
Age 65+	19%	16%	14%		
Median Age (years)	38.4	37.2	35.9		
CONSUMER EXF	PENDITU	RES (\$ thous	ands)		
Apparel	\$7,232	\$29,207	\$316,358		
Child Care	\$1,416	\$5,698	\$67,935		
Computers & Accessories	\$854	\$3,510	\$39,882		
Entertainment & Recreation	\$10,419	\$42,099	\$470,081		
- Pets	\$2,425	\$9,801	\$111,336		
Food at Home	\$20,816	\$84,373	\$917,829		
Food away from Home	\$10,629	\$43,352	\$488,027		
Health Care	\$19,923	\$79,875	\$853,177		
- Medical Care	\$6,830	\$27,477	\$295,205		
Home Improvement	\$11,735	\$46,247	\$515,562		
Household Furnishings	\$8,186	\$33,023	\$365,218		
Personal Care	\$2,675	\$10,930	\$123,166		
Vehicle Maint. & Repair	\$3,902	\$15,844	\$171,349		
COMMUTING PR	REFEREN	ICE			
Drove alone	37%	43%	41%		
Public transportation	29%	28%	26%		
(excluding taxicab)	2570	2070	2070		
Bicycle	0%	0%	2%		
Walked	0%	1%	5%		
Worked at home	14%	13%	17%		
Other means	19%	14%	9%		
MODILITY					
MOBILITY Troffic Counts!	12000	Alabama A Cl	-		
Traffic Counts ¹		Alabama Ave Sl	=		
10,800-16,800 Naylor Rd					
ESRI, 2024 1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)					

CONTACT

Washington DC Economic Partnership Derek Ford, President & CEO (202) 661-8670 • dford@wdcep.com wdcep.com





HOWARD UNIVERSITY / PLEASANT PLAINS

Pleasant Plains sustains a core and vibrant African American community of Black-owned businesses, innovators, and leaders. Howard University has vaulted to prominence as a leading research institution with distinguished alumni, including Vice President Kamala Harris. Pleasant Plains and Howard University are intertwined by the community's students, professors, administrators, and visitors. Increased interest in the area establishes this neighborhood as one to watch.

HOWARD UNIVERSITY'S GROWING CAMPUS

- The Oliver (2711 2719 Georgia Avenue NW) delivered 93 apartments above 41,000 SF of commercial space occupied by Howard University's Office of Development & Alumni Relations and Office of University Communications in 2024.
- Reverb (2131 9th Street NW) delivered a 312 residential apartment building with about 5,000 SF of retail space in 2023.
- · The redevelopment and preservation of the Bond Bread and Washington Railway & Electric Company (WRECO) buildings will deliver 469 new residential units, 180 hotel rooms, and 50,000 SF of retail space by 2027
- A three-acre site (Lot 3) will be redeveloped into 450 residential units and up to 37,000 SF of retail space and will be anchored by the National Research Center for Health Disparities, which will provide a home to pharmaceutical companies and biomedical research organizations that specialize in chronic illnesses with an emphasis on solutions for communities of color.

CREATIVE + ENTREPRENEURIAL

- In 2021, Pitchfork highlighted 9:30 Club among "36 of America's best independent music venues," describing it as "best known for: the best staff in the biz."
- · Sankofa Video, Books & Café, established by two lauded filmmakers committed to sharing "films, videos & books by and about people of African descent," has remained a neighborhood staple for more than two decades.

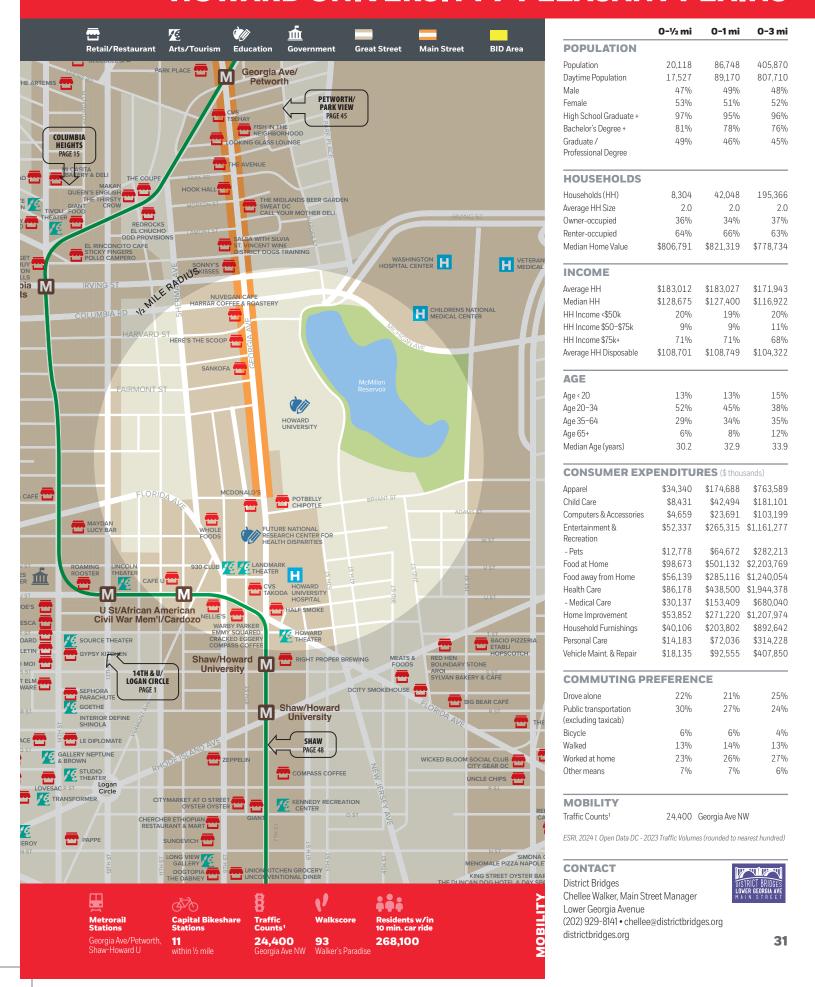
SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- America's Best Wings (restaurant)
- Cap & Stem (garden supplies)
- Likkle JA (Jamaican restaurant)
- Pintxo's Tacos (restaurant)





HOWARD UNIVERSITY / PLEASANT PLAINS





KENNEDY STREET

A proactive community ready to embrace new business opportunities, Kennedy Street is bolstered by a residential and business population that is committed to the success of the neighborhood and its commercial district. This DC main street's rare east-west orientation creates outdoor shopping and dining opportunities that are not easily replicated. In addition to its recent residential building boom, Kennedy Street offers significant new business opportunities, especially for independent retailers, restaurants, and specialty grocers.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Brink Bar & Grill (restaurant)
- Idido's Coffee & Social (café)
- La Coop Coffee (cafe)
- Lula Mae's Gardin (restaurant)
- Poplar (restaurant + wine bar)
- Progresso Market (grocery)
- Shellfish Market (restaurant)

DEVELOPMENT PIPELINE

- 839 Kennedy St: The existing property was renovated, and two stories were added resulting in 31 condo units in 2021.
- 809-813 Kennedy St: The Todd A. Lee Senior Residences delivered in 2021 with 38 affordable studio and 1-BR units for seniors as well as retail.
- 5508 7th Street NW: Motif luxury apartments were completed in 2022.
- 24 Kennedy St: This project delivered 50 new residential units in 2023.
- 201 Kennedy St: 20 new residential units with a ground floor coffee shop opened in 2024.

GREAT STREETS + MAIN STREET

- Kennedy Street is a designated Great Streets corridor whose small businesses may apply for grants for capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards of up to \$85,000.
- The corridor also receives support from Uptown Main Street through communitybased economic development initiatives.





KENNEDY STREET



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	14,483	43,700	344,285
Daytime Population	9,740	35,190	304,515
Male	48%	48%	49%
Female	52%	52%	51%
High School Graduate +	93%	91%	91%
Bachelor's Degree +	59%	55%	65%
Graduate /	32%	32%	38%
Professional Degree			
HOUSEHOLDS			
Households (HH)	5,570	16,349	148,663
Average HH Size	2.6	2.7	2.3
Owner-occupied	62%	56%	42%
Renter-occupied	38%	44%	59%
Median Home Value	\$638,765	\$666,933	\$728,182
- Value	ψ000,100	4000,000	Ψ120,102
INCOME			
Average HH	\$140,053	\$147,787	\$160,486
Median HH	\$91,003	\$93,727	\$107,235
HH Income <\$50k	26%	28%	22%
HH Income \$50-\$75k	17%	15%	13%
HH Income \$75k+	57%	58%	65%
Average HH Disposable	\$90,309	\$93,833	\$99,893
AGE			
Age < 20	24%	24%	19%
Age 20-34	21%	21%	30%
Age 35-64	41%	41%	38%
Age 65+	14%	14%	13%
Median Age (years)	37.6	37.7	35.4
CONSUMER EXF	PENDITU	RES (\$ thou	sands)
Apparel	\$16,884	\$53,384	\$536,159
Child Care	\$4,089		\$126,388
		\$12,517	
Computers & Accessories	\$2,260	\$7,097	\$72,235
Entertainment & Recreation	\$27,168	\$84,106	\$826,679
- Pets	\$6,675	\$20,506	\$201,756
Food at Home	\$50,877	\$160,212	\$1,571,613
Food away from Home	\$27,508	\$86,025	\$872,938
Health Care	\$46,431	\$143,578	\$1,398,909
- Medical Care	\$16,203	\$50,050	\$488,894
Home Improvement	\$33,201	\$98,552	\$904,649
Household Furnishings	\$20,389	\$63,187	\$633,443
Personal Care	\$7,076	\$22,100	\$221,996
Vehicle Maint. & Repair	\$9,185	\$28,589	\$290,164
COMMUTING PR	REFEREN	CE	
Drove alone	46%	40%	35%
Public transportation	21%	24%	24%
(excluding taxicab)			
Bicycle	2%	3%	3%
Walked	1%	2%	6%
Worked at home	20%	23%	24%
Other means	9%	9%	8%
MOBILITY			
	100-24,200	Georgia Ave N	W
	,300-6,300	Kennedy St N\	
ESRI 20241 Open Data DC - 20	122 Traffic Volum	oc (rounded to no	aract hundrad)

ESRI, 2024 1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)

CONTACT

Uptown Main Street Gabriela Mossi, Executive Director (202) 270-1461 • info@uptownmainstreet.org uptownmainstreet.org

206,600

6,300 Kennedy St NW

75 Very Walkable

4 within ½ mile





LINCOLN HEIGHTS / RICHARDSON DWELLINGS

As part of the New Communities Initiative, Deanwood's Lincoln Heights and Richardson Dwellings communities will gain 1,600 new mixedincome housing units, along with retail and office space, as part of a multihundred-million-dollar investment by the District.

NEW COMMUNITIES INITIATIVE

The New Communities Initiative is a DC government program, managed by the Office of the Deputy Mayor for Planning and Economic Development, to revitalize severely distressed subsidized housing, create vibrant mixed-income communities, and assist with addressing residents' needs.

NEW DEVELOPMENTS

- With the support of a DC Neighborhood Prosperity Fund grant, the historic Strand Theater (c. 1928) underwent a \$38 million redevelopment alongside construction of the new 86-unit Strand Residences. The 150-seat The Strand restaurant by Fish & Fire Group (Ivy City Smokehouse, The Point), opened in late 2024 in the historic theater.
- The 93-unit Providence Place was completed in 2022 on the Progressive National Baptist Convention's historic campus at 50th & Fitch Streets.

PARKS + RECREATION

Neighborhood attractions include Marvin Gave Park and its 1.2-mile bike trail, the Greater Deanwood Neighborhood Heritage Trail, the Deanwood Community Center & Library, and the renovated Riverside Center. As part of the New Communities Initiative, Marvin Gaye Park received \$10 million in infrastructure improvements.

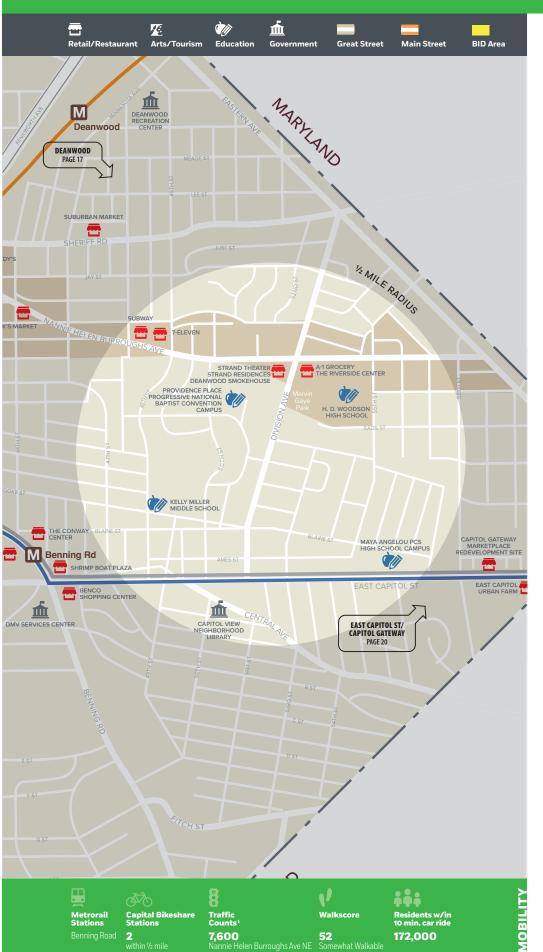
COMPREHENSIVE COMMUNITY DEVELOPMENT MODEL (CCDM)

The CCDM is a community-led strategy to support neighborhood development in the east end of Ward 7, including Lincoln Heights and Richardson Dwellings, ensuring that new investments are intentional and targeted for current and future residents. The CCDM was led by the Office of Planning in conjunction with the Deputy Mayor for Planning and Economic Development and the Coalition for Non-Profit Housing and Economic Development.





LINCOLN HEIGHTS / RICHARDSON DWELLINGS



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	8,831	35,016	172,701
Daytime Population	7,942	28,629	134,327
Male	47%	46%	47%
Female	53%	54%	53%
High School Graduate +	84%	89%	90%
Bachelor's Degree +	29%	29%	32%
Graduate /	13%	13%	14%
Professional Degree			
HOUSEHOLDS			
Households (HH)	3,256	13,522	69,628
Average HH Size	2.6	2.5	2.4
Owner-occupied	50%	44%	47%
Renter-occupied	50%	56%	53%
Median Home Value	\$375,000	\$381,140	\$398,468
INCOME			
Average HH	\$91,400	\$85,660	\$97,962
Median HH	\$64,674	\$59,250	\$68,346
HH Income <\$50k	37%	41%	36%
HH Income \$50-\$75k	19%	19%	18%
HH Income \$75k+	44%	40%	46%
Average HH Disposable	\$65,382	\$61,626	\$69,751
AGE			
Age < 20	27%	26%	24%
Age 20-34	22%	21%	21%
Age 35-64	37%	39%	39%
Age 65+	14%	14%	15%
Median Age (years)	36.0	37.0	37.7
CONSUMER EXP	ENDITU	IRES (\$ thou	sands)
Apparel	\$7,383	\$27,553	\$158,239
Child Care	\$1,484	\$5,735	\$33,552
Computers & Accessories	\$855	\$3,284	\$19,753
Entertainment & Recreation	\$10,372	\$40,563	\$240,101
- Pets	\$2,362	\$9,395	\$56,759
Food at Home	\$20,997	\$80,209	\$466,848
Food away from Home	\$10,613	\$40,891	\$243,333
Health Care	\$19,024	\$75,705	\$444,688
- Medical Care	\$6,544	\$26,040	\$153,776
Home Improvement	\$11,223	\$46,959	\$280,472
Household Furnishings	\$7,876	\$30,992	\$185,251
Personal Care Vehicle Maint. & Repair	\$2,674 \$3,641	\$10,319 \$14,326	\$61,734 \$86,774
COMMUTING PR			
Drove alone	43%	47%	52%
Public transportation	27%	28%	21%
(excluding taxicab)			
Bicycle Walked	0% 3%	0% 2%	1% 1%
Worked at home	15%	13%	13%
Other means	12%	11%	12%
MOBILITY			
Traffic Counts ¹	7,600	Nannie Helen Bu	ırroughs Ave NE
ESRI, 2024 1. Open Data DC - 202	23 Traffic Volum	nes (rounded to ne	arest hundred)

CONTACT

Office of the Deputy Mayor for
Planning & Economic Development
Sherif Ismail, Development Manager
(202) 727-6365 • sherif.ismail@dc.gov • dmped.dc.gov





MINNESOTA & BENNING

Collectively known as 'Downtown Ward 7,' several recent and substantial mixed-use developments surround the intersection of Minnesota Avenue and Benning Road. Although the neighborhood serves as the headquarters for major employers such as Pepco, DC's Department of Employment Services, and DC's Department of General Services, substantial public and private investment in new development is generating exciting opportunities for small businesses to grow.

RETAIL + COMMUNITY ANCHORS

- Benning/Dorothy I. Height Library
- Chateau Remix
- Dental Dreams
- DLTR
- Eclectic Café
- Fresenius Medical Care
- Sala Thai
- Uber Greenlight
- Unity Health Care

MAJOR EMPLOYERS

- Pepco's Benning Service Center: ~700 emplovees
- Department of General Services (DGS) HQ:
- Department of Employment Services (DOES) HQ: ~450

SANDLOT AT THE SENATOR

Sandlot, by Suite Nation, will open its fourth pop-up adjacent to the historic Senator theater (3950 Minnesota Ave., NE). The multidimensional shipping container bar and event space will occupy a 4,000 SF lot.

NORTHEAST HEIGHTS

- · Standard Real Estate Investments is redeveloping the 6.5-acre East River Park Shopping Center into a mixed-use shopping destination, that will comprise 855 residential units and 127,400 SF of retail anchored by a grocery store.
- The project's western portion will convert the 6.7-acre Senator Square shopping plaza and former Senator Theater site into the new HQ for DGS, 500 residential units, and 43,650 SF of retail.
- The first phase delivered the new 260,000 SF, 700-employee HQ for DGS in 2023.

GREAT STREETS RETAIL SMALL BUSINESS GRANTS

Minnesota Avenue and Benning Road are designated Great Streets corridors. As funds become available, small businesses may apply for grants to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.



MINNESOTA & BENNING



19,400 60 Minnesota Ave NE Somewhat Walkable

197,300

Benning Road, Minnesota Ave 2 within ½ mile

	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	8,436	31,790	220,898
Daytime Population	7,313	25,711	190,625
Male	46%	44%	47%
Female	54%	56%	53%
High School Graduate +	87%	88%	91%
Bachelor's Degree +	27%	29%	45%
Graduate /	11%	15%	24%
Professional Degree			
HOUSEHOLDS			
Households (HH)	3,976	13,417	93,582
Average HH Size	2.1	2.3	2.3
Owner-occupied	29%	31%	45%
Renter-occupied	71%	69%	55%
Median Home Value	\$405,058	\$400,821	\$492,755
INCOME			
Average HH	\$77,982	\$76,559	\$125,049
Median HH	\$52,520	\$51,616	\$78,719
HH Income <\$50k	47%	48%	33%
HH Income \$50-\$75k	21%	19%	15%
HH Income \$75k+	32%	33%	52%
Average HH Disposable	\$55,659	\$55,061	\$81.456
Average i ii i Disposable	Ψ55,055	Ψ33,001	Ψ01,430
AGE			
Age < 20	25%	26%	23%
Age 20-34	22%	21%	24%
Age 35-64	38%	38%	39%
Age 65+	15%	15%	14%
Median Age (years)	37.3	36.7	36.8
CONSUMER EXP	ENDITU	IRES (\$ thous	ands)
Apparel	\$7,503	\$25,300	\$270,839
Child Care	\$1,467	\$4,932	\$59,522
Computers & Accessories	\$905	\$2,999	\$34,074
Entertainment &	\$10,899	\$36,075	\$409,369
Recreation - Pets	\$2,527	\$8,303	\$97,254
Food at Home	\$22,012	\$73,072	\$792,342
Food away from Home	\$11,185	\$37,124	\$419,577
Health Care	\$20,773	\$68,169	\$738,066
- Medical Care	\$7,134	\$23,383	\$255,396
Home Improvement	\$11,794	\$38,865	\$463,728
Household Furnishings	\$8,453	\$28,091	\$314,120
Personal Care	\$2,818	\$9,334	\$106,246
Vehicle Maint. & Repair	\$4,042	\$13,317	\$145,218
COMMUTING PR	EFEREN	ICE	
Drove alone	48%	48%	41%
Public transportation	34%	30%	24%
(excluding taxicab)	34%	30%	∠4*/0
Bicycle	1%	1%	2%
Walked	1%	1%	4%
Worked at home	12%	12%	19%
Other means	4%	8%	10%
Other means	470	0.70	10%
MOBILITY			
Traffic Counts ¹	19,400	Minnesota Ave	NE
	19,000	Benning Rd NE	
ESRI, 2024 1. Open Data DC - 20.	23 Traffic Volun	nes (rounded to nea	arest hundred)

CONTACT

Minnesota Avenue Main Street Kesia Minor, Program Manager (202) 543-0161 • mams@hstreet.org hstreet.org







MOUNT PLEASANT

Multicultural and multilingual, Mount Pleasant is one of DC's most eclectic neighborhoods. Longstanding retailers along Mount Pleasant Street reflect the international flair and vibrancy of this community, which maintains a unique small-town feel while offering prime shopping, downtown access, dense housing, and proximity to Rock Creek Park, the District's largest open space.

MULTICULTURAL "MAIN STREET"

- The Argyle Market (Eritrean-owned)
- Corados (Guatemalan)
- Don Juan (Salvadoran/Mexican)
- Dos Gringos (American/Latin American)
- El Primo (Korean-owned)
- Elle (Bib Gourmand, bakery + cafe)
- Ercilia's (Salvadoran)
- Frugalista (Salvadoran-owned)
- Golden Scissors (Salvadoran-owned)
- Haydee's (Salvadoran)
- La Bahia (Salvadoran/Mexican)
- La Tejana (Bib Gourmand, Texan/Mexican)
- Lamont Cleaners (Korean-owned)
- Martha Dear Pizzeria (Greek)
- Marx Revolutionary Café (Mediterranean)
- Nido (Mediterranean market)
- Purple Patch (Filipino)
- Raven Grill (Ethiopian-owned bar)
- Sportsman's Liquor (Indian-owned)
- Joia Burger (Filipino-owned)

COOLEST NEIGHBORHOOD IN THE WORLD

Time Out's global editors named Mount Pleasant one of the 38 Coolest Neighborhood in the World in 2024.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Bar Del Monte (Italian restaurant)
- Casamigo Bar & Grill (Hispanic cuisine)
- Il Supremo (Italian restaurant)
- Joia Burger
- Pho Viet USA (Vietnamese restaurant)
- Streets Market (grocery)

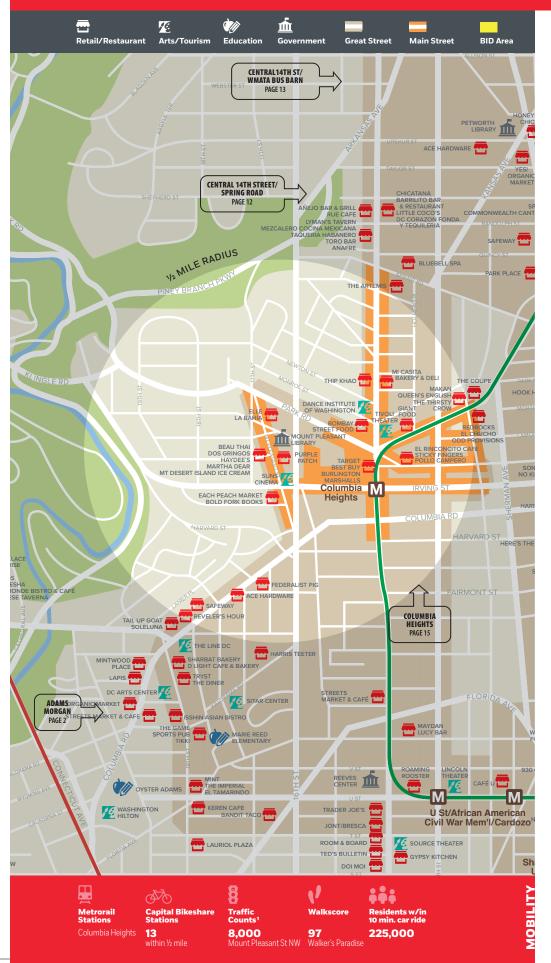
GREAT STREETS RETAIL SMALL BUSINESS GRANTS

- Mount Pleasant Street is a designated Great Streets corridor. As funds become available, small businesses may apply for grants for capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.
- The corridor receives support from the Columbia Heights/Mount Pleasant Main Street through community-based economic development programs.





MOUNT PLEASANT



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	32,793	92,377	392,153
Daytime Population	22,638	65,136	769,804
Male	49%	49%	48%
Female	51%	51%	52%
High School Graduate +	92%	95%	96%
Bachelor's Degree +	73%	80%	78%
Graduate /	44%	48%	47%
Professional Degree			
HOUSEHOLDS			
Households (HH)	16,379	46,606	187,185
Average HH Size	2.0	1.9	2.0
Owner-occupied	27%	33%	38%
Renter-occupied	73%	67%	62%
Median Home Value	\$822,291	\$833,028	\$814,893
INCOME			
Average HH	\$152,265	\$177,359	\$175,917
Median HH	\$103,435	\$123,086	\$119,178
HH Income <\$50k	24%	18%	20%
HH Income \$50-\$75k	13%	11%	11%
HH Income \$75k+	63%	71%	69%
Average HH Disposable	\$93,975	\$106,819	\$106,270
AGE			
Age < 20	14%	13%	16%
Age 20-34	40%	42%	38%
Age 35-64	36%	36%	35%
Age 65+	9%	9%	12%
Median Age (years)	33.6	33.6	33.7
CONSUMER EXP	ENDITU	IRES (\$ thou	sands)
Apparel	\$56,760	\$187,537	\$745,562
Child Care	\$13,643	\$45,505	\$177,316
Computers & Accessories	\$7,747	\$25,524	\$100,918
Entertainment & Recreation	\$85,987	\$284,952	\$1,138,986
- Pets	\$21,011	\$69,584	\$277,057
Food at Home	\$163,349	\$538,688	\$2,153,093
Food away from Home	\$92,775	\$306,665	\$1,213,756
Health Care	\$142,136	\$470,871	\$1,908,674
- Medical Care	\$49,730	\$164,764	\$667,987
Home Improvement	\$86,574	\$290,665	\$1,197,159
Household Furnishings	\$66,095	\$219,044	\$875,942
Personal Care	\$23,482	\$77,546	\$307,760
Vehicle Maint. & Repair	\$30,153	\$99,643	\$400,186
COMMUTING PR	REFEREN		
Drove alone	17%	20%	25%
Public transportation	33%	30%	24%
(excluding taxicab)			
Bicycle	7%	6%	4%
Walked	9%	11%	13%
Worked at home Other means	29% 5%	27% 6%	28% 6%
MOBILITY	6.00-		. 0. 10.
Traffic Counts ¹	8,000	Mount Pleasa	nt St NW
ESRI, 2024 1. Open Data DC - 20	123 Traffic Volum	nes (rounded to ne	earest hundred)

CONTACT

District Bridges - Paco Ramos, Columbia Heights/Mount Pleasant Main Street (256) 749-9957 • paco@districtbridges.org districtbridges.org





MOUNT VERNON TRIANGLE

Established by a framework action agenda in 2003, Mount Vernon Triangle is today a vibrant downtown community that is widely considered one of Washington, DC's most attractive places to live, work, and thrive. As an undeniable epicenter and lively heartbeat in our Nation's Capital, Mount Vernon Triangle has become an essential and stabilizing part of our downtown footprint. With progress toward full build-out almost complete, Mount Vernon Triangle's sizeable head start in its journey to becoming an all-purpose neighborhood provides real and lasting competitive advantage in support of maintaining and sustaining the clean, safe, welcoming, and inclusive community that has come to define #LifeInMVT.

SELECT RETAIL & RESTAURANT OPENINGS (2022+)

- 2FiftyBBQ (restaurant)
- Definition of Fitness
- Flight Club (darts & restaurant)
- MONKO (health & wellness)
- Papa John's (restaurant)
- Stellina Pizzeria (restaurant)
- Sweetgreen (restaurant)

TOP FOODIE & LIFESTYLE DESTINATIONS

- Michelin Bib Gourmand: Ottoman Taverna (2022) and Stellina Pizzeria (2024)
- Michelin Guide Mentions: Bar Chinois and Mandu
- RAMMY Awardees: Bar Chinois (Best Bar)
- Washingtonian 100 Very Best Restaurants: Baan Siam and Rumi's Kitchen
- Top 50 Barbecue Restaurants: 2Fifty Texas BBQ was ranked #19 by Southern Living for The South's Top 50 Barbecue Joints of 2023

LOCATION, MOBILITY & LIVABILITY

- Walkable and centrally located in the heart of downtown Washington, DC with superior walk, bike, and transit scores.
- Accessible to multiple Metrorail, Metrobus, and Capital Bikeshare transportation options.
- Popular live events and programming including a weekly FRESHFARM MVT Market, Tunes in the Triangle summer concerts, and the Movies in Milian outdoor film series.

NEW DEVELOPMENTS

- The Cantata (801 3rd St., NW) features 275 apartment units and 9,500 SF of retail, . 2023 delivery.
- The Crosby (300 K St., NW) features 302 apartment units and 5,600 SF of retail, 2024 delivery.
- The Claret (950 3rd St., NW) featuring 127 residential condos, 2024/25 delivery.
- Pipeline: 1001 6th Street (550 apartment units + 30,000 SF retail) & 921 6th Street NW (117-room hotel)

[†] CoStar (Q2 2024, within 0.5 miles)

OFFICE MARKET[†]

- Existing Office SF: 20.52M
- Avg \$/SF/FS: \$55.23
- Vacancy Rate: 16.9%
- SF Under Construction: 400,000

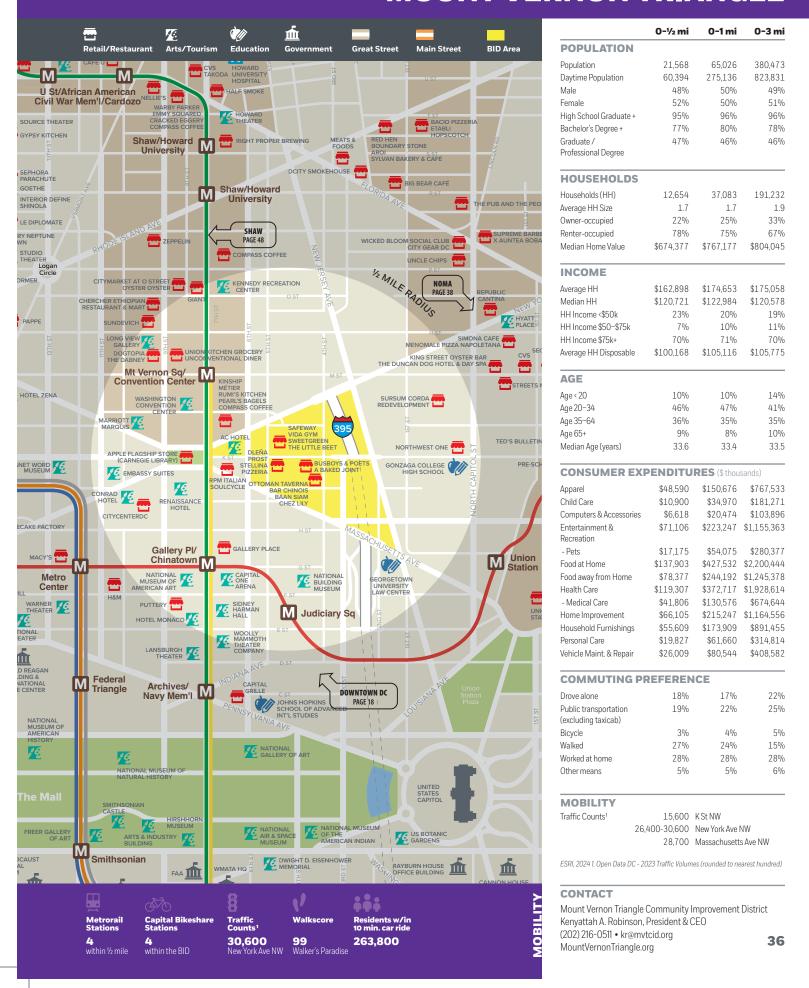
RESIDENTIAL POPULATION

>65,000 within one mile





MOUNT VERNON TRIANGLE





NEW YORK AVENUE / IVY CITY

A budding ecosystem of artisanal makers has strengthened a distillery hotspot with modern manufacturing operations alongside New York Avenue NE. Adaptive reuse of former industrial properties has also attracted hundreds of residents in recent years. Well-known national brands and local retailers alike continue to arrive in response to this rapidly growing customer base, providing residents and visitors with several shopping and dining options.

SELECT RETAIL + RESTAURANT OPENINGS (2022+)

- Beat the Bomb (entertainment)
- Conservatory (rooftop bar & lounge)
- Ivy City Pediatric Dentistry & Orthodontics
- Miza (Mediterranean restaurant)
- Premier Martial Arts
- Vera (restaurant)

ANCHOR RETAILERS

- BicycleSPACE
- Kick Axe Throwing
- MOM's Organic Market
- Petco
- Planet Fitness
- Studio 52 (event venue & video production)
- THRōW Social DC (restaurant + entertainment)

TOP RESTAURANTS

- Gravitas (1 Michelin Star)
- Ivy City Smokehouse (Bib Gourmand)
- Via Ghibellina's (OpenTable Diners' Choice, 2024)

NEW INDUSTRIAL DEVELOPMENT

Douglas Development has plans to build a 185,700 SF industrial/warehouse building with 198 parking spaces at the corner of New York and Montana Avenues.

WHAT'S BREWING

"Distillery Row" is home to Atlas Brew Works, Republic Restoratives, Don Ciccio & Figli, and Other Half Brewing, which opened its 22,000 SF production facility and taproom in 2020.



NEW YORK AVENUE / IVY CITY



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	5,258	33,036	362,628
Daytime Population	5,677	34,896	601,731
Male	50%	48%	49%
Female	50%	52%	51%
High School Graduate +	90%	91%	94%
Bachelor's Degree +	39%	53%	68%
Graduate /	18%	27%	38%
Professional Degree			
HOUSEHOLDS			
Households (HH)	2,290	14,528	171,348
Average HH Size	2.1	2.1	2.0
Owner-occupied	27%	32%	35%
Renter-occupied	73%	68%	65%
Median Home Value	\$518,500	\$626,660	\$701,078
INCOME			
Average HH	\$93,226	\$115,019	\$160,030
Median HH	\$64,963	\$76,771	\$108,799
HH Income <\$50k	42%	34%	23%
HH Income \$50-\$75k	12%	15%	12%
HH Income \$75k+	46%	51%	65%
Average HH Disposable	\$65,317	\$75,851	\$98,373
Average HH Disposable	\$00,511	\$10,001	\$90,513
AGE			
Age < 20	20%	18%	16%
Age 20-34	30%	34%	36%
Age 35-64	39%	36%	37%
Age 65+	10%	12%	11%
Median Age (years)	34.7	34.2	34.1
CONSUMER EXP	ENDITU	IRES (\$ thou	sands)
Apparel	\$5,037	\$39,311	\$629,086
Child Care	\$1,056	\$8,574	\$146,188
Computers & Accessories	\$642	\$5,137	\$83,966
Entertainment & Recreation	\$7,432	\$57,859	\$949,451
- Pets	\$1,763	\$13,805	\$229,757
Food at Home	\$14,858	\$114,768	\$1,818,314
Food away from Home	\$7,765	\$61,503	\$1,012,097
Health Care	\$13,151	\$98,598	\$1,611,993
- Medical Care	\$4,557	\$34,266	\$562,718
Home Improvement	\$7,626	\$57,425	\$987,403
Household Furnishings	\$5,605	\$43,901	\$731,121
Personal Care	\$1,979	\$15,668	\$256,357
Vehicle Maint. & Repair	\$2,606	\$20,121	\$336,259
COMMUTING PR	EFEREN	ICE	
Drove alone	36%	35%	28%
	23%	27%	25%
Public transportation (excluding taxicab)			
Bicycle	6%	3%	4%
Walked	1%	4%	12%
Worked at home	28%	23%	25%
Other means	7%	8%	7%
MOBILITY			
Traffic Counts ¹	70 100	New York Ave	NF
		West Virginia	
FCDI 202//1 0 D-+- DO 20	22.7 (6.1/.)	gu/	

ESRI, 2024 1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)

CONTACT

Washington DC Economic Partnership Chad Shuskey, COO • (202) 661-8674 cshuskey@wdcep.com wdcep.com





NOMA

Nestled in the heart of DC and an easy stroll from the U.S. Capitol, NoMa is one of the city's fastest-growing neighborhoods. The area includes nearly 27.1 million square feet of office, hotel, retail, and residential space, including 30 LEED-certified buildings and revitalized historic buildings. NoMa continues to grow with an additional 500,000 square feet under construction. With the support of public figures and the local community, NoMa's development is complimented with initiatives to activate and improve public infrastructure and shared spaces.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Chipotle (restaurant)
- Chop Shop (restaurant)
- Chopsmith (restaurant)
- Manifest (barbershop & bar) • Playful Pack, Dog Daycare & Boarding
- Pops Bagels & Deli
- Ted's Bulletin (restaurant)

NEW ARRIVALS

- Pinnacle (7 New York Ave. NE) brought 115 residential units to NoMa in Q2 2024.
- The Florian (1 Florida Ave. NE) is a 13-story, 388-unit apartment building with 3,000 SF of ground-floor retail space. Construction finished in Q2 2024.
- OZMA (44 M St. NE) comprises 13 stories, 275 residential units, and 7,900 SF of retail space. The project delivered in Q3 2024.
- The 202 (202 Florida Avenue NE) delivered 254 residential units and 3,800 SF of retail space in Q1 2024.

NEIGHBORHOOD ACTIVATIONS

- NoMa Farmers Market at Third Street: Every Thursday evening from May 4th to October 31st, the market offers a variety of vendors serving up farm-fresh produce and local aroceries.
- NoMa in Color Mural Festival: A weeklong mural festival in September featuring 16 new murals and celebrated with a finale event with a makers/art market, music, and artist interactions at Alethia Tanner Park.
- CiNoMatic: Outdoor movie series recurring Wednesday evenings at Alethia Tanner Park in the Spring and Fall.
- Metropolitan Beer Trail: Links 11 of the neighborhood's most popular brew pubs and bars in a walkable or bikeable path from the Metropolitan Branch Trail, stretching from Union Station northward through the neighborhoods of NoMa, Eckington, and Brookland.



[†] CoStar (Q2 2024, within 0.5 miles)

NOMA

49%

51%

95%

75%

44%

19

34%

66%

21%

11%

68%

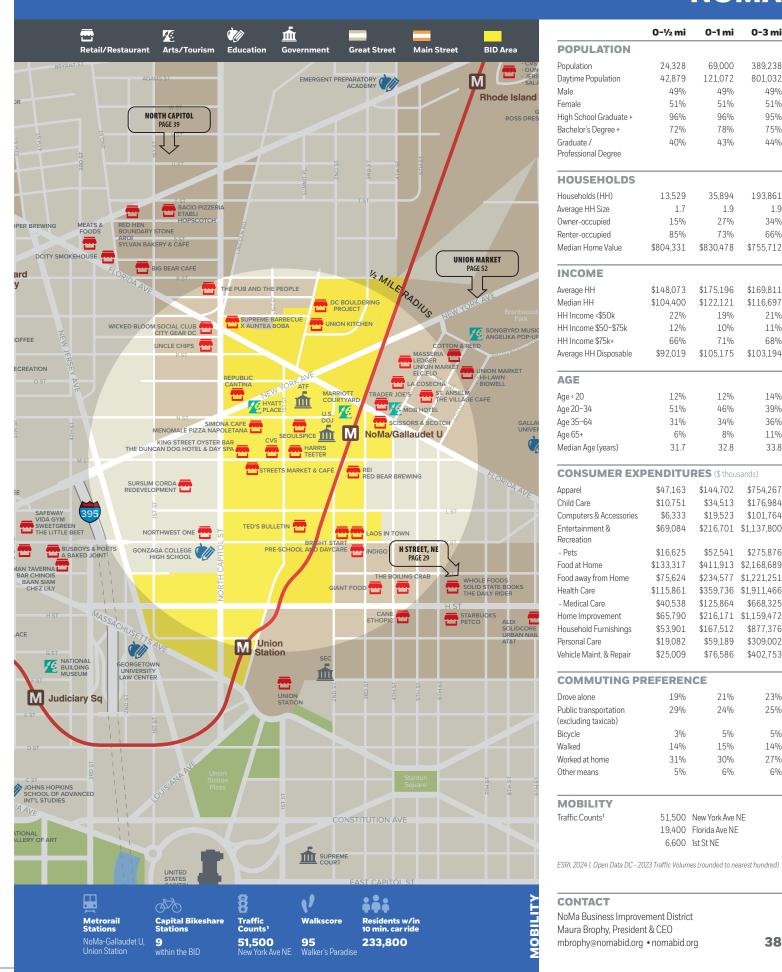
14%

39%

36%

11%

33.8



23%

25%

5%

140/0

27%

6%





NORTH CAPITOL

North Capitol's four commercial corridors - North Capitol Street and Rhode Island, New York, and Florida avenues—are gateways into DC as well as destinations in their own rights. With hundreds of residential units in the pipeline, the area offers prime retail and commercial opportunities for businesses looking to set up shop.

NEW + UPCOMING DEVELOPMENT

- Aria Development delivered The Florian, a 388-unit residential apartment building and 7,500 SF of retail space at 1 Florida Ave., NE in 2024.
- So Others Might Eat (SOME) delivered Roberts Residences, a 136-unit affordable apartment community at 1515 North Capitol St NF in 2023.
- Vicino (1324 North Capitol St NW) is a 69unit residential apartment building with 8,000 SF of retail space and delivered in
- Maison Kesh (1634 North Capitol St., NW) will be a 97-room boutique co-living project.

GREAT STREETS RETAIL SMALL BUSINESS GRANTS

Several streets in the area are designated Great Streets corridors. As funds become available, small businesses may apply for grants to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.

NEIGHBORHOOD DESTINATIONS

- 7DrumCity: music lessons for adult hobbyists and home of The Pocket live performance venue
- Big Bear Café has been serving the neighborhood since 2007 and recognized by the Washington City Paper in 2021 for making one of DC's best pizza.
- DCity Smokehouse (award-winning brisket)
- Jam Doung Style: This local staple recently expanded into a new location and still offers the neighborhood's favorite, authentic Jamaican food.
- The Pub & The People opened in 2015 and was recognized by the Washington City Paper for being one of the city's best bars in
- The Red Hen has made Michelin's Bib Gourmand list since 2017

SELECT RETAIL & RESTAURANT OPENINGS (2022+)

- · Gold Clover Bar
- Mood Swings Food Hall
- O'Kabul (Turkish restaurant)





NORTH CAPITOL



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	20,718	75,270	404,965
Daytime Population	23,804	107,705	817,333
Male	51%	49%	49%
Female	49%	51%	51%
High School Graduate +	95%	96%	96%
Bachelor's Degree +	74%	77%	76%
Graduate /	40%	43%	45%
Professional Degree			
HOUSEHOLDS	ŝ		
Households (HH)	9,839	38,771	200,522
Average HH Size	2.1	1.8	1.9
Owner-occupied	38%	26%	35%
Renter-occupied	62%	74%	65%
Median Home Value	\$854,447	\$804,949	\$769,021
INCOME			
Average HH	\$180,764	\$173,100	\$173,353
Average HH Median HH		\$173,100	
Median HH HH Income <\$50k	\$123,791 19%	\$120,106	\$119,324 20%
HH Income \$50-\$75k		9%	
	8%		11%
HH Income \$75k+	73%	70%	70%
Average HH Disposable	\$107,261	\$103,932	\$105,063
AGE			
Age < 20	14%	11%	14%
Age 20-34	44%	48%	39%
Age 35-64	35%	33%	36%
Age 65+	8%	7%	11%
Median Age (years)	33.1	32.4	33.9
CONSUMER E	XPENDITU	JRES (\$ thou	ısands)
Apparel	\$40,615	\$155,002	\$793,075
Child Care	\$9,946	\$36,599	\$187,375
Computers & Accessori	es \$5,400	\$20,967	\$107,367
Entertainment &	\$61,300	\$231,271	
Recreation - Pets			
	\$14,861	\$56,051	\$291,882
Food at Home	\$115,504	\$440,814	
Food away from Home			\$1,288,331
,	\$65,586	\$251,237	
Health Care	\$101,668	\$384,777	\$2,012,299
Health Care - Medical Care	\$101,668 \$35,495	\$384,777 \$134,690	\$2,012,299 \$703,941
Health Care	\$101,668	\$384,777 \$134,690	\$2,012,299 \$703,941
Health Care - Medical Care	\$101,668 \$35,495 \$63,583	\$384,777 \$134,690	\$2,012,299 \$703,941 \$1,232,039
Health Care - Medical Care Home Improvement Household Furnishings	\$101,668 \$35,495 \$63,583	\$384,777 \$134,690 \$228,049 \$179,235	\$2,012,299 \$703,941 \$1,232,039 \$925,671
Health Care - Medical Care Home Improvement	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507	\$384,777 \$134,690 \$228,049 \$179,235	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183
Health Care - Medical Care Home Improvement Household Furnishings Personal Care	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Drove alone	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Drove alone Public transportation (excluding taxicab)	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319 PREFEREN 24% 26%	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329 VCE 21% 23%	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Drove alone Public transportation (excluding taxicab) Bicycle	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319 PREFEREN 24% 26%	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329 VCE 21% 23%	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283 24% 25%
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Drove alone Public transportation (excluding taxicab) Bicycle Walked	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319 PREFEREN 24% 26% 6% 11%	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329 VCE 21% 23% 5% 17%	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283 24% 25% 4%
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319 PREFEREN 24% 26% 6% 11% 26%	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329 VCE 21% 23% 5% 17% 29%	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283 24% 25% 4% 14% 28%
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Drove alone Public transportation (excluding taxicab) Bicycle Walked	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319 PREFEREN 24% 26% 6% 11%	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329 VCE 21% 23% 5% 17%	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283 24% 25% 4% 14% 28%
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319 PREFEREN 24% 26% 6% 11% 26%	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329 VCE 21% 23% 5% 17% 29%	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283 24% 25% 4% 14% 28%
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319 PREFEREN 24% 26% 6% 11% 26%	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329 NCE 21% 23% 5% 17% 29% 6%	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283 24% 25% 49% 14% 28% 6%
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means MOBILITY Traffic Counts¹	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319 PREFEREN 24% 26% 6% 11% 26% 7%	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329 VCE 21% 23% 5% 17% 29% 6%	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283 24% 25% 4% 14% 28% 6%
Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means MOBILITY Traffic Counts¹	\$101,668 \$35,495 \$63,583 \$47,153 \$16,507 \$21,319 PREFEREN 26% 6% 11% 26% 7%	\$384,777 \$134,690 \$228,049 \$179,235 \$63,413 \$82,329 VCE 21% 23% 5% 17% 29% 6%	\$2,012,299 \$703,941 \$1,232,039 \$925,671 \$326,183 \$424,283 24% 25% 4% 28% 6%

CONTACT

NORTH TOL North Capitol Main Street Shawn McGhee, Executive Director (202) 299-0698 • ED@northcapitoldc.com



NORTHWEST ONE

Northwest One ("NW1"), part of the District's New

Communities Initiative, offers high-quality housing options and public amenities thanks to significant public and private investment. Within walking distance of Union Station and the 1st and H Street NE corridors, the growing neighborhood offers direct access to Capitol Hill, NoMa, and Mount Vernon Triangle.

NEW COMMUNITIES INITIATIVE

The New Communities Initiative is a DC government program, managed by the Office of the Deputy Mayor for Planning and Economic Development, to revitalize severely distressed subsidized housing, create vibrant mixed-income communities, and assist with addressing residents' needs. More than 1,000 residential units have delivered to date with hundreds more in the pipeline.

NW1 DEVELOPMENT PIPELINE

- MRP Realty, CSG Urban Partners, and Taylor Adams Associates are redeveloping two District parcels, including the former Temple Courts, totaling 3.5 acres and more than 700 residential units
- Phase I, The Rise at Temple Courts (2 L St., NW), resulted in the delivery of 220 mixedincome apartments in 2022.
- Phase II started construction in 2023 and will deliver 212 affordable rental units in 2025.

BANNER LANE

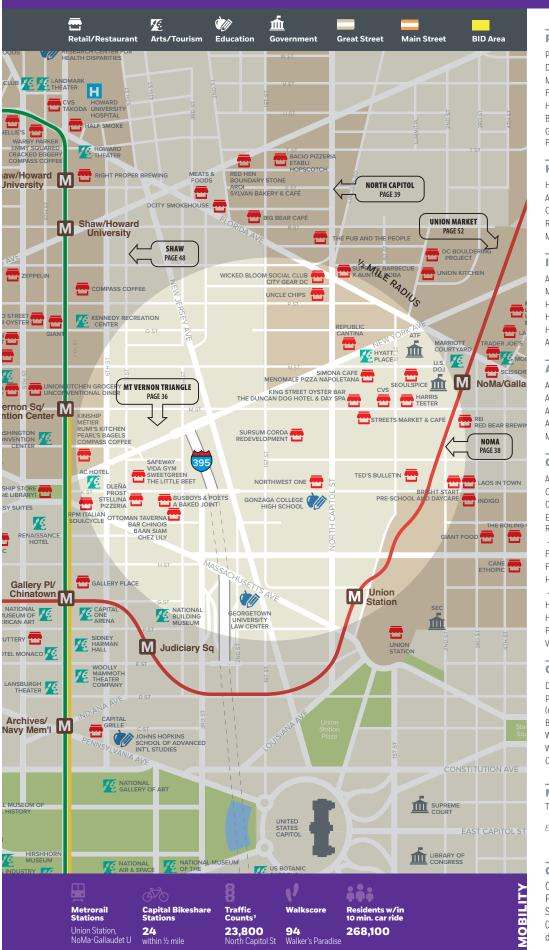
- The redevelopment of the adjacent 6.7-acre Sursum Corda site calls for 1,243 residential units in a multi-phased development.
- Phase I delivered 561 residential units (122 affordable) in 2023.







NORTHWEST ONE



	0-1/2 mi	0-1 mi	0-3 m
POPULATION			
Population	23,793	74,968	382,635
Daytime Population	58,003	188,246	800,736
Male	48%	50%	49%
Female	52%	51%	51%
High School Graduate +	95%	96%	96%
Bachelor's Degree +	73%	79%	77%
Graduate / Professional Degree	42%	45%	45%
HOUSEHOLDS			
Households (HH)	13,875	40,955	191,360
Average HH Size	1.7	1.8	1.9
Owner-occupied	15%	26%	34%
Renter-occupied	85%	74%	66%
Median Home Value	\$684,067	\$800,869	\$783,659
INCOME			
Average HH	\$146,837	\$176,795	\$173,286
Median HH	\$110,649	\$124,389	\$119,416
HH Income <\$50k	23%	19%	20%
HH Income \$50-\$75k	9%	9%	11%
HH Income \$75k+	68%	72%	70%
Average HH Disposable	\$92,214	\$106,051	\$104,925
AGE			
Age < 20	10%	11%	14%
Age 20-34	51%	47%	40%
Age 35–64	31%	34%	36%
Age 65+	7%	8%	10%
Median Age (years)	32.3	33.0	33.7
CONSUMER EXF	PENDITU	RES (\$ thou	sands)
Apparel	\$48,222	\$167,567	\$759,425
Child Care	\$10,781	\$39,410	\$179,121
Computers & Accessories	\$6,515	\$22,718	\$102,716
Entertainment & Recreation	\$70,285	\$249,548	\$1,145,070
- Pets	\$16,928	\$60,490	\$277,889
Food at Home	\$136,507	\$475,987	\$2,180,607
Food away from Home	\$77,352	\$271,815	\$1,231,764
Health Care	\$118,262	\$415,471	\$1,915,233
- Medical Care	\$41,401	\$145,494	\$669,866
Home Improvement	\$65,517	\$244,274	\$1,161,243
Household Furnishings	\$54,998	\$193,809	\$883,023
Personal Care Vehicle Maint. & Repair	\$19,549 \$25,716	\$68,606 \$89,268	\$311,534 \$404,777
COMMUTING PR			
Drove alone	REFEREN 20%	19%	23%
Public transportation	22%	23%	25%
(excluding taxicab)	2270	2070	207
Bicycle	3%	4%	5%
Walked	19%	20%	15%
Worked at home	30%	29%	28%
Other means	6%	5%	6%
MOBILITY			
Traffic Counts ¹	23.800	North Capitol	St

CONTACT

Office of the Deputy Mayor for Planning & Economic Development Sherif Ismail, Development Manager (202) 727-6365 • sherif.ismail@dc.gov dmped.dc.gov





PARK MORTON

Transformation continues just five blocks south of the Georgia Avenue-Petworth Metrorail Station. Situated between prominent Georgia Avenue and Park Road, Park Morton and surrounding neighborhoods are growing as part of the District's New Communities Initiative.

NEW COMMUNITIES INITIATIVE

The New Communities Initiative is a DC government program, managed by the Office of the Deputy Mayor for Planning and Economic Development, to revitalize severely distressed subsidized housing, create vibrant mixed-income communities, and assist with addressing residents' needs.

MASTER PLAN

Park View Community Partners and the DC Housing Authority are jointly redeveloping the Park Morton complex and Bruce Monroe Park site into 462 mixed-income residential units over three phases. The development plan includes a public park, apartments (including senior units), and for-sale housing.

PHASE I UNDERWAY

- Park Morton Apartments, Phase I of the Park Morton New Communities Initiative, will deliver a five-story, 142-unit affordable multifamily apartment building in late 2024/early 2025.
- Plans for future phase(s) include an additional 273 residential units to be built at Irving Street and Georgia Avenue.



PARK MORTON

0-1/2 mi

0-1 mi



19,654 13,993 52% 48% 94%	72,831 74,968 49% 51%	402,668 742,923 48% 52%
13,993 52% 48%	74,968 49% 51%	742,923 48%
13,993 52% 48%	74,968 49% 51%	742,923 48%
48%	51%	
		52%
94%		
	93%	95%
74%	72%	74%
43%	42%	44%
8,209	31,723	192,662
2.3	2.1	2.0
44%	35%	37%
57%	65%	63%
\$768,369	\$762,528	\$756,334
\$187.534	\$163.695	\$169,467
\$132,780	\$110,559	\$114,736
17%	22%	21%
9%		12%
		67%
\$111,328	\$99,734	\$103,218
15%	1 50%	15%
		37%
		36%
		12%
32.7	32.8	34.2
PENDITU	RES (\$thou	sands)
		\$741,312
		\$175,306
		\$170,300
		\$1,129,485
ΨJJ,040	Ψ113,313	VI,IZJ,70
\$13,008	\$43,957	\$274,617
		\$2,144,457
		\$1,204,134
		\$1,894,736
		\$662,794
		\$1,181,257
		\$305,379
\$17,758	\$62,185	\$396,991
REFEREN	CE	
25%	23%	26%
28%	31%	24%
C0/	C01	7-04
		4%
		13%
26% 7%	25% 7%	27% 6%
24 4NN	Georgia Ave N	W
	acorgia AVE IV	* *
	· ·	
24,400 023 Traffic Volume	· ·	earest hundred)
	2.3 44% 57% \$768,369 \$187,534 \$132,780 17% 9% 74% \$111,328 15% 44% 34% 7% 32.7 PENDITU \$34,144 \$8,710 \$4,599 \$53,048 \$13,008 \$99,150 \$55,950 \$86,532 \$30,191 \$57,203 \$40,080 \$14,146 \$17,758 REFEREN 25% 28% 6% 8% 26%	2.3 2.1 44% 35% 57% 65% \$768,369 \$762,528 \$187,534 \$163,695 \$132,780 \$110,559 17% 22% 9% 12% 74% 66% \$111,328 \$99,734 15% 15% 44% 42% 34% 34% 7% 9% 32.7 32.8 PENDITURES (\$ thou \$34,144 \$116,810 \$8,710 \$28,343 \$4,599 \$15,941 \$53,048 \$179,315 \$13,008 \$43,957 \$99,150 \$339,302 \$55,950 \$191,386 \$86,532 \$296,680 \$30,191 \$103,730 \$57,203 \$186,575 \$40,080 \$137,012 \$14,146 \$48,561 \$17,758 \$62,185 REFERENCE 25% 23% 28% 31% 6% 6% 8% 8% 26% 25%

Office of the Deputy Mayor for Planning & Economic Development Sherif Ismail, Development Manager (202) 727-6365 • sherif.ismail@dc.gov dmped.dc.gov







THE PARKS AT WALTER REED

The Parks is an adaptive reuse mixed-use master planned

community, located on 66 acres of the 110-acre campus of the historic Walter Reed Army Medical Center. With a strong emphasis on sustainability, this development will be Washington's largest master planned community, weaving 3.1 million SF of mixed-use retail, residential, office, and educational space throughout an expansive campus environment.

SELECT RETAIL & RESTAURANT OPENINGS (2023+)

- Blue's Coffee & Tea Co.
- The Charmery (ice cream)
- Hazel's (True Value) Hardware Store
- Slice & Pie (restaurant)
- Starbucks
- Whole Foods

THE PARKS COMMUNITY

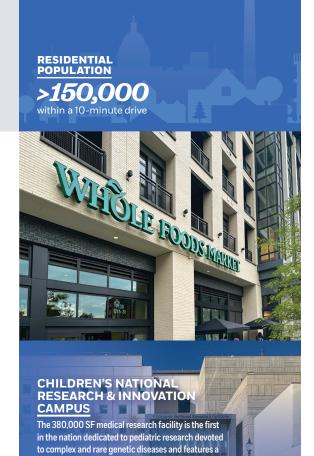
At the nexus of several highly established residential neighborhoods, the site's rolling green hills and pedestrian promenades will make direct connections to Rock Creek Park – the nation's largest urban park – a pillar in the project's strong emphasis on recreation. The Parks at Walter Reed is five miles from Downtown DC, minutes from established Montgomery County communities Bethesda, Chevy Chase, and Silver Spring, and highly accessible by foot, Metro, commuter rail, and

NEW DEVELOPMENT

- By the end of 2024, The Parks at Walter Reed community will consist of nearly 1,500 new residential units.
- Reynard Apartments: The five-story, 344unit multifamily development includes 11 live/work units and deliver in 2024.
- Aspen Square at The Parks: The 50-townhome development (2,300 SF avg size) started delivering home ownership opportunities in 2023.
- The Town Center: The three mixed-use buildings that form the retail marketplace of the Parks at Walter Reed total nearly 500 residential units and 100,000 SF of retail space, anchored by a new 47,000 SF Whole Foods grocery store.

COMMUNITY EVENTS

- Down in the Reeds Music Festival
- The Parks Farmers Market
- Happy Hours on the Plaza
- Jazz in The Parks
- Movies on the Lawn



primary care clinic. The 160,000 SF Phase I opened in early 2021 on the former Walter Reed Medical Center campus and included the opening of Johnson & Johnson Innovation (JLABS), a healthcare and life

sciences incubator.

THE PARKS AT WALTER REED



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	9,124	30,840	285,083
Daytime Population	6,517	25,894	234,160
Male	49%	48%	49%
Female	51%	52%	51%
High School Graduate +	91%	91%	89%
Bachelor's Degree +	53%	58%	62%
Graduate /	29%	35%	36%
Professional Degree			
HOUSEHOLDS			
Households (HH)	3,479	12,165	113,386
Average HH Size	2.6	2.5	2.5
Owner-occupied	50%	50%	46%
Renter-occupied	50%	50%	54%
Median Home Value	\$692,563	\$722,646	\$738,354
INCOME			
Average HH	\$141,449	\$150,051	\$162,791
Median HH	\$93.183	\$97,262	\$102,791
HH Income <\$50k	27%	26%	23%
HH Income \$50-\$75k	16%	16%	13%
HH Income \$75k+	56%	58%	64%
Average HH Disposable	\$91,858	\$95,581	\$102,141
AGE			
Age < 20	23%	24%	22%
Age 20-34	21%	19%	24%
Age 35-64	41%	41%	39%
Age 65+	15%	16%	14%
Median Age (years)	38.7	39.5	36.9
CONSUMER EXP	ENDITU	JRES (\$ thou	sands)
Apparel	\$11,234	\$41,334	\$407,590
Child Care	\$2,558	\$9,361	\$96,426
Computers & Accessories	\$1,459	\$5,382	\$55,000
Entertainment &	\$17,058	\$63,373	\$641,071
Recreation			
- Pets	\$4,099	\$15,232	\$157,336
Food at Home	\$33,248	\$122,766	\$1,210,065
Food away from Home	\$17,644	\$65,311	\$668,226
Health Care	\$29,067	\$108,100	\$1,094,705
- Medical Care	\$10,104	\$37,622	\$382,739
Home Improvement	\$18,642	\$71,101	\$742,605
Household Furnishings	\$12,684	\$47,448	\$490,403
Personal Care	\$4,512	\$16,744	\$170,471
Vehicle Maint. & Repair	\$5,707	\$21,435	\$224,951
COMMUTING PR	EFEREN	ICE	
Drove alone	40%	39%	41%
Public transportation	36%	28%	21%
(excluding taxicab)			
Bicycle	1%	2%	2%
Walked	3%	2%	3%
Worked at home	14%	22%	23%
Other means	6%	7%	10%
MODILITY			
MOBILITY Traffic Counted	21.000	Canada A . M	14/
Traffic Counts ¹	21,800 6,600	Georgia Ave N Eastern Ave N	
ESRI, 2024 1. Open Data DC - 20			
2011, 2027 I. Open vala vC = 20	LO HAITIC VUIUII	ios (rounded to H	arcot nulluieu)

152,200

The Parks at Walter Reed (202) 568.6363 info@TheParksDC.com

CONTACT

theparksdc.com

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PARKSIDE / KENILWORTH

Parkside/Kenilworth is expanding rapidly thanks to private and public investment into the area. Hundreds of new residential units are in the pipeline or underway in the neighborhood, which is conveniently located near the Anacostia Freeway (DC-295), Anacostia River, Benning Road, and Eastern Avenue and just south of the 700-acre Kenilworth Park and Aquatic Gardens.



CONNECTIVITY & ACCESS

The 400-foot Parkside Pedestrian Bridge was completed in 2021 and crosses over Kenilworth Avenue, two railroad tracks, and I-295 to link the Eastland Gardens, Kenilworth, and Parkside neighborhoods with the Minnesota Avenue Metrorail Station.

KENILWORTH COURTS

- Kenilworth Courts (c. 1959), a 290-unit, 14-acre public housing complex, will be redeveloped to deliver a total of 530 residential units with a mix of flats and townhomes and 4,500 SF of retail.
- The \$83 million Phase I, Kenilworth 166, delivered in 2024 and includes 166 residential units in a senior building, a multi-family building, stacked flats, and townhouse rentals.

AN URBAN OASIS

Not only does the 700-acre Kenilworth Park and Aquatic Gardens have roots in the 1791 L'Enfant Plan, but it is also the only National Park Service site devoted to the propagation and display of aquatic plants.

PARKSIDE

Of the 3.1 million SF Parkside site being developed by City Interests, over one million SF has delivered across several projects, including:

- Parkside Green: one-acre community park
- Unity-Parkside Health Clinic
- Victory Square: 98-unit senior housing
- 208 new townhomes across Parkside Townhomes, Metrotown, and District Towns
- The Grove at Parkside: 186-unit affordable apartment community
- · Vesta Parkside: 191-unit apartment building completed in 2022
- Jayde Parkside: 112-unit mixed-income apartment building completed in 2024
- Parcel 10: 118-unit mixed-income apartment building will deliver in late 2024/early 2025.



PARKSIDE / KENILWORTH



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	7,755	20,783	211,318
Daytime Population	6,908	18,657	179,262
Male	41%	45%	48%
Female	59%	55%	52%
High School Graduate +	88%	87%	91%
Bachelor's Degree +	28%	29%	43%
Graduate / Professional Degree	16%	15%	22%
HOUSEHOLDS			
Households (HH)	2,716	8,085	85,428
Average HH Size	2.6	2.4	2.4
Owner-occupied	22%	33%	48%
Renter-occupied	78%	67%	52%
Median Home Value	\$464,231	\$430,298	\$485,211
INCOME			
Average HH	\$60,902	\$79,594	\$123,689
Median HH	\$34,248	\$51,353	\$79,847
HH Income <\$50k	63%	48%	31%
HH Income \$50-\$75k	13%	20%	16%
HH Income \$75k+	24%	32%	53%
Average HH Disposable	\$44,237	\$56,276	\$81,578
AGE			
Age < 20	29%	26%	23%
Age 20-34	23%	22%	24%
Age 35-64	38%	38%	39%
Age 65+	11%	13%	14%
Median Age (years)	34.1	36.0	36.8
CONSUMER EXP	PENDITU	RES (\$ thous	ands)
Apparel	\$4,258	\$15,968	\$241,881
Child Care	\$804	\$3,159	\$53,779
Computers & Accessories	\$496	\$1,888	\$30,871
Entertainment & Recreation	\$5,815	\$22,555	\$369,638
- Pets	\$1,333	\$5,174	\$88,438
Food at Home	\$11,936	\$45,597	\$712,674
Food away from Home	\$6,101	\$23,300	\$378,583
Health Care	\$11,017	\$42,013	\$661,272
- Medical Care	\$3,775	\$14,460	\$229,303
Home Improvement	\$5,961	\$24,129	\$425,313
Household Furnishings	\$4,620	\$17,462	\$283,061
Personal Care	\$1,524	\$5,853	\$96,200
Vehicle Maint. & Repair	\$2,242	\$8,277	\$130,833
COMMUTING PR	REFEREN	CE	
Drove alone	45%	46%	45%
Public transportation	28%	28%	22%
(excluding taxicab)	2070	2070	2270
Bicycle	0%	1%	2%
Walked	1%	1%	3%
Worked at home	11%	12%	18%
Other means	16%	12%	10%
MOBILITY	100/05	1.005	
Traffic Counts ¹	120,400	I-295	
ESRI, 2024 1. Open Data DC - 20	023 Traffic Volume	es (rounded to nea	arest hundred)

CONTACT

Washington DC Economic Partnership Chad Shuskey, COO (202) 661-8674 • cshuskey@wdcep.com wdcep.com





PENNSYLVANIA AVENUE SE

Developed beginning in the 1880s, Pennsylvania Avenue SE is often considered the gateway to Capitol Hill. Characterized by single-family homes and townhouses, the area is surrounded by Hillcrest, Penn Branch, Dupont Park, Fairfax Village, Fairlawn, Fort Davis, and Randle Highlands. These communities contribute significant consumer spending potential for the neighborhood's diverse retail tenants.

NEIGHBORHOOD SHOPPING CENTERS

Fairfax Village (34,400 SF), Fort Davis Center (44,000 SF), and the Shops at Penn Branch (89,000 SF) provide retail, restaurants, and services to nearby communities.

SHOPS AT PENN BRANCH

- Renovations of the retail center at 3200 Pennsylvania Avenue SE were completed in 2019. The updated property features 17,000 SF of office space and 65,000 SF of retail anchored by a 20,000 SF Planet Fitness, Chipotle, Highlands restaurant, Alpha Custom Tailor, and Ms. Toya's Southern Kitchen.
- · Phase II of the project will redevelop the rear 1.9-acre parking lot into a mixed-use project including 189 units of housing and additional neighborhood-serving retail.

GREAT STREETS + MAIN STREET

• Pennsylvania Avenue SE's designation as a Great Streets corridor allows small businesses to apply for grant funds to cover capital improvements and certain soft costs. • The corridor receives support from the Pennsylvania Avenue East Main Streets, under the auspices of the Marshall Heights Community Development Organization, through community-based economic development programs.

FORT CIRCLE PARKS

Pennsylvania Avenue SE runs through Fort Circle Park, an open space with walking and bike trails. The park originally served as a network of forts established to defend the U.S. Capitol during the Civil War.

PENNSYLVANIA AVENUE EAST SMALL AREA PLAN (PAESAP)

- The plan lays out the framework for a community-informed vision of a thriving commercial main street where all residents can live, work, eat, and play.
- · The PAESAP is framed around the following themes: Economic Development and Retail Opportunity, Transportation Access and Connectivity, Housing Opportunities and Affordability, and Vibrant Public Realm and Urban Design.





PENNSYLVANIA AVENUE SE



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	4,907	23,250	261,427
Daytime Population	3,911	17,026	245,329
Male	47%	46%	47%
Female	53%	54%	53%
High School Graduate +	92%	91%	92%
Bachelor's Degree +	45%	38%	46%
Graduate /			
Professional Degree	26%	20%	24%
HOUSEHOLDS			
Households (HH)	2,283	11,100	115,768
Average HH Size	2.1	2.1	2.2
Owner-occupied	56%	42%	37%
Renter-occupied	44%	58%	63%
Median Home Value			
Median Home value	\$571,809	\$432,989	\$477,047
INCOME			
Average HH	\$112,874	\$92,154	\$122,850
Median HH	\$74,175	\$62,812	\$78,554
HH Income <\$50k	33%	38%	33%
HH Income \$50-\$75k	18%	19%	15%
HH Income \$75k+	50%	43%	52%
Average HH Disposable	\$76,167	\$65,982	\$80,172
AGE			
Age < 20	20%	21%	23%
Age 20-34	16%	18%	26%
Age 35-64	40%	40%	38%
· ·			
Age 65+	24%	20%	13%
Median Age (years)	45.0	42.2	35.8
CONSUMER EXP	ENDITU	RES (\$ thous	ands)
Apparel	\$5,588	\$23,644	\$334,302
Child Care	\$1,220	\$4,929	\$72,343
Computers & Accessories	\$707	\$2,887	\$42,061
Entertainment & Recreation	\$9,141	\$36,057	\$497,152
- Pets	\$2,193	\$8,451	\$117,725
Food at Home	\$16,983	\$70,016	\$969,648
Food away from Home	\$8,840	\$35,936	\$515,311
Health Care	\$16,865	\$67,163	\$897,895
- Medical Care	\$5,887	\$23,239	\$310,629
Home Improvement	\$11,959	\$42,878	\$546,587
Household Furnishings	\$6,874	\$27,401	\$384,738
Personal Care	\$2,298	\$9,160	\$130,080
Vehicle Maint. & Repair	\$3,156	\$12,724	\$179,484
COMMUTING PR	EFEREN	ICE	
Drove alone	50%	44%	40%
Public transportation	19%	24%	26%
(excluding taxicab)			
Bicycle	1%	1%	2%
Walked	0%	1%	5%
Worked at home	19%	16%	18%
Other means	11%	15%	9%
MOBILITY			0.5
	600-42,000 600-15,800	-	ve SE

CONTACT

Marshall Heights Community
Development Organization
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Main Streets Director
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mhcdo.org





PETWORTH / PARK VIEW

Porch-lined row houses and unique local shops front Georgia Avenue, the longest commercial corridor in the District, as it runs through Petworth and Park View. Offering all the advantages of city living, this area continues to welcome families and young professionals with its array of restaurants and recreational amenities.

RETAIL + RESTAURANT OPENINGS (2023+)

- Blend Bar (cafe)
- Chicatana's (Mexican restaurant)
- Fedwell (farm-to-table restaurant)
- Little Vietnam (restaurant)
- The Neighborgoods Studio (home goods)
- Omari's Music Bar & Agave Lounge
- · Reunion Hot Yoga
- San Matteo (Italian restaurant)
- Seta Oasis (Caribbean cuisine)
- Smitty's Bar

FOOD & DRINK ON GEORGIA AVE

- Old favorites and new line the Avenue with The Midlands Beer Garden, St. Vincent, Tabla, Mr Braxton Bar & Kitchen, Little Food Studio café, Mister Rotisserie, Sangria Bar and Grill, and Halal Wrist.
- · Destination restaurants that have received the Michelin Guide's Bib Gourmand designation include the Hitching Post, Honeymoon Chicken, Menya Hosaki, and Timber Pizza Co.

BOUTIQUE RETAIL + DINING ON UPSHUR STREET

Neighborhood-serving small businesses nestled among residential blocks include award-winning restaurants and specialty retailers such as Slash Run, Loyalty Bookstore, Flowers by Alexes, Cinder BBQ, Willow, Fia's Fabulous Finds, and Lulabelle's Sweet Shop.

GREAT STREETS + MAIN STREETS

- Georgia Avenue and adjacent streets are designated Great Streets corridors whose small businesses may apply for grants to cover capital improvements and certain soft
- The corridor receives support from Lower Georgia Avenue Main Street and Petworth Main Street (Upshur St. from 8th to 13th Sts. and Georgia Ave. from Upshur St. to Missouri Ave.).





PETWORTH / PARK VIEW

0-1/2 mi

0-1 mi



POPULATION			
Population	18,484	62,656	399,500
Daytime Population	12,497	66,337	673,335
Male	50%	51%	48%
Female	50%	49%	52%
High School Graduate +	93%	92%	95%
Bachelor's Degree +	74%	69%	74%
Graduate /	40%	40%	43%
Professional Degree			
HOUSEHOLDS			
Households (HH)	7,613	26,203	190,311
Average HH Size	2.4	2.3	2.0
Owner-occupied	47%	41%	38%
Renter-occupied	53%	59%	62%
Median Home Value	\$794,232	\$770,654	\$751,675
INCOME			
Average HH	\$198,741	\$165,143	\$169,102
Median HH	\$141.896	\$110.628	\$114,551
HH Income <\$50k	15%	22%	21%
HH Income \$50-\$75k	11%	13%	12%
HH Income \$75k+	74%	65%	67%
Average HH Disposable	\$116,822	\$100,756	\$103,154
AGE			
Age < 20	16%	17%	16%
Age 20-34	39%	36%	36%
Age 35-64	36%	36%	36%
Age 65+	9%	10%	12%
Median Age (years)	33.6	34.0	34.4
CONSUMER EXP	PENDITU	IRES (\$ thou	sands)
Apparel	\$33,441	\$95,980	\$730,108
Child Care	\$8,507	\$23,570	\$172,946
Computers & Accessories	\$4,519	\$13,102	\$98,526
Entertainment &	\$52,177	\$149,589	\$1,113,266
Recreation			
- Pets	\$12,819	\$36,837	\$270,765
Food at Home	\$97,489	\$281,777	\$2,113,559
Food away from Home	\$54,909	\$157,800	\$1,185,450
Health Care	\$85,307	\$247,575	\$1,868,657
- Medical Care	\$29,769	\$86,489	\$653,536
Home Improvement	\$56,725	\$161,866	\$1,169,806
Household Furnishings	\$39,413	\$113,512	\$854,836
Personal Care	\$13,908	\$40,171	
Vehicle Maint. & Repair	\$17,494	\$51,171	\$390,835
COMMUTING PR	REFEREN	ICE	
Drove alone	28%	25%	27%
Public transportation	29%	30%	24%
(excluding taxicab)			
Bicycle	7%	6%	4%
Walked	4%	7%	12%
Worked at home	26%	26%	27%
Other means	6%	7%	6%
MOBILITY			
	100-24/100	Georgia Ave N	W
manic counts. ZZ,	4,500	-	
ESRI, 2024 1. Open Data DC - 20)23 Traffic Volum	nes (rounded to ne	earest hundred)
. ,			

District Bridges

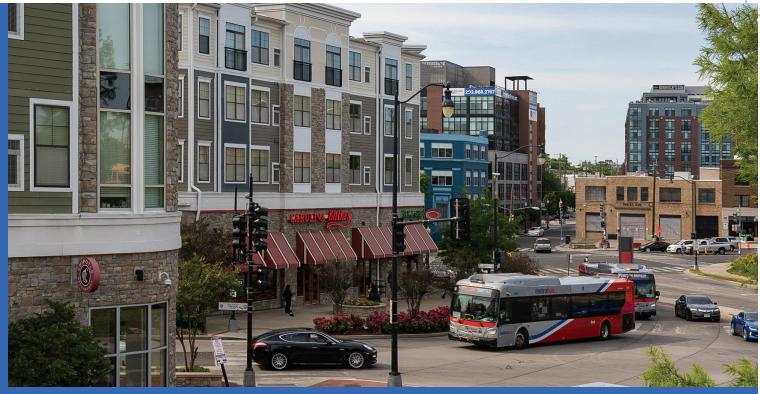
districtbridges.org

Chellee Walker, Main Street Manager,

Lower Georgia Ave. • (202) 929-8141

chellee@districtbridges.org





RHODE ISLAND AVENUE NE / BRENTWOOD

The Brentwood neighborhood in northeast DC is quickly emerging as a major retail and commercial hub centered around the Rhode Island Avenue-Brentwood Metrorail Station. As one of Pierre L'Enfant's original streets, Rhode Island Avenue serves as a major commuter corridor joining the heart of downtown DC to the highly populated Maryland suburbs. Adding to the area's residential density, hundreds of housing units have delivered over the last five years and thousands more remain in the pipeline.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Bar Alegria (Latin American bar)
- Bryant Street Market (food hall)
- Chadol (Korean BBQ restaurant)
- Ivy City Food Works (restaurant co-op)
- Kraken Kourts (sports venue)

RHODE ISLAND ROW

The neighborhood's 'town center' features 274 apartments and 70,000 SF of retail and restaurant space. Tenants include The Carolina Kitchen, Chipotle, CVS, the DC Department of Motor Vehicles, Dunkin', and Sala Thai.

COMMUNITY ACTIVATIONS

Kraken Kourts repurposed a former 70,000 SF Forman Mills department store into a community gathering space offering pickleball courts, roller skating, and a beer garden.

MAIN STREETS + GREAT STREETS

• The corridor receives support from Rhode Island Avenue NE (RIA-NE) Main Street, which works closely with area businesses to provide technical assistance and storefront improvement grants.

• Neighborhood events: Rhode Island Avenue's Porch Fest takes place in the summer and hosts an array of additional performances now under the new branding of "The Fest." Northeast Summer Nights, a series of pop-ups at local businesses, and pop-up holiday markets support businesses along on Rhode Island Avenue.

TRANSIT-ORIENTED MIXED-USE **DEVELOPMENT**

- Bryant Street (redevelopment of Rhode Island Avenue Shopping Center) is supported by a \$24M TIF and will feature up to 1,600 residential units and 275,000 SF of retail. Phase I opened in 2021 and included a 9-screen, Alamo Drafthouse Cinema, 487 residential units, and 40,000 SF of retail space anchored by a food hall, Metrobar, F45, and Inspire Nails.
- Rowan (2607 Reed St) delivered 353 units in 2021 and Rialto (410 Rhode Island Ave) is a new 74-unit residential building built in 2022.





RHODE ISLAND AVENUE NE / BRENTWOOD



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	12,692	40,728	403,540
Daytime Population	13,445	63,658	745,581
Male	47%	47%	49%
Female	53%	53%	51%
High School Graduate +	92%	95%	94%
Bachelor's Degree +	61%	68%	71%
Graduate /	31%	37%	41%
Professional Degree			
HOUSEHOLDS			
Households (HH)	5,936	18,519	190,447
Average HH Size	2.1	2.0	2.0
Owner-occupied	32%	35%	37%
Renter-occupied	68%	65%	63%
Median Home Value	\$688,360	\$762,916	\$728,160
INCOME			
Average HH	\$131,124	\$153,831	\$167,194
Median HH	\$80,724	\$100,539	\$113,872
HH Income <\$50k	32%	25%	21%
HH Income \$50-\$75k	14%	11%	12%
HH Income \$75k+	54%	64%	67%
Average HH Disposable	\$82,551	\$94,695	\$102,085
Average i ii i Disposable	Φ0Z,JJI	\$34,U3J	\$102,003
AGE			
Age < 20	18%	16%	16%
Age 20-34	35%	40%	37%
Age 35-64	36%	34%	36%
Age 65+	11%	9%	11%
Median Age (years)	33.9	32.8	34.2
CONSUMER EXP	ENDITU	RES (\$ thou	sands)
Apparel	\$18,466	\$65,764	\$724,362
Child Care	\$4,150	\$15,352	\$171,046
Computers & Accessories	\$2,372	\$8,708	\$97,535
Entertainment &	\$26,827	\$98,416	\$1,101,654
Recreation	Ψ20,021	Ψ30,410	Ψ1,101,00 ⁴
- Pets	\$6,327	\$23,669	\$267,850
Food at Home	\$53,233	\$189,625	\$2,096,259
Food away from Home	\$28,625	\$104,997	\$1,174,545
Health Care	\$44,278	\$164,238	\$1,855,779
- Medical Care	\$15,372	\$57,275	\$648,691
Home Improvement	\$25,894	\$99,609	\$1,153,706
Household Furnishings	\$20,239	\$75,099	\$847,199
Personal Care	\$7,265	\$26,594	\$297,765
Vehicle Maint. & Repair	\$9,027	\$34,050	\$388,299
COMMUTING PR	EFEREN	ICE	
Drove alone	32%	30%	27%
Public transportation	27%	27%	24%
(excluding taxicab)	2190	2190	24%
=	3%	5%	4%
Bicycle Walked	7%	7%	12%
			26%
Worked at home Other means	25% 7%	25% 7%	7%
MOBILITY Traffic Counts¹ 25,6 ESRI, 2024 1. Open Data DC - 20.		Rhode Island A	
	+010111	(, 0 4, 140 to 110	soc nanarou)

CONTACT

Rhode Island Avenue NE Main Street Michaela Blanchard, Executive Director (202) 808-9050 • ed@friendsofria.org riamainstreet.org





RHODE ISLAND AVENUE NE / WOODRIDGE

Bisected by Rhode Island Avenue, and bounded by Eastern, South Dakota, and Michigan Avenues and Bladensburg Road NE, Woodridge offers large single-family lots, beautiful tree-lined streets, and wide sidewalks for outdoor seating and programming. As one of Pierre L'Enfant's original streets, the corridor serves as a major commuter thoroughfare that connects the heart of downtown DC with Maryland's suburbs.

GROWTH ALONG RHODE ISLAND AVENUE

- Mills Place (1736 Rhode Island Ave., NE) delivered 61 units in 2021, while The Heritage DC (2027 Rhode Island Ave., NE) delivered 43 units with retail in 2022.
- A new 49-unit residential development on the former site of Flip-it Bakery & Deli (1544 Rhode Island Ave., NE) will deliver in 2024.
- Additional development slated at 2026 Jackson St., NE and 2911 Rhode Island Ave., NE are planned to bring approximately 130 residential units to the neighborhood.

NOTABLE NEIGHBORHOOD RETAIL & RESTAURANTS

- Art Enables (art gallery + vocational arts program)
- Bandura Design (interior design)
- District Floor Depot
- Emma's Torch (cafe & culinary training)
- Felicia's Woodridge Kitchen (restaurant)
- The Museum (apparel)
- Studio Chique (salon & spa)
- Subbs by Carl (restaurant)

GREAT STREETS + MAIN STREETS

The Rhode Island Avenue corridor is supported by two programs that help maintain it as a viable business district. Rhode Island Avenue NE (RIA-NE) Main Street, which promotes annual community events and other economic development initiatives, works closely with area businesses to assess their needs, and provides technical assistance and storefront improvement grants. In addition, the corridor's designation as a Great Street allows its small businesses to apply for additional grant funds to cover capital upgrades and certain soft costs.

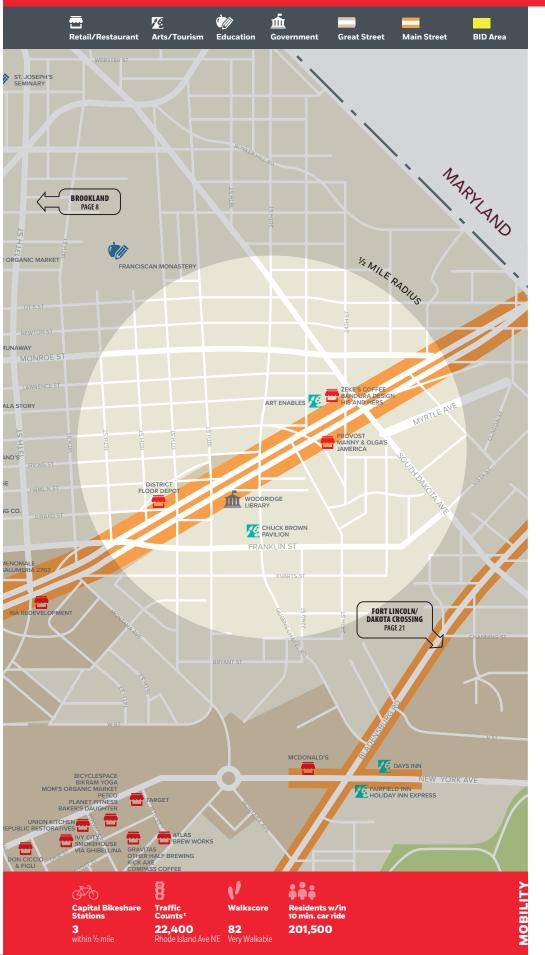
PLACEMAKING & ECONOMIC INITIATIVES

DC Squared is actively collaborating with local business owners to drive revenue growth and ensure that our community benefits from these new and existing businesses. Their efforts are focused on fostering a thriving business environment and enhancing community engagement. We look forward to these exciting developments contributing to the vibrancy and economic growth of our neighborhood.





RHODE ISLAND AVENUE NE / WOODRIDGE



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	6,586	23,258	301,815
Daytime Population	6,343	22,426	314,474
Male	49%	48%	48%
Female	51%	52%	52%
High School Graduate +	92%	92%	91%
Bachelor's Degree +	51%	52%	59%
Graduate /	29%	28%	32%
Professional Degree	2370	2070	J2 /0
HOUSEHOLDS			
Households (HH)	2,494	9,371	128,102
Average HH Size	2.5	2.4	2.3
Owner-occupied	69%	59%	41%
Renter-occupied	31%	41%	59%
Median Home Value	\$675,633	\$644,987	\$653,978
INCOME			
	¢1/i2 202	¢126 E/12	¢1/17 E70
Average HH	\$143,302	\$136,542	\$147,576
Median HH	\$97,657	\$91,856	\$99,876
HH Income <\$50k	28%	30%	26%
HH Income \$50-\$75k	12%	14%	13%
HH Income \$75k+	60%	57%	61%
Average HH Disposable	\$92,139	\$88,540	\$92,829
AGE			
Age < 20	23%	22%	19%
Age 20-34	18%	20%	32%
Age 35-64	40%	39%	37%
Age 65+	19%	18%	12%
Median Age (years)	40.3	39.6	34.4
CONSUMER EXP	PENDITU	RES (\$ thou	sands)
Apparel	\$7,712	\$27,742	\$428,872
Child Care	\$1,851	\$6,397	\$99,817
Computers & Accessories	\$1,024	\$3,704	\$57,190
Entertainment &	\$12,438	\$44,849	\$656,760
Recreation		,	
- Pets	\$3,057	\$11,007	\$159,465
Food at Home	\$23,296	\$83,992	\$1,255,881
Food away from Home	\$12,512	\$45,275	\$691,407
Health Care	\$21,368	\$79,182	\$1,123,890
- Medical Care	\$7,445	\$27,655	\$392,163
Home Improvement	\$15,527	\$55,170	\$714,826
Household Furnishings	\$9,299	\$34,007	
Personal Care	\$3,226	\$11,698	\$175,589
Vehicle Maint. & Repair	\$4,177	\$15,656	\$231,956
COMMUTING PR	REFEREN	ICE	
Drove alone	47%	47%	35%
Public transportation	17%	18%	23%
(excluding taxicab)	±1.70	1070	23%0
Bicycle	1%	1%	3%
Walked	2%	2%	7%
Worked at home	28%	25%	23%
Other means	5%	6%	8%
MOBILITY Traffic Counts 16	200 22 400	Dhodo laleed	Avo NE
		Rhode Island A	
ESRI, 2024 1. Open Data DC - 20	023 Traffic Volum	es (rounded to ne	earest hundred)
CONTACT			

Rhode Island Avenue NE Main Street Michaela Blanchard, Executive Director (202) 808-9050 • ed@friendsofria.org riamainstreet.org





SHAW

Shaw is experiencing an urban renaissance of unprecedented proportions thanks to its proximity to the downtown core, excellent transportation access, and lively cultural and entertainment venues. Residents enjoy the ever-increasing dining and retail commercial conveniences, while local and national retailers are attracted to the growing residential base. Once home to jazz legend Duke Ellington, the Shaw neighborhood still pulses with a rhythm felt by residents and visitors alike.

RETAIL + RESTAURANT OPENINGS (2023+)

- Andy's Pizza
- Ambar (Balkan restaurant)
- Baan Mae (Laotian restaurant)
- · Bread Me Cafe
- Celavi (tavern)
- Coneacopia Ice Cream
- The Dabney Cellar (bar & restaurant)
- Decibel Music (record store)
- Duccini (pizza)
- · Earth Grocery
- Gold Clover (bar)
- Los Cinco Tacos
- Mélange Burger
- Minya's Pizza
- Mita (Latin America restaurant)
- Pho House (Vietnamese restaurant)
- Rush (bar)
- Sandlot Uptown (entertainment venue)
- Urban Grape (wine shop)
- Whitlow's DC (restaurant)

TOP RESTAURANTS

- Causa/Amazonia (1 Michelin Star) named one of Eater's 2022 Best New Restaurants in the U.S., received RAMMY awards for New Restaurant and Formal Fine Dining Restaurant of the Year (2023, 2024).
- Oyster Oyster (1 Michelin Star) + Chef Rob Rubba was named one of Food & Wine Best New Chefs in 2022 and received the 2023 James Beard award for Outstanding Chef.
- The Dabney (1 Michelin Star)
- Kinship (1 Michelin Star)
- Mita (1 Michelin Star)
- Metier (1 Michelin Star)
- Unconventional Diner (Bib Gourmand)

OFFICE MARKET

- Existing Office SF: 3.1M
- Avg \$/SF/FS: \$57.77
- Vacancy Rate: 8.4%

RESIDENTIAL POPULATION

>90,000 within one mile



*CoStar (Q2 2024, within 0.5 miles)

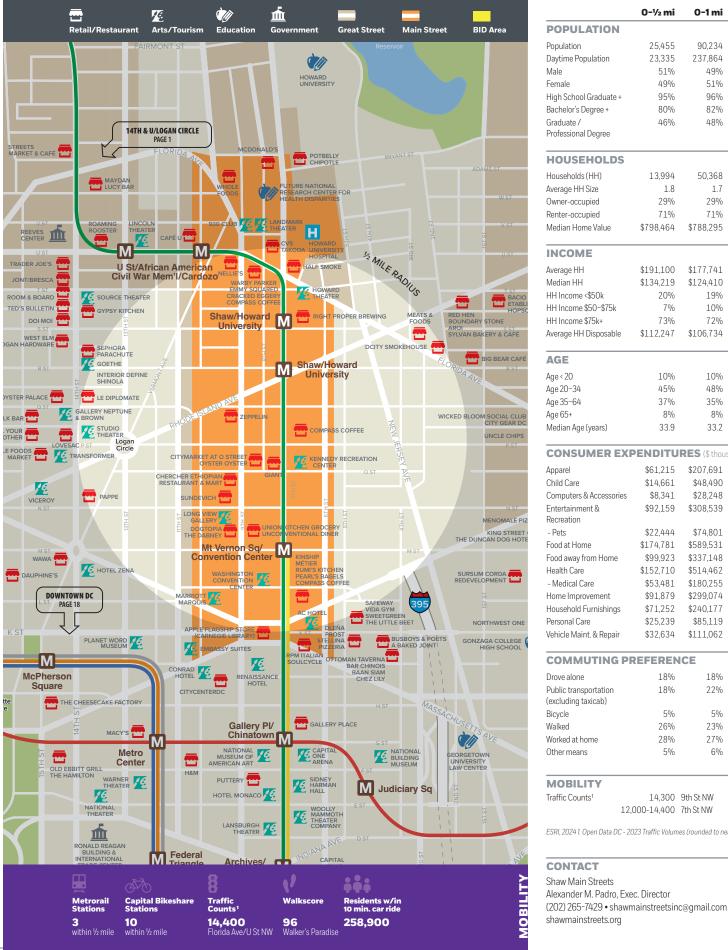
SHAW

0-3 mi

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SHAW

48



90,234 407,744 237,864 850,151 49% 49% 51% 51% 96% 96% 82% 78% 48% 46% 50,368 203,165 17 19 29% 34% 71% 66% \$788,295 \$807,163 \$177.741 \$175576 \$124,410 \$120,675 19% 190/0 10% 11% 72% 70% \$106,734 \$106,095 10% 14% 48% 40% 35% 35% 8% 10% 33.2 33.6 **CONSUMER EXPENDITURES** (\$ thousands) \$207,691 \$814,978 \$48,490 \$192,927 \$28,248 \$110.353 \$308,539 \$1,231,795 \$74.801 \$299.217 \$589,531 \$2,341,299 \$337148 \$1323894 \$514,462 \$2,058,841 \$180,255 \$720.254 \$299,074 \$1,256,329 \$240.177 \$949.800 \$85,119 \$334,911 \$111,062 \$435,130 18% 23% 22% 25% 5% 5% 23% 140/0 27% 28% 6% 6% 14,300 9th St NW 12.000-14.400 7th St NW ESRI, 2024 1, Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)



SOUTHWEST WATERFRONT

Nestled at the picturesque confluence of the Potomac and Anacostia Rivers and conveniently adjacent to the iconic National Mall, the Southwest Waterfront captivates both residents and visitors alike. This vibrant neighborhood boasts an impressive array of attractions, including ten worldclass museums and seven dynamic performance venues. Moreover, the recent debut of The Wharf Phase II has ushered in thrilling, new culinary delights and cultural experiences, further enriching the region's vibrant tapestry.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Any Day Now (café)
- Fogo De Chao (restaurant)
- · Good Company Doughnuts & Cafe
- Good Vets (veterinary)
- Hell's Kitchen (restaurant)
- Limani (Mediterranean restaurant)
- Makers Union (restaurant)
- Philippe Chow (Chinese restaurant)
- Pitango Gelato & Coffee
- · Politics and Prose (book store)

DESTINATION DINING

- Kwame Onwuachi's Dōgon (1330 Maryland Ave., SW) was named one of the Best New Restaurants in America by Esquire in 2024.
- Philippe Chow opened his first restaurant outside New York City at The Wharf in 2023.
- · Gordon Ramsay has two restaurants at The Wharf - Hell's Kitchen (14,000 SF) and Fish & Chips.

MOBILITY & PLACEMAKING

- The Circuit Rideshare, launched by SWBID's Mobility Innovation District, expanded into the Capitol Riverfront Neighborhood in response to user feedback
- In October 2023, the SWBID's Mobility Innovation District launched the city's first e-bike and e-cargo bike library in partnership with DC Central Kitchen and the Living Classrooms
- The 4th Street SW underpass under I-395 has been transformed into an outdoor art gallery with large-scale murals depicting the Southwest community painted by eleven different artists.
- Over 30 traffic cabinets throughout the neighborhood are wrapped in artistically designed vinyl wraps.

NEIGHBORHOOD GROWTH

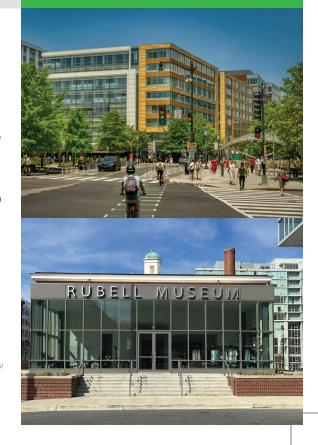
- The Westerly (350 Maple Dr., SW) delivered 449 residential units, 30,000 SF of retail, and a black box theater in 2024.
- Venture on I (60 I St., SW) delivered 197 residential units, on land leased from Bethel Pentecostal Tabernacle, in 2024.

OFFICE MARKET

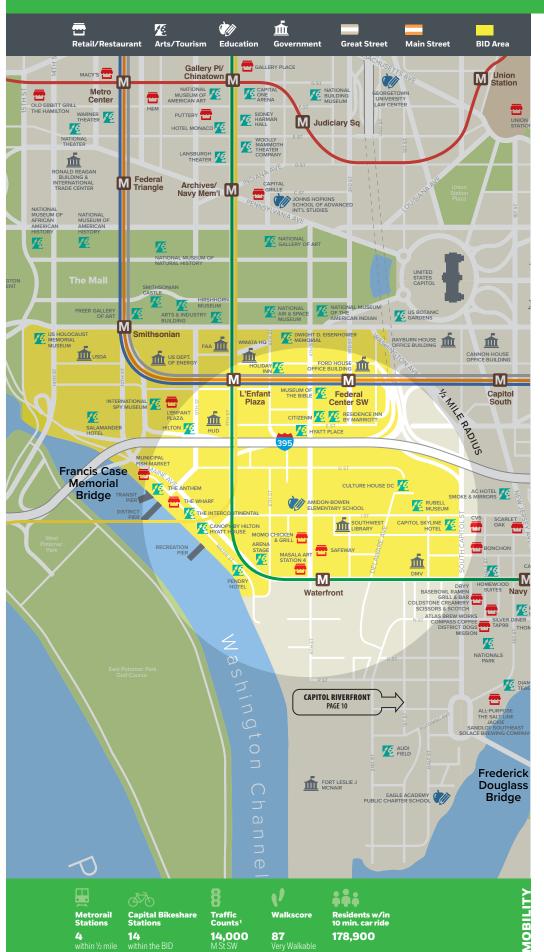
- Existing Office SF: 9.7M
- Avg \$/SF/FS: \$46.65
- Vacancy Rate: 12.4%

RESIDENTIAL POPULATION

>36,000 within one mile



SOUTHWEST WATERFRONT



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	15,014	36,218	319,015
Daytime Population	30,680	106,064	756,740
Male	48%	49%	49%
Female	52%	51%	51%
High School Graduate +	97%	97%	96%
Bachelor's Degree +	76%	80%	75%
•			
Graduate / Professional Degree	46%	44%	43%
HOUSEHOLDS			
Households (HH)	9,638	22,519	164,869
Average HH Size	1.6	1.6	1.8
Owner-occupied	32%	22%	29%
Renter-occupied	68%	79%	71%
Median Home Value	\$534,292	\$627,600	
wedian Home value	\$534,292	\$027,000	\$753,218
INCOME			
Average HH	\$146,116	\$165,390	\$165,499
Median HH	\$104,456	\$121,318	\$113,985
HH Income <\$50k	22%	18%	22%
HH Income \$50-\$75k	14%	10%	11%
HH Income \$75k+	64%	72%	68%
Average HH Disposable	\$93,203	\$102,657	\$101,500
AGE			
Age < 20	8%	10%	14%
Age 20-34	37%	42%	40%
Age 35-64	41%	38%	35%
Age 65+	15%	10%	10%
Median Age (years)	37.2	34.7	33.5
CONSUMER EXF	PENDITU	JRES (\$ thou	sands)
Apparel	\$33,156	\$87,357	\$635,450
Child Care	\$7,344	\$19,630	\$145,454
Computers & Accessories	\$4,573	\$11,921	\$85,183
Entertainment &	\$48,593	\$128,478	\$942,960
Recreation			
- Pets	\$11,793	\$31,070	\$227,333
Food at Home	\$94,373	\$248,449	\$1,813,025
Food away from Home	\$53,887	\$141,274	\$1,019,845
Health Care	\$82,083	\$216,744	\$1,598,755
- Medical Care	\$28,800	\$75,988	\$558,575
Home Improvement	\$44,652	\$121,189	\$935,190
Household Furnishings		\$100,395	\$732,581
	\$38,199		¢2.E7./110
Personal Care			\$257,418
Personal Care Vehicle Maint. & Repair	\$38,199 \$13,643 \$18,071		
	\$13,643 \$18,071	\$35,742 \$47,060	
Vehicle Maint. & Repair COMMUTING PF	\$13,643 \$18,071	\$35,742 \$47,060	\$339,641
Vehicle Maint. & Repair COMMUTING PF Drove alone	\$13,643 \$18,071 REFEREN 25%	\$35,742 \$47,060 NCE 26%	\$339,641
Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab)	\$13,643 \$18,071 REFEREN 25% 24%	\$35,742 \$47,060 ICE 26% 24%	\$339,641 23% 25%
Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle	\$13,643 \$18,071 REFEREN 25% 24%	\$35,742 \$47,060 ICE 26% 24% 4%	\$339,641 23% 25% 4%
Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab)	\$13,643 \$18,071 REFEREN 25% 24%	\$35,742 \$47,060 ICE 26% 24%	\$339,641 23% 25% 4%
Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle	\$13,643 \$18,071 REFEREN 25% 24%	\$35,742 \$47,060 ICE 26% 24% 4%	\$339,641 23% 25% 4% 15%
Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked	\$13,643 \$18,071 REFEREN 25% 24% 7% 13%	\$35,742 \$47,060 ICE 26% 24% 4% 15%	\$339,641 23% 25% 4% 15% 26%
Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	\$13,643 \$18,071 REFEREN 25% 24% 7% 13% 28%	\$35,742 \$47,060 ICE 26% 24% 4% 15% 27%	\$339,641 23% 25% 4% 15% 26%
COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	\$13,643 \$18,071 25% 24% 7% 13% 28% 4%	\$35,742 \$47,060 ICE 26% 24% 4% 15% 27% 4%	\$339,641 23% 25% 4% 15% 26%
Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	\$13,643 \$18,071 REFEREN 25% 24% 7% 13% 28% 4%	\$35,742 \$47,060 ICE 26% 24% 4% 15% 27% 4%	
COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	\$13,643 \$18,071 REFEREN 25% 24% 7% 13% 28% 4% 14,000 7,000	\$35,742 \$47,060 ICE 26% 24% 4% 15% 27% 4%	\$339,641 23% 25% 4% 15% 26% 6%

CONTACT

Southwest Business Improvement District Steve Moore, Executive Director (202) 618-3515 • smoore@swbid.org swbid.org





TAKOMA

Anchored by the Takoma Metrorail station, this neighborhood serves as a gateway into the District from Montgomery County, Maryland. Takoma's pedestrian-scaled streets and eclectic mix of building styles and scales lend a vibrant town village character that readily attracts new retailers and residents to the neighborhood.

SELECT RETAIL & RESTAURANT OPENINGS (2022+)

- Black Box Botanical (houseplant and wellness shop)
- Joint Custody (record & music store)
- Pynk Saffron (spice & tea boutique)
- Red Hound Pizza
- San Pancho Burritos (San Francisco-style burritos)
- Sticky Fingers Bakery (woman-owned vegan bakery)
- Takoma Park Bookstore

NEIGHBORHOOD DESTINATIONS

- The Big Bad Woof (pet store)
- Busboys & Poets (restaurant)
- DC Arts Studios (art studios & galleries, established in 1979)
- Donut Run (vegan donuts)
- Horace and Dickies (seafood restaurant)
- Takoma Station Tavern (restaurant & music venue, established in 1984)
- Yoga Heights Takoma
- The historic Takoma Theatre (c. 1923) was rehabilitated in 2018 and now serves as an outpatient clinic for Children's National Medical Center.

TRANSIT-ORIENTED DEVELOPMENT

- Douglas Development delivered The Glade on Laurel, a 356-unit apartment building in late 2024.
- The Arbor at Takoma opened in 2024 and delivered 36 market-rate and affordable condo units 2024.
- Jair Lynch Real Estate Partners developed Entwine, a 129-unit affordable building for residents aged 55 and older that delivered
- SGA Companies plans to deliver 325 Vine, a 102-unit apartment community, in 2025.
- The 6.78-acre Takoma Metrorail Station parking lot will be redeveloped into 434 multifamily residential units, up to 17,700 SF of retail space through a partnership between WMATA and developer EYA.





TAKOMA



4 within ½ mile

8,600 Carroll St NW

91 Very Walkable

216,100

	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	7,690	30,848	275,466
Daytime Population	7,071	26,458	220,844
Male	47%	47%	49%
Female	53%	53%	51%
High School Graduate +	94%	94%	86%
Bachelor's Degree +	71%	63%	55%
Graduate /	48%	40%	31%
Professional Degree			
HOUSEHOLDS			
Households (HH)	3,284	12,435	103,252
Average HH Size	2.3	2.5	2.6
Owner-occupied	57%	57%	47%
Renter-occupied	43%	43%	53%
Median Home Value	\$764,407	\$732,607	\$686,697
INCOME			
Average HH	\$184,197	\$167,464	\$152,396
Median HH	\$129,159	\$112,480	\$100,766
HH Income <\$50k	21%	23%	24%
HH Income \$50-\$75k	11%	13%	14%
HH Income \$75k+	68%	64%	62%
Average HH Disposable	\$112,043	\$105,233	\$97,555
AGE			
Age < 20	21%	23%	24%
Age 20-34	21%	19%	24%
Age 35-64	40%	41%	39%
Age 65+	18%	17%	14%
Median Age (years)	40.1	40.3	36.6
CONSUMER EX	PENDITU	JRES (\$ thou	sands)
Apparel	\$13,255	\$45,337	\$349,093
Child Care	\$3,128	\$10,813	\$80,985
Computers & Accessories	\$1,811	\$6,106	\$47,060
Entertainment & Recreation	\$21,006	\$72,379	\$546,593
- Pets	\$5,186	\$17,812	\$134,210
Food at Home	\$39,868	\$136,175	\$1,040,953
Food away from Home	\$21,797	\$74,073	\$571,390
Health Care	\$35,609	\$123,193	\$939,730
- Medical Care			
	\$12,429	\$42,992	\$328,333
Home Improvement	\$23,458	\$85,745	\$634,779
Household Furnishings	\$15,813	\$54,348	\$419,410
Personal Care Vehicle Maint. & Repair	\$5,608 \$7,210	\$19,049 \$24,579	\$145,807 \$193,809
COMMUTING P	REFEDEN	ICE	
			1.1.01
Drove alone	36%	40%	44%
Public transportation (excluding taxicab)	28%	24%	20%
•	3%	2%	2%
Bicycle Walked	3%		
Walked		3%	3%
Worked at home Other means	24% 6%	24% 7%	20% 11%
MOBILITY			
Traffic Counts ¹	13,500 8,500-8,600	Blair Rd NW Carroll St NW	
ESRI, 2024 1. Open Data DC - 2	2023 Traffic Volun	nes (rounded to n	earest hundred)

CONTACT

Washington DC Economic Partnership Chad Shuskey, COO (202) 661-8674 • cshuskey@wdcep.com wdcep.com





TENLEYTOWN

The second oldest community in Washington, Tenleytown overlooks the city from its highest natural point and serves as the civic commons of upper Wisconsin Avenue. Shopping, Fessenden & Fort Reno Parks, dining at more than 40 restaurants, and top-notch educational institutions are all within walking distance of tree-lined streets and two-story single-family homes. Multi-generational and family oriented, Tenleytown continues to rank among the District's most sought-after neighborhoods.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- 2D Noodles (restaurant)
- Botiwalla (Indian restaurant)
- Chopt (restaurant)
- Ice Cream Jubilee (ice cream shop)
- King Street Oyster (restaurant)
- Lidl (grocery)
- Onelife Fitness
- Salon Maison de Beaute
- Saya Salteña (Bolivian restaurant)
- Shinwa Izakaya (sushi restaurant)
- Taco Bamba (restaurant)
- Yu Noodles (restaurant)

NEIGHBORHOOD ACTIVATIONS

- Fall: Art All Night
- Winter: Tenley WinterFest
- Spring:
 - o Tenleytown Blossoms
 - o Get Fit at Fessenden
- Summer:
 - o Bastille Day at the Park
 - o Fort Reno Concert Series

RESIDENTIAL + COMMERCIAL GROWTH

Several significant residential and commercial developments are in various stages of development will bring more than 1,500 new apartments, 185,000 SF of retail, and 160,000 SF of office space.

- City Ridge delivered 690 residential units in 2022 and is home to commercial tenants such as the International Baccalaureate's Global Centre for the Americas, CAVA, Industrious workspaces, and DC's first Wegmans.
- Upton Place comprises 689 multifamily residences atop 110,000 SF, anchored by Lidl and Onelife Fitness, and delivered in 2024
- Broadcast is the conversion and expansion of an existing office building into a 144-unit apartment project with 11,000 SF of retail space. Expected delivery in Q1 2025.





TENLEYTOWN



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	5,491	31,789	241,244
Daytime Population	8,481	40,644	264,378
Male	46%	45%	47%
Female	54%	55%	53%
High School Graduate +	99%	99%	97%
Bachelor's Degree +	89%	90%	84%
Graduate /	62%	63%	55%
Professional Degree			
HOUSEHOLDS			
Households (HH)	2,155	13,378	109,650
Average HH Size	2.4	2.1	2.1
Owner-occupied	67%	51%	49%
Renter-occupied	34%	49%	51%
Median Home Value	\$1,244,208	\$1,187,500	\$1,131,064
INCOME			
Average HH	\$242,499	\$215,925	¢211 022
Median HH	\$242,499	\$158,659	\$211,823 \$149,073
HH Income <\$50k	21%	18%	16%
HH Income \$50-\$75k	7%	10%	10%
HH Income \$75k+			
	72%	72%	74%
Average HH Disposable	\$136,529	\$124,958	\$124,441
AGE			
Age < 20	23%	23%	19%
Age 20-34	22%	28%	28%
Age 35-64	36%	32%	36%
Age 65+	18%	16%	17%
Median Age (years)	39.1	33.8	37.0
CONSUMER EX	PENDITU	IRES (\$ thou	sands)
Apparel	\$10,424	\$61,251	\$503,558
Child Care	\$2,817	\$15,891	\$125,523
Computers & Accessories	\$1,431	\$8,285	\$67,739
Entertainment &	\$18,274	\$100,233	\$805,842
Recreation			
- Pets	\$4,579	\$24,722	\$197,430
Food at Home	\$31,777	\$180,333	\$1,475,045
Food away from Home	\$17,850	\$102,200	\$830,632
Health Care	\$31,135	\$168,022	\$1,358,773
- Medical Care	\$10,927	\$58,882	\$476,099
Home Improvement	\$25,755	\$124,316	\$955,350
Household Furnishings	\$13,782	\$76,094	\$613,138
Personal Care	\$4,610	\$26,048	\$211,681
Vehicle Maint. & Repair	\$6,099	\$33,885	\$275,631
COMMUTING P	REFEREN	ICE	
Drove alone	25%	32%	31%
Public transportation	27%	26%	22%
(excluding taxicab)	2170	2070	2270
Bicycle	3%	3%	3%
Walked	6%	7%	8%
Worked at home	33%	28%	29%
Other means	7%	6%	6%
MOBILITY			
	,800-32,100	Wisconsin Ave	NW
ESRI, 2024 1. Open Data DC - 2	023 Traffic Volum	nes (rounded to ne	earest hundred)

CONTACT

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UNION MARKET

Union Market District, a culinary destination and entrepreneurial center, embodies the flourishing, creative, urban fabric of DC. With the interior spine designated a historic district in 2016, the area has balanced its unique character while also welcoming exciting new uses. Several major development projects underway will deliver millions of square feet for residential, retail, educational, and office uses and continue to bring energy and activity to this neighborhood in northeast DC.

SHOPPING & DINING DESTINATION

- A. Litteri (Italian market)
- Crooked Run Fermentation (2023 opening)
- · Cordelia by Clyde's (seafood restaurant, 2024 opening)
- District Tattoo (tattoo shop)
- El Presidente (Mexican restaurant, 2023 opening)
- F1 Arcade (entertainment, 2024 opening)
- Framebridge (custom framing)
- Herman Miller (furniture)
- La' Shukran (bar & bistro, 2024 opening)
- Minetta Tavern (French restaurant, 2024 opening)
- Shia (Korean restaurant, 2024 opening)
- Sweet Addison's (2024 opening)
- Sid Gold's (piano karaoke bar, 2023 opening)
- Somewhere (sneakers)
- Trader Joes (grocery)
- Van Leeuwen Ice Cream (2023 opening)
- Warby Parker (eyewear, 2022 opening)
- Yasmine (Lebanese kebabs + cocktail bar, 2022 opening)

TOP RESTAURANTS

- El Cielo D.C. (1 Michelin Star)
- Masseria (1 Michelin Star)
- Stellina Pizzeria (Bib Gourmand)
- Bidwell (Bib Gourmand in 2022)

PLACEMAKING

- Union Market District hosts year-round events, including fitness classes, holiday celebrations, and retail pop-ups. The neighborhood is also home to live music venue Songbyrd Music House and sister record store Byrdland Records, an Angelika Pop-Up theater, and several street art sites.
- Hi-Lawn opened in 2020 as a restaurant/ bar and rooftop green space offering picnic tables, lawn games, and incredible views.
- Launched in 2019, the Latin American marketplace La Cosecha features 14 vendors plus community and performance space.
- The Market is home to more than 40 local restaurants, artisans, and boutique shops.

OFFICE MARKET

- Existing Office SF: 3.3M
- Avg \$/SF/FS: \$48.71
- Vacancy Rate: 10.7%

RESIDENTIAL POPULATION

>187,000 within a 10-minute drive



[†]CoStar (Q2 2024, within 0.5 miles)

UNION MARKET



POPULATION			
Population	14,886	61,407	398,548
Daytime Population	19,099	84,964	793,673
Male	49%	49%	49%
Female	51%	51%	51%
High School Graduate +	97%	95%	95%
Bachelor's Degree +	76%	71%	73%
Graduate /	44%	38%	42%
Professional Degree		3370	1270
HOUSEHOLDS			
Households (HH)	7,423	30,310	196,383
Average HH Size	1.8	2.0	1.9
Owner-occupied	19%	29%	34%
Renter-occupied	81%	71%	66%
Median Home Value	\$777,273	\$803,711	\$728,643
iviedian i forne value	\$111,213	\$003,111	\$1.20,043
INCOME			
Average HH	\$155,961	\$162,842	\$165,000
Median HH	\$105,458	\$108,257	\$112,865
HH Income <\$50k	20%	22%	22%
HH Income \$50-\$75k	12%	12%	11%
HH Income \$75k+	69%	66%	67%
Average HH Disposable	\$96,035	\$98,722	\$100,768
AGE			
Age < 20	11%	15%	15%
Age 20-34	53%	43%	38%
Age 20 34		35%	36%
Ago 25-6/I			3070
· ·	31%		1 1 0 /
Age 65+	5% 31.5	8% 32.9	11% 33.9
Age 65+	5% 31.5	8% 32.9	33.9
	5% 31.5 PENDITU	8% 32.9	33.9 sands)
Age 65+ Median Age (years) CONSUMER EXF Apparel	5% 31.5 PENDITU \$26,689	8% 32.9 RES (\$ thou \$114,441	33.9 sands) \$744,511
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care	5% 31.5 PENDITU \$26,689 \$6,305	8% 32.9 RES (\$ thou \$114,441 \$26,898	33.9 sands) \$744,511 \$173,473
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147	33.9 sands) \$744,511 \$173,473 \$100,007
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130	33.9 sands) \$744,511 \$173,473 \$100,007 \$1,120,732
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885	33.9 sands) \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008	33.9 \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692	33.9 \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806	33.9 \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686	33.9 \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293	33.9 \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053 \$31,010	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374	33.9 \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030 \$864,315
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293	33.9 \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030 \$864,315 \$304,023
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053 \$31,010	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374	33.9
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053 \$31,010 \$10,990 \$14,304	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$170,293 \$130,374 \$46,157 \$59,107	33.9 \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030 \$864,315 \$304,023
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053 \$31,010 \$10,990 \$14,304	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$170,293 \$130,374 \$46,157 \$59,107	33.9 \$744,513 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,03 \$864,315 \$304,023 \$397,444
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PF Drove alone	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053 \$31,010 \$10,990 \$14,304	8% 32.9 RES (\$thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374 \$46,157 \$59,107	33.9 \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030 \$864,315 \$304,023 \$397,444
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab)	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053 \$31,010 \$10,990 \$14,304 REFEREN 19% 33%	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374 \$46,157 \$59,107	33.9 sands) \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030 \$864,315 \$304,023 \$397,444
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053 \$31,010 \$10,990 \$14,304 REFEREN 19% 33%	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374 \$46,157 \$59,107	33.9 sands) \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030 \$864,315 \$304,023 \$397,444 25% 25%
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked	5% 31.5 PENDITU \$26,689	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374 \$46,157 \$59,107 ICE 25% 26% 5% 10%	33.9 sands) \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,693 \$660,634 \$1,144,030 \$864,315 \$304,023 \$397,444 25% 4% 14%
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053 \$31,010 \$10,990 \$14,304 REFEREN 19% 33% 4% 9% 29%	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374 \$46,157 \$59,107 ICE 25% 26% 5% 10% 29%	33.9 sands) \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030 \$864,315 \$304,023 \$397,444 25% 25% 4% 14% 26%
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked	5% 31.5 PENDITU \$26,689	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374 \$46,157 \$59,107 ICE 25% 26% 5% 10%	33.9 sands) \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030 \$864,315 \$304,023 \$397,444 25% 25% 4% 14% 26%
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053 \$31,010 \$10,990 \$14,304 REFEREN 19% 33% 4% 9% 29%	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374 \$46,157 \$59,107 ICE 25% 26% 5% 10% 29%	33.9 sands) \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030 \$864,315 \$304,023 \$397,444 25% 25% 4% 14% 26%
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	5% 31.5 PENDITU \$26,689 \$6,305 \$3,644 \$39,896 \$9,699 \$75,884 \$43,526 \$66,344 \$23,255 \$39,053 \$31,010 \$10,990 \$14,304 PREFEREN 19% 33% 4% 9% 29% 6%	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374 \$46,157 \$59,107 ICE 25% 26% 10% 29% 6%	33.9 sands) \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,890,695 \$660,634 \$1,144,030 \$304,023 \$397,444 25% 25% 4% 14% 26% 6%
Age 65+ Median Age (years) CONSUMER EXF Apparel Child Care Computers & Accessories Entertainment & Recreation - Pets Food at Home Food away from Home Health Care - Medical Care Home Improvement Household Furnishings Personal Care Vehicle Maint. & Repair COMMUTING PF Drove alone Public transportation (excluding taxicab) Bicycle Walked Worked at home Other means	5% 31.5 PENDITU \$26,689	8% 32.9 RES (\$ thou \$114,441 \$26,898 \$15,147 \$170,130 \$40,885 \$327,008 \$182,692 \$282,806 \$98,686 \$170,293 \$130,374 \$46,157 \$59,107 ICE 25% 26% 5% 10% 29%	33.9 sands) \$744,511 \$173,473 \$100,007 \$1,120,732 \$271,342 \$2,142,395 \$1,201,296 \$1,890,695 \$660,634 \$1,144,030 \$864,315 \$304,023 \$397,444 25% 25% 4% 26% 6%

CONTACT

Washington DC Economic Partnership Chad Shuskey, COO (202) 661-8674 • cshuskey@wdcep.com wdcep.com





VAN NESS

Offering the convenience of Metro access and urban amenities along with the natural beauty and serenity of Soapstone Valley and Rock Creek Park, Van Ness is seeing increased demand and generating heightened energy. Residents of the neighborhood's apartments and single-family homes enjoy an easy commute, a variety of retail options, a family-friendly atmosphere, and engaged community members.

RETAIL + RESTAURANT OPENINGS (2023+)

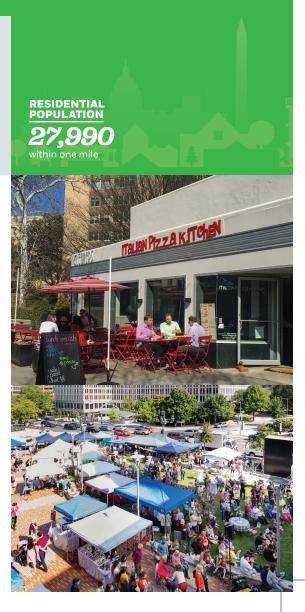
- Dog Haus (hot dog + burger restaurant)
- Il Supremo (restaurant)
- Infinity Martial Arts (health and fitness)
- Mr. Green (cannabis medical dispensary)
- Mom's Organic Market (grocery)
- Rosedale (restaurant)
- The Whale Tea (boba tea)

DESTINATION RETAIL & RESTAURANTS

- Calvert Woodley Wine & Liquor (legacy business: 40 Years)
- Comet Pizza
- Bread Furst (bakery)
- Buck's Fishing & Camping
- I'm Eddie Cano (Italian restaurant)
- Muchas Gracias (Mexican restaurant)
- Politics & Prose Bookstore (legacy business: 40 years)
- Sfoglina (Italian restaurant, Bib Gourmand in 2023)
- Rosemary's Bistro Cafe

INSTITUTIONAL TRAFFIC DRIVERS

- 20+ embassies
- American University's WAMU public radio station
- Days Inn
- Edmund Burke School
- Franklin Montessori
- Hillwood Museum
- Howard University Law School
- Levine Music
- University of the District of Columbia Van Ness Campus & David A. Clarke School of Law



VAN NESS



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	10,032	27,990	311,929
Daytime Population	9,863	29,236	375,190
Male	46%	45%	48%
Female	54%	55%	52%
High School Graduate +	98%	99%	96%
Bachelor's Degree +	89%	90%	82%
Graduate /	59%	58%	52%
Professional Degree			
HOUSEHOLDS			
Households (HH)	5,675	15,427	144,969
Average HH Size	1.8	1.8	2.1
Owner-occupied	43%	41%	46%
Renter-occupied	57%	59%	54%
Median Home Value	\$1,055,507	\$1,047,152	\$969,392
INCOME			
Average HH	\$176,037	\$184,827	\$196,666
Median HH	\$118,070	\$104,027	\$134,359
HH Income <\$50k	17%	17%	17%
HH Income \$50-\$75k	14%	12%	10%
HH Income \$75k+	69%	71%	72%
Average HH Disposable	\$107,318	\$111,663	\$116,761
Average III I Disposable	\$107,310	ΦΙΙΙ,003	\$110,701
AGE			
Age < 20	14%	14%	18%
Age 20-34	31%	31%	32%
Age 35-64	37%	37%	36%
Age 65+	19%	18%	15%
Median Age (years)	38.1	37.6	35.3
CONSUMER EX	PENDITU	IRES (\$ thou	sands)
Apparel	\$22,515	\$63,478	\$628,735
Child Care	\$5,460	\$15,660	\$153,905
Computers & Accessories	\$3,076	\$8,649	\$84,930
Entertainment &	\$34,494	\$98,530	\$987,779
Recreation			
- Pets	\$8,439	\$24,134	\$241,629
Food at Home	\$64,856	\$183,264	\$1,832,403
Food away from Home	\$36,965	\$104,565	\$1,032,579
Health Care	\$57,326	\$164,025	\$1,661,012
- Medical Care	\$20,078	\$57,464	\$581,751
Home Improvement	\$36,012	\$106,997	
Household Furnishings	\$26,581	\$75,788	
Personal Care Vehicle Maint. & Repair	\$9,366 \$12,131	\$26,506 \$34,405	\$262,761 \$341,608
			ΨΟ 11,000 —————————————————————————————————
COMMUTING P			225
Drove alone	25%	29%	28%
Public transportation (excluding taxicab)	35%	29%	23%
Bicycle	2%	2%	4%
Walked	5%	5%	11%
Worked at home	27%	30%	28%
Other means	6%	6%	6%
MOBILITY Traffic Counts ¹ 21	200-27 600	Connecticut A	vo NW
ESRI, 2024 1. Open Data DC - 2	023 Traffic Volum	nes (rounded to ne	earest hundred)
CONTACT			7.710

CONTACT

Van Ness Main Streets, Inc. Gloria M. García, Executive Director (202) 421-7825 • gloria@vannessmainstreet.org vannessmainstreet.org







WEST END / FOGGY BOTTOM

The West End and Foggy Bottom blend past and present by balancing 19th century historic architecture, iconic mid-century modern design, and contemporary mixed-use construction. The neighborhood is home to institutions including the George Washington University (GWU), GWU Hospital, and The Kennedy Center, and hosts diplomats and visitors to the State Department, General Services Administration, Department of the Interior, World Bank, and International Monetary Fund.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Aroma Café (Colombian bakery & cafe)
- Blank Street Coffee
- Bodega Taqueria y Tequila (Mexican restaurant)
- District Champagne (wine & spirits store)
- EXPAT (sports/social bar & restaurant)
- Life Alive Organic Café (vegetarian restaurant)
- Planta Queen (vegan restaurant)
- The Saga (Spanish restaurant)
- Sixty Vines (wine + restaurant)
- South Block (acai bowls & smoothies)

DESTINATION DINING

- The Shops at 2000 Penn were renovated in 2021 to become Western Market Foodhall. The market is now home to restaurants including Andy's Pizza, Arepa Zone, Bindass, Bullfrog Bagels, Bussdown, Captain Cookie, Duke's Grocery, Falafel Inc, Mason's Famous Lobster Rolls, Onkei, Roaming Rooster, and Tiger Sugar.
- Imperfecto by Enrique Limardo is a Michelin Star restaurant.

RECENT DEVELOPMENT

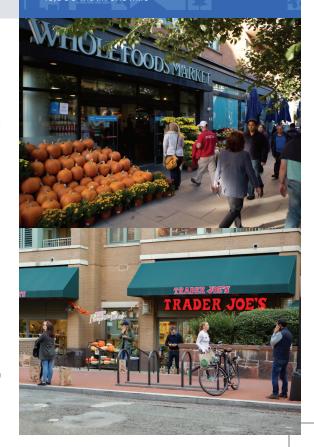
- The former One Washington Circle hotel underwent a \$30 million renovation and reopen as a 151-room AKA-branded property
- George Washington University's property at 2100 Pennsylvania Ave was redeveloped into a new 467,000-SF trophy office building in 2022, anchored by law firm WilmerHale.
- The Kennedy Center for the Performing Arts built three pavilions (The Reach) in 2019 to host additional events along with rehearsal, education, and public event space, with new below-grade bus parking and patron vehicle

OFFICE MARKET

- Existing Office SF: 35.5M
- Avg \$/SF/FS: \$54.81
- Vacancy Rate: 19.2%

RESIDENTIAL POPULATION

43,000 within one mile



[†]CoStar (Q2 2024, within 0.5 miles)

WEST END / FOGGY BOTTOM



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	21,363	43,755	391,933
Daytime Population	105,626	246,722	850,299
Male	44%	47%	49%
Female	56%	53%	51%
High School Graduate +	99%	99%	97%
Bachelor's Degree +	92%	92%	83%
Graduate /	61%	57%	49%
Professional Degree			
HOUSEHOLDS			
Households (HH)	10,165	23,964	206,412
Average HH Size	1.5	1.5	1.8
Owner-occupied	27%	32%	31%
Renter-occupied	73%	68%	69%
Median Home Value	\$886,171	\$935,205	\$864,243
INCOME			
Average HH	\$151,641	\$165,931	\$180,648
Median HH	\$100,702	\$105,931	\$126,210
HH Income <\$50k	27%		
		20%	17%
HH Income \$50-\$75k	10%	13%	10%
HH Income \$75k+	62%	67%	73%
Average HH Disposable	\$93,764	\$101,346	\$109,704
AGE			
Age < 20	17%	12%	12%
Age 20-34	53%	49%	44%
Age 35-64	19%	27%	34%
Age 65+	11%	12%	10%
Median Age (years)	26.9	31.1	33.2
CONSUMER EXP	PENDITU	IRES (\$ thou	sands)
Apparel	\$36,317	\$92,580	\$852,340
Child Care	\$7,608	\$20,697	\$202,053
Computers & Accessories	\$5,162	\$12,886	\$116,266
Entertainment &	\$53,504	\$137,487	\$1,287,036
Recreation			
- Pets	\$12,846	\$33,245	\$313,134
Food at Home	\$103,296	\$263,094	\$2,436,844
Food away from Home	\$59,405	\$151,284	\$1,391,732
Health Care	\$90,636	\$231,063	\$2,146,948
- Medical Care	\$31,954	\$81,236	\$752,407
Home Improvement	\$48,420	\$130,241	\$1,297,891
Household Furnishings	\$42,513	\$108,137	\$997,361
Personal Care	\$14,955	\$38,163	\$351,875
Vehicle Maint. & Repair	\$20,326	\$50,824	\$458,674
COMMUTING PR	REFEREN	ICE	
Drove alone	12%	12%	23%
Public transportation	18%	19%	25%
(excluding taxicab)			
Bicycle	2%	3%	4%
Walked	34%	31%	15%
Worked at home	31%	31%	28%
Other means	3%	4%	5%
MOBILITY			
Traffic Counts ¹		M St NW	Λυο ΝΙΜ
		Pennsylvania i	
ESRI, 2024 1. Open Data DC - 20	123 Traffic Volun	nes (rounded to ne	earest hundred)

CONTACT

Washington DC Economic Partnership Chad Shuskey, COO (202) 661-8674 • cshuskey@wdcep.com wdcep.com





WOODLEY PARK

Thousands of tourists come to Woodley Park annually to

enjoy the National Zoo and adjacent Rock Creek Park or to stay at the storied Omni Shoreham Hotel. Residents and visitors enjoy the neighborhood's retail and restaurant corridor, as well as its legacy as a national historic district.

RETAIL + RESTAURANT OPENINGS (2023+)

- Elsa Ethiopian Kitchen (restaurant)
- Falafel Inc. (restaurant)
- La Quinta (restaurant)
- Pera Kebap (restaurant)
- Rose Ave Bakery (Asian-American bakery &
- Via Roma Pizzeria (restaurant)

NEW DEVELOPMENT

Redevelopment plans for the central 9.5-acre parcel on the Wardman Park Hotel site are underway and will result in approximately 900 residential units. The previous Wardman Park Hotel (c. 1970s) on the site closed in March

HISTORIC NEIGHBORHOOD DESTINATIONS

- The Smithsonian's National Zoo attracts approximately two million visitors annually
- The Woodley Park Historic District was designated in 1990 and is significant for its varied architecture, featuring the work of notable architects such as George

- Santmyers, Albert Beers, William Allard, and Mihran Mesrobian.
- 3000 Cathedral Avenue, home to the Maret School, was built in 1801 and served as the summer residence of Presidents Martin Van Buren, Grover Cleveland, and James Buchanan.
- The 834-room Omni Shoreham Hotel has hosted presidential inaugural balls, appeared in blockbuster movies, and The Beatles stayed at the historic hotel when they performed their first U.S. concert.

GREAT STREETS + MAIN STREETS

- The area's designation as a Great Streets corridor allows its small businesses to apply for grant funds to cover capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.
- The corridor also receives support from Woodley Park Main Street through community-based economic development and placemaking initiatives.





WOODLEY PARK



	0-1/2 mi	0-1 mi	0-3 m
POPULATION			
Population	9,957	40,346	372,17
Daytime Population	8,809	31,310	705,29
Male	45%	47%	480
Female	55%	53%	52 ⁰
High School Graduate +	99%	97%	960
Bachelor's Degree +	93%	88%	819
Graduate /	58%	55%	500
Professional Degree	3070	3370	30-
HOUSEHOLDS			
Households (HH)	5,868	22,086	179,68
Average HH Size	1.7	1.8	1
Owner-occupied	28%	38%	399
	72%	62%	610
Renter-occupied			
Median Home Value	\$1,241,412	\$1,065,681	\$901,85
INCOME			
Average HH	\$197,070	\$193,903	\$185,03
Median HH	\$135,962	\$137,629	\$125,92
HH Income <\$50k	14%	14%	19
HH Income \$50-\$75k	8%	10%	119
HH Income \$75k+	79%	76%	71
Average HH Disposable	\$117,867	\$115,837	\$110,93
AGE			
Age < 20	10%	12%	16
Age 20-34	36%	36%	37
•	37%	38%	
Age 35-64			35
Age 65+	16%	14%	13
Median Age (years)	36.9	36.0	34
CONSUMER EX	PENDITU	IRES (\$ thou	sands)
Apparel	\$26,403	\$96,346	\$747,75
Child Care	\$6,352	\$23,915	\$179,43
Computers & Accessories	\$3,594	\$13,024	\$101,39
Entertainment & Recreation	\$39,867	\$147,616	\$1,150,15
- Pets	\$9,701	\$35,994	\$280,26
Food at Home	\$75,163	\$275,776	\$2,159,40
Food away from Home	\$43,158	\$157,729	\$1,222,28
Health Care	\$66,255	\$243,745	\$1,927,90
- Medical Care	\$23,221	\$85,307	\$675,21
Home Improvement	\$40,322	\$155,502	\$1,229,04
Household Furnishings	\$30,917	\$113,391	\$884,89
Personal Care	\$10,895	\$39,807	\$309,93
Vehicle Maint. & Repair	\$14,173	\$51,199	\$403,87
COMMUTING P	REFEREN	ICE	
Drove alone	21%	22%	25
Public transportation	29%	28%	24
(excluding taxicab)	201	4.04	
Bicycle	3%	4%	4
Walked	5%	10%	14
Worked at home	37%	32%	28
Other means	6%	4%	6
MOBILITY			
Traffic Counts ¹	28.300	Connecticut A	ve NW
Traffic Counts ¹		Connecticut Ave NW Calvert St NW	

CONTACT

Woodley Park Main Street Robert W. Meins, Executive Director robert@woodleyparkms.org woodleyparkms.org







THE WHARF

A one-of-α-kind spot for a night out or a day on the water, The Wharf brings the waterfront alive for visitors and neighbors alike. The mile-long development along the Potomac River comes to life with restaurants, retailers, residences, and businesses—all complemented by monumental views and a vibrant culture.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Any Day Now (café)
- Fogo De Chao (restaurant)
- Good Vets (veterinary)
- Hell's Kitchen (restaurant)
- Kinfolk Southern Kitchen (restaurant)
- Lip Lab (beauty)
- Limani (Mediterranean restaurant)
- Little Chicken (restaurant)
- Makers Union (restaurant)
- Philippe Chow (Chinese restaurant)
- Pitango Gelato & Coffee
- Pluma by Bluebird Bakery (café)
- Politics and Prose (bookstore)
- Thrasher's Mobile Rum Bar
- Zooz (cocktails & desserts)

WATERFRONT DESTINATION

The Wharf features four hotels, 990,000 SF of office space, more than 70 shops and restaurants, the nation's oldest continuously operating open air fish market, 904 residential units, 1,100+ public garage spaces, a 200+ slip marina, and three entertainment venues, including a 6,000-seat music venue.

TALENT MAGNET

Major trade groups and firms, including the American Psychiatric Association and Business Roundtable have chosen to locate at The Wharf to attract and retain top talent. Office tenants include Williams & Connolly LLP, Mercedez-Benz North America, Fish & Richardson, OTJ Architects, Washington Gas, and The Atlantic. Waterside offices overlooking national monuments, award-winning restaurants and unique retail options, and strong transit access make The Wharf an ideal company location.





*CoStar (Q2 2024, within 0.5 miles)

THE WHARF



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	11,401	26,804	314,360
Daytime Population	20,278	82,520	779,063
Male	48%	49%	49%
Female	52%	51%	51%
	99%	97%	97%
High School Graduate + Bachelor's Degree +	81%	81%	78%
Graduate /	49%	44%	45%
Professional Degree	49%	44%	45%
HOUSEHOLDS			
Households (HH)	7,463	17,140	164,343
Average HH Size	1.5	1.6	1.8
Owner-occupied	33%	22%	30%
Renter-occupied	67%	78%	70%
Median Home Value	\$527,106	\$572,443	\$786,125
INCOME			
Average HH	\$155,974	\$156,266	\$171,523
Median HH	\$112,967	\$114,444	\$118,892
HH Income <\$50k	18%	18%	20%
HH Income \$50–\$75k	12%	12%	10%
HH Income \$75k+			
	70% \$98.573	70%	70%
Average HH Disposable	\$90,513	\$98,327	\$104,736
AGE	001	004	4.00
Age < 20	6%	8%	149
Age 20-34	38%	43%	41%
Age 35-64	41%	38%	35%
Age 65+	14%	11%	10%
Median Age (years)	37.2	34.7	33.6
CONSUMER EXP	PENDITU	JRES (\$ thou	sands)
Apparel	\$27,495	\$63,120	\$653,947
Child Care	\$6,115	\$13,969	\$151,038
Computers & Accessories	\$3,795	\$8,687	\$88,024
Entertainment & Recreation	\$40,140	\$92,411	\$973,672
- Pets	\$9,722	\$22,394	\$235,170
Food at Home	\$77,707	\$179,471	\$1,865,244
Food away from Home	\$44,719	\$102,382	\$1,053,752
Health Care	\$67,657	\$156,169	\$1,643,043
- Medical Care	\$23.768	\$54,797	\$574,513
	,		\$967.474
Home Improvement	\$36,629	\$85,024	
Household Furnishings	\$31,686	\$72,591	\$756,125
Personal Care	\$11,302	\$25,923	\$265,995
Vehicle Maint. & Repair	\$15,000	\$34,312	\$349,845
COMMUTING PR			
Drove alone	23%	25%	23%
Public transportation (excluding taxicab)	25%	27%	25%
Bicycle	7%	6%	4%
Walked	12%	13%	16%
Worked at home	29%	26%	27%
Other means	4%	3%	69
MODILITY			
MOBILITY Troffic Counts!	10100	Maire A. O.	
Traffic Counts ¹		Maine Ave SW	
ESRI, 2024 1. Open Data DC - 20		7th St SW	

CONTACT

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Middle & Bottom: Image courtesy of the Adams Morgan BID

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Shaw

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Takoma

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The Wharf

Images courtesy The Wharf, Washington, DC



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The Washington DC Economic Partnership supports businesses and entrepreneurs looking to open, expand, or invest in DC through our programs and services focusing on business development, education of the real estate market, and business opportunities. To learn more about the Washington DC Economic Partnership please visit wdcep.com.

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