

# RAPPAPORT

## THE SHOPS AT PARK VILLAGE

1541-1571 Alabama Avenue, SE  
Washington, DC

800 - 1,600 SF of Retail Space Available



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### STATISTICAL SNAPSHOT 1-Mile Radius, 2016 DEMOS



POPULATION  
**35,370**  
DAYTIME POPULATION  
**5,632**



CONGRESS HEIGHTS METRO  
**2,666 DAILY RIDERS**

#### TRADE AREA DEVELOPMENT

**SAINT ELIZABETHS (ONE OF LARGEST REDEVELOPMENTS IN DC), HENSON RIDGE (600 UNITS) & ASHFORD COURT (75 HOMES)**

#### A CLOSER LOOK AT CONGRESS HEIGHTS

- US DEPARTMENT OF HOMELAND SECURITY WILL CONSOLIDATE ON SAINT ELIZABETHS WEST CAMPUS (14,000 EMPLOYEES)
- PIPELINE: 1,900 RESIDENTIAL UNITS & 4.9 MIL. SF OF RETAIL

### THE SHOPS AT PARK VILLAGE FACTS-AT-A-GLANCE

- An excellent retail opportunity to source residents of Ward 8
- Co-tenants include Giant Food, IHOP, Subway, Pizza Boli's, Dental Dreams, Wells Fargo and Rainbow
- Currently leasing 2,430-sf end-cap and 1,228 SF in-line spaces
- 1/2-mile from the Congress Heights Metro Station
- Down Alabama Avenue from St. Elizabeths with over 4,000 employees

#### DEMOGRAPHICS/SITE FACTS

DEMOGRAPHICS (2016)	.25 MILE	.5 MILE	1 MILE	2 MILES
POPULATION	3,828	12,297	38,709	113,606
EMPLOYEES	447	2,299	5,487	20,128

#### SITE FACTS

**SPACE:** 1,600 SF end-cap space and 800 - 1,228 SF inline spaces available

**TRAFFIC COUNTS:** 19,600 VPD on Alabama Avenue

**CO-TENANTS:** Giant Food, Wells Fargo, Subway

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