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R E T A I L

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

RECENTLY SIGNED

XSPORT FITNESS

T-Mobile

Children's
Museum
explore!
WASHINGTON DC

**THE MORRIS & GWENDOLYN
CAFRTITZ FOUNDATION**

Retail Leasing By: H&R Retail
Development By: The Morris & Gwendolyn Cafritz Foundation



ART PLACE
AT FORT TOTTEN



WASHINGTON, DC



ART PLACE

AT FORT TOTTEN

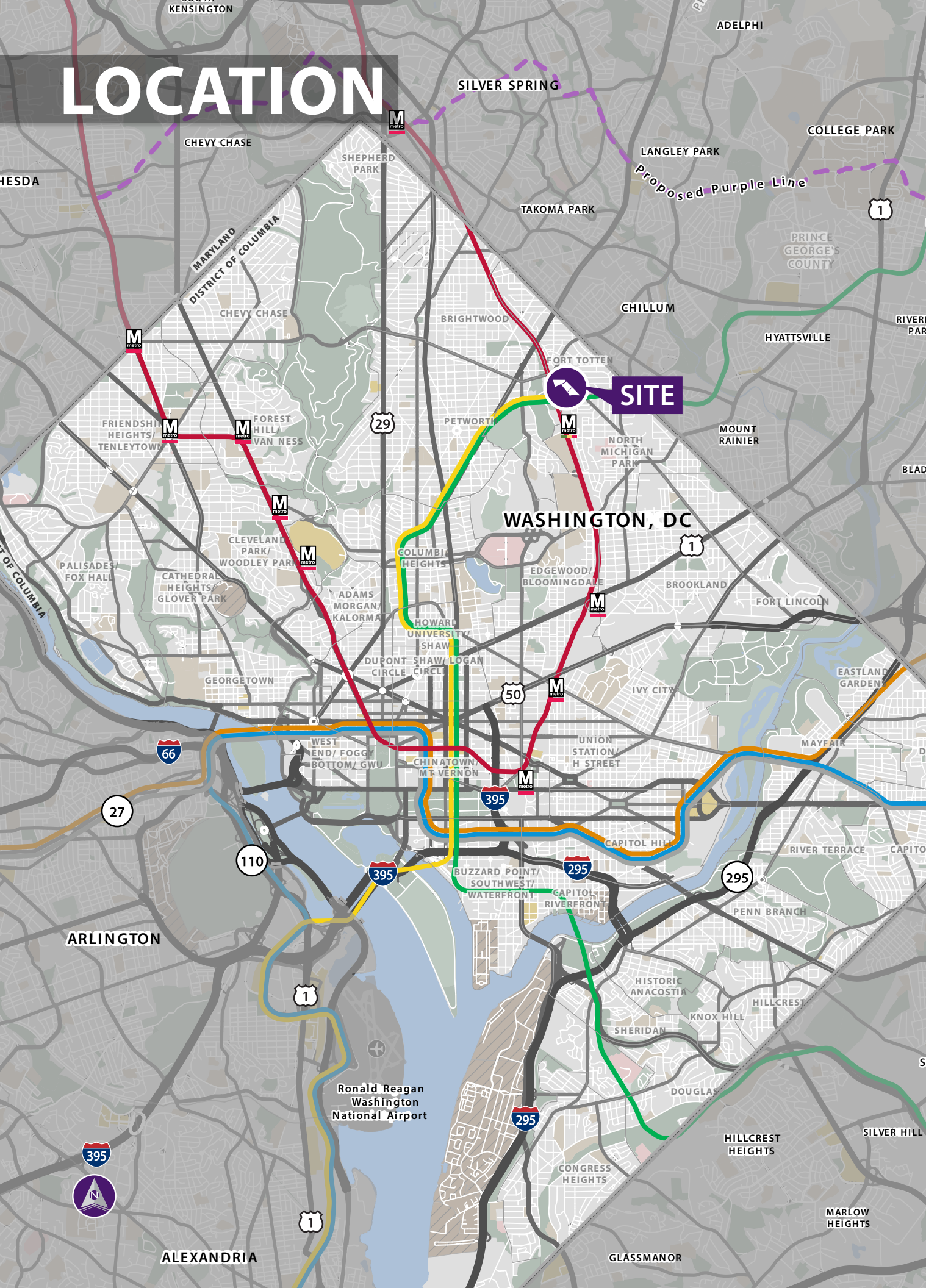
H&R Retail and The Morris & Gwendolyn Cafritz Foundation are proud to present Art Place at Fort Totten, located in one of the most vibrant urban neighborhoods in Washington, DC.



RETAIL
SPACE
FOR
LEASE

H&R RETAIL
—
301.656.3030
SRESTIFO@HRRetail.com

LOCATION

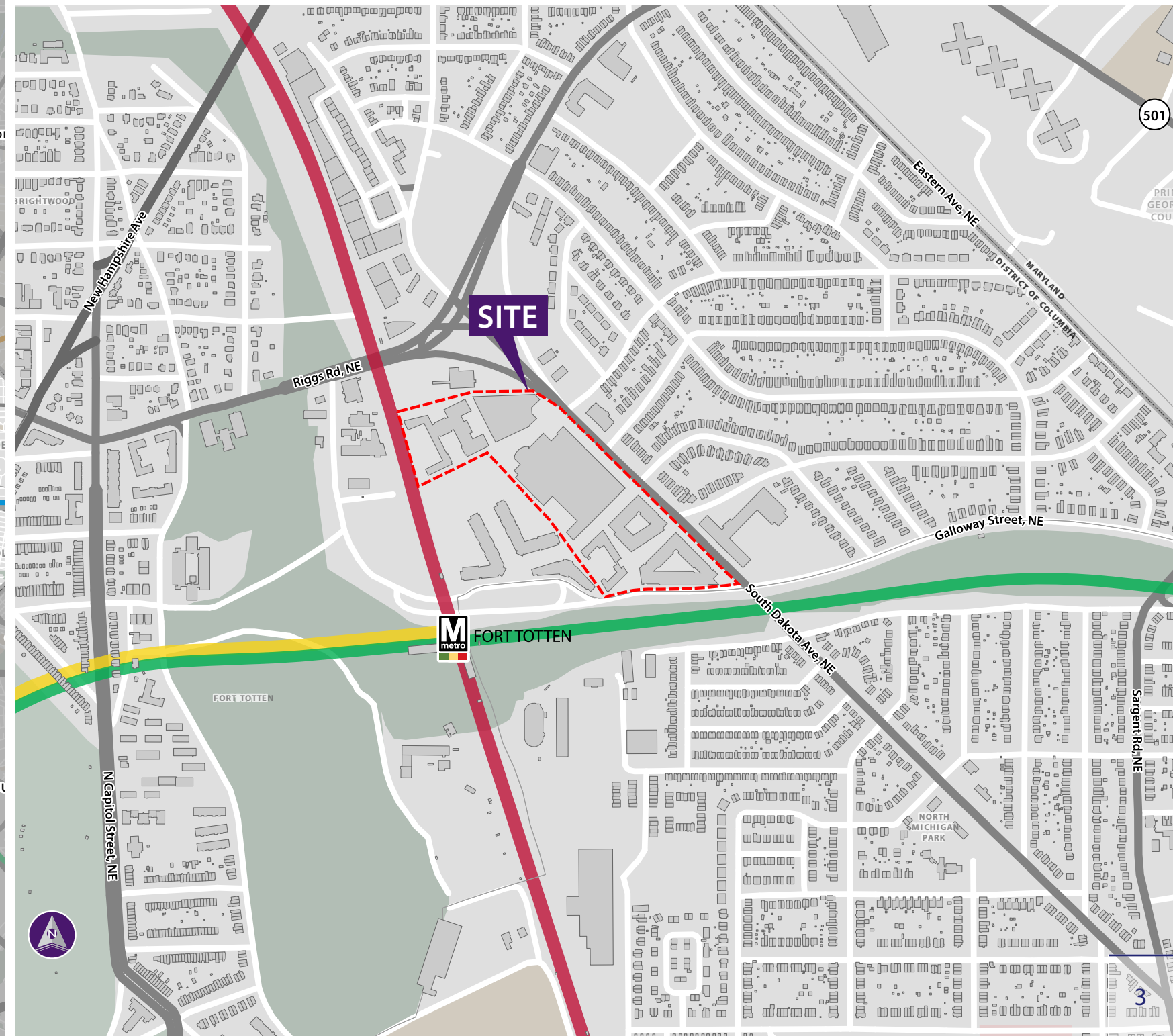


ART PLACE AT FORT TOTTEN



Art Place at Fort Totten

Located on South Dakota Avenue, NE between Galloway Street, NE and Kennedy Street, NE, less than half a mile from the Maryland line.



ESTABLISHED RETAIL

FACTS & FIGURES

WASHINGTON, DC

Demographics

Population ¹	681,170
Households ¹	273,390
Average Household Income ²	\$106,277
Retail & Restaurant Expenditures ²	\$3.09 billion

Employment

Employment ¹	513,002
Average Wage Per Job ³	\$82,950
DC Unemployment Rate ³	5.7%

Real Estate

Office Vacancy Rate ⁴	10.9%
Office Market Square Feet ⁴	144.6 million
Taxable Retail & Restaurant Sales ²	\$12.2 billion

Tourism

Visitors ⁵	21.3 million
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Transportation

Metrorail Ridership ⁶	206 million
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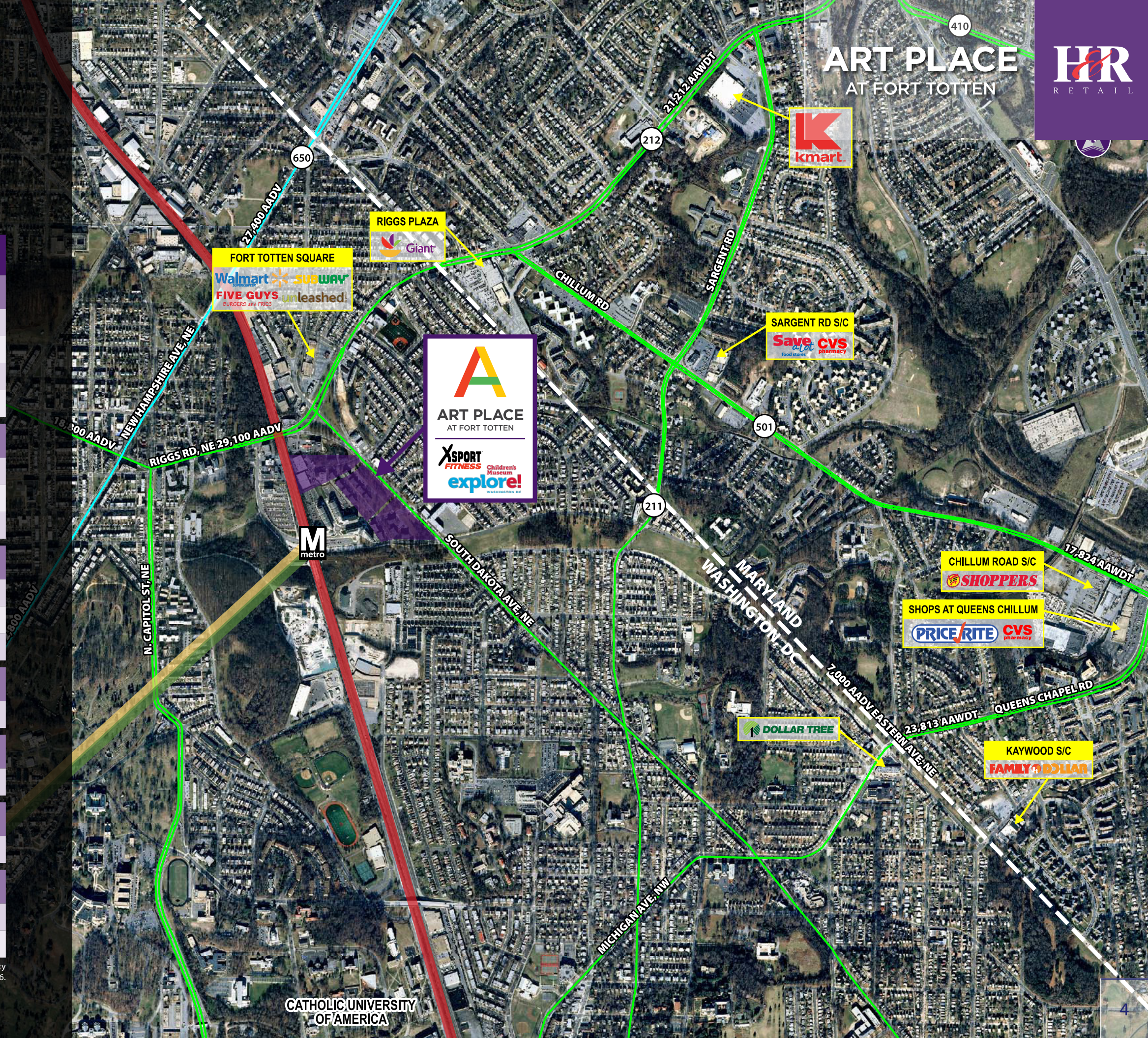
Taxes & Revenues

General Obligation Bond Rating ⁷	AA
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Area

Land Area	61 sq. mi.
Water Area	7 sq. mi.

Source: 1. U.S. Census Bureau, Quick Facts 2. ESRI 2016 3. Bureau of Labor Statistics 4. Lincoln Property Company Quarterly Market Report 1Q2017 5. Washington.org (Destination DC) 2015 Visitors Statistics 6. WMATA 7. <http://cfo.dc.gov> S&P



ART PLACE AT FORT TOTTEN

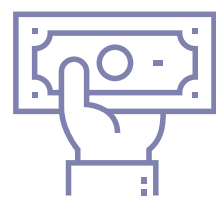


CATHOLIC UNIVERSITY OF AMERICA



DENSE POPULATION:

2 miles - **136,949** people
3 miles - **320,332** people
4 miles - **569,536** people



HOUSEHOLD INCOME:

2 miles - **\$87,378** average hh income
3 miles - **\$93,676** average hh income
4 miles - **\$111,548** average hh income

THE MARKET

Excellent Demographics



HIGH HOMEOWNERSHIP RATE:

2 mile radius - **46.3%** homeownership
3 mile radius - **39.3%** homeownership
4 mile radius - **36.8%** homeownership



STRONG DAYTIME POPULATION:

2 mile radius - **63,066** employees
3 mile radius - **135,471** employees
4 mile radius - **405,910** employees

CONVENIENT TO NEIGHBORING ACTIVITY CENTERS:

1.4 MILES FROM
THE CATHOLIC UNIVERSITY OF AMERICA



1.7 MILES FROM
MedStar Washington Hospital Center
Children's National



MedStar Washington Hospital Center



Children's National

2.25 MILES FROM
THE MALL AT PRINCE GEORGES

2.4 MILES FROM
Columbia Heights
DC USA

3.4 MILES FROM



3.75 MILES FROM



3.75 MILES FROM
Central Business District

4.3 MILES FROM
U.S. CAPITOL



CONVENIENT TO NORTHWEST DC VIA MILITARY ROAD/MISSOURI AVENUE/RIGGS ROAD

MAJOR GATEWAY INTO WASHINGTON, DC FROM MARYLAND

ART PLACE
AT FORT TOTTEN





THE PROJECT:

- 16.5 acre site strategically located on South Dakota Avenue, NE, just south of Riggs Road, NE, in Northeast Washington, DC. The site is bounded by South Dakota Avenue, NE to the east, Galloway Street, NE to the south, a public alley and WMATA right-of-way to the west and Food & Friends to the north.
- At full build out the project will consist of 305,000 square feet of retail, 929 multi-family residential units, a 47,000 square foot children's museum and 170,000 square feet of cultural and art spaces.
- Currently the project consists of 100,000 square feet of retail and 520 multi-family residential units.
- **Grocery box and anchor spaces** are available with flexible sizes .
- The project will be registered for **LEED ND** certification.
- **Access** – traffic signals at South Dakota Avenue, NE & Galloway Street, NE, South Dakota Avenue, NE & Ingraham Street, NE and South Dakota Avenue, NE & Kennedy Street, NE. Full movement, non signalized access into Phase 1 near Hamilton Street, NE and into Phase 2 near Jefferson Street, NE.
- **Metrorail and Metrobus** – the site is served by Metrorail's Green, Red and Yellow lines. The Fort Totten station averages 14,576 riders during the week and 13,264 on the weekends.



ART PLACE
AT FORT TOTTEN

HR
RETAIL

MASTER PLAN

FORT TOTTEN METRO



ART PLACE
AT FORT TOTTEN



WMATA
Metro Kiss & Ride/
Parking

Ft. Totten
Station Apartments
(Clark Realty)



Retail/Cultural Center

PHASE II

PHASE I



Retail/Residential

Residential

Art Community
Uses

Food and Friends

Morris
Square

South Dakota Avenue

Bachus Middle School

Lamond-Riggs
Branch Library

RETAIL LAYOUT BUILDING A

ART PLACE
AT FORT TOTTEN

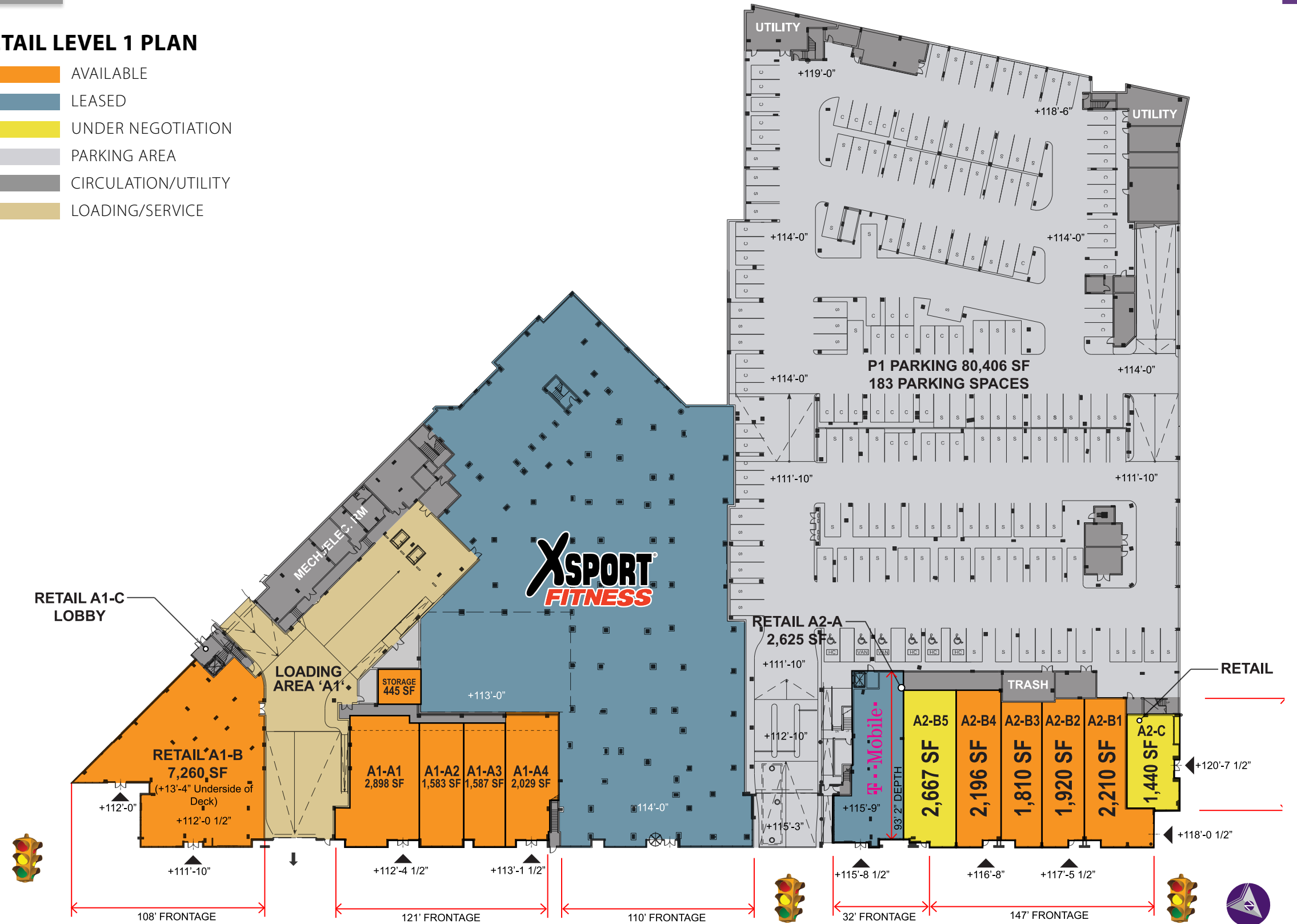


South Dakota Avenue, NE Level - Ground Level

BUILDING "A" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
A1-A	9,200
A1-A1	2,898
A1-A2	1,583
A1-A3	1,587
A1-A4	2,029
A1-B	7,260
A1-C	6,975
A1-C1	2,104
A1-C2	1,554
A1-C3	2,000
FITNESS CENTER	41,825
A2-A	2,625
A2-B1	2,210
A2-B2	1,920
A2-B3	1,810
A2-B4	2,196
A2-B5	2,667
A2-C	1,440
A2-D	1,930
A2-E	2,850
ANC	630
A3-A	2,970
A3-B	2,075
PHASE 1 TOTAL	93,106 SF

RETAIL LEVEL 1 PLAN

- AVAILABLE
- LEASED
- UNDER NEGOTIATION
- PARKING AREA
- CIRCULATION/UTILITY
- LOADING/SERVICE



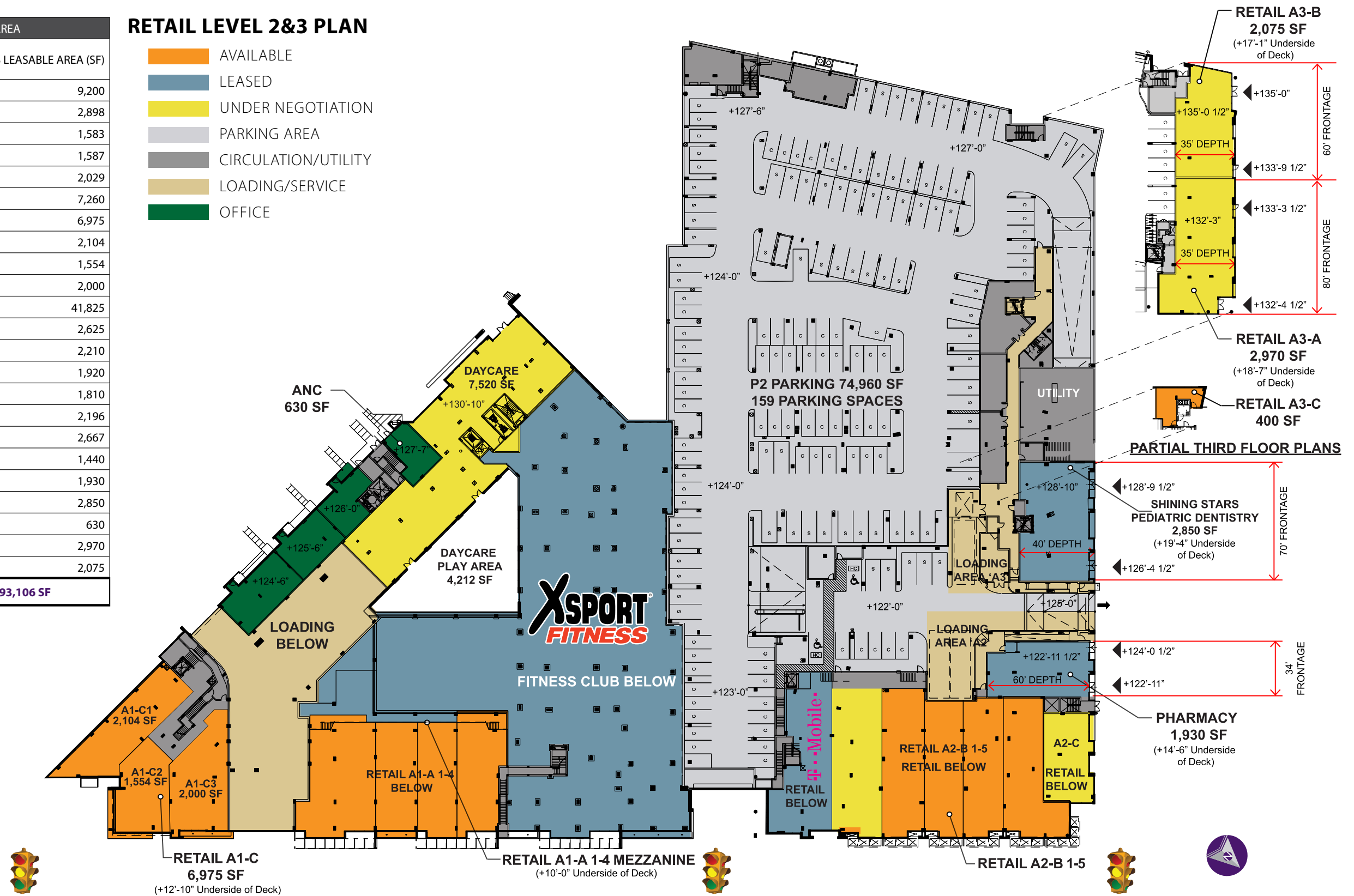
RETAIL LAYOUT BUILDING A

Ingraham Street, NE Level - Level 2

BUILDING "A" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
A1-A	9,200
A1-A1	2,898
A1-A2	1,583
A1-A3	1,587
A1-A4	2,029
A1-B	7,260
A1-C	6,975
A1-C1	2,104
A1-C2	1,554
A1-C3	2,000
FITNESS CENTER	41,825
A2-A	2,625
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A2-B3	1,810
A2-B4	2,196
A2-B5	2,667
A2-C	1,440
A2-D	1,930
A2-E	2,850
ANC	630
A3-A	2,970
A3-B	2,075
PHASE 1 TOTAL	93,106 SF

RETAIL LEVEL 2&3 PLAN

- AVAILABLE
- LEASED
- UNDER NEGOTIATION
- PARKING AREA
- CIRCULATION/UTILITY
- LOADING/SERVICE
- OFFICE







PHOTOS

ART PLACE
AT FORT TOTTEN

HR
RETAIL







ART PLACE

AT FORT TOTTEN



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Development By:

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04/26/18

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