H&R RETAIL

A MEMBER OF CHAIN LINKS RETAIL ADVISORS

ART PLACE
AT FORT TOTTEN

RECENTLY SIGNED

ALDI

MEOW WOLF

Children's Museum explore! WASHINGTON DC

T-Mobile

24 HOUR FITNESS

THE MORRIS & GWENDOLYN CAFRITZ FOUNDATION

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

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.

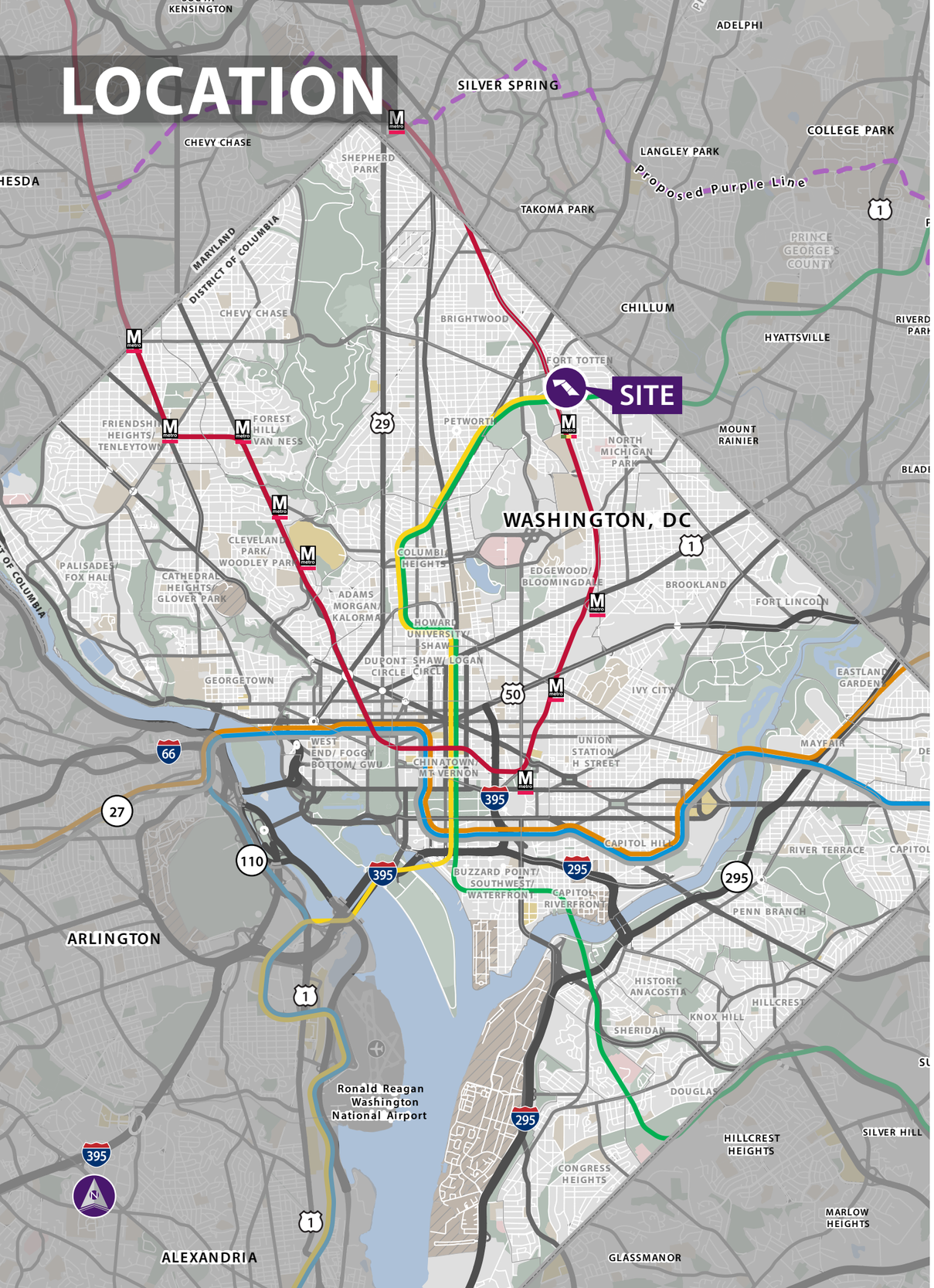
RETAIL SPACE FOR LEASE

H&R RETAIL

301.656.3030

SRESTIFO@HRRETAIL.COM

LOCATION

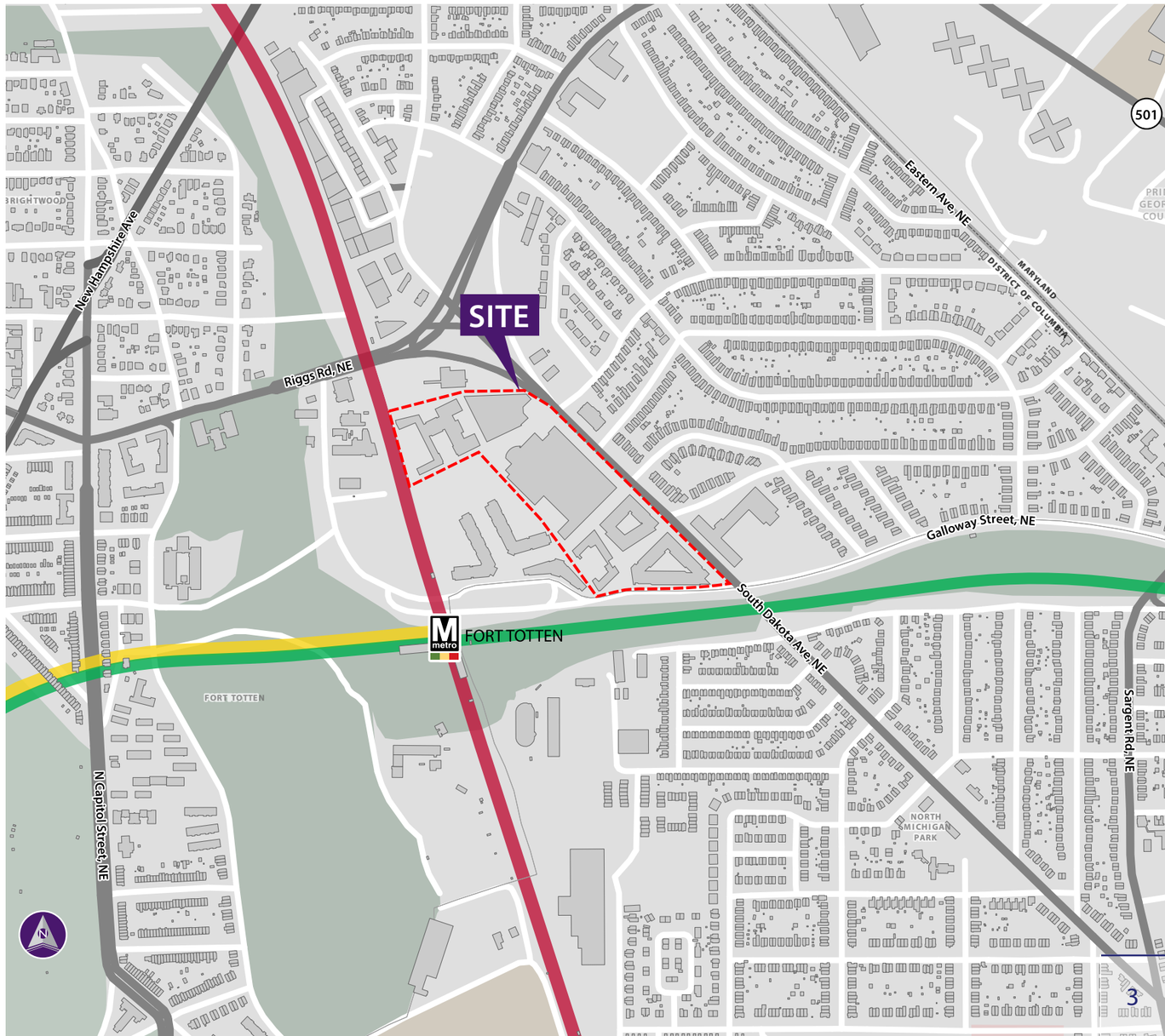


ART PLACE
AT FORT TOTTEN

HR RETAIL

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

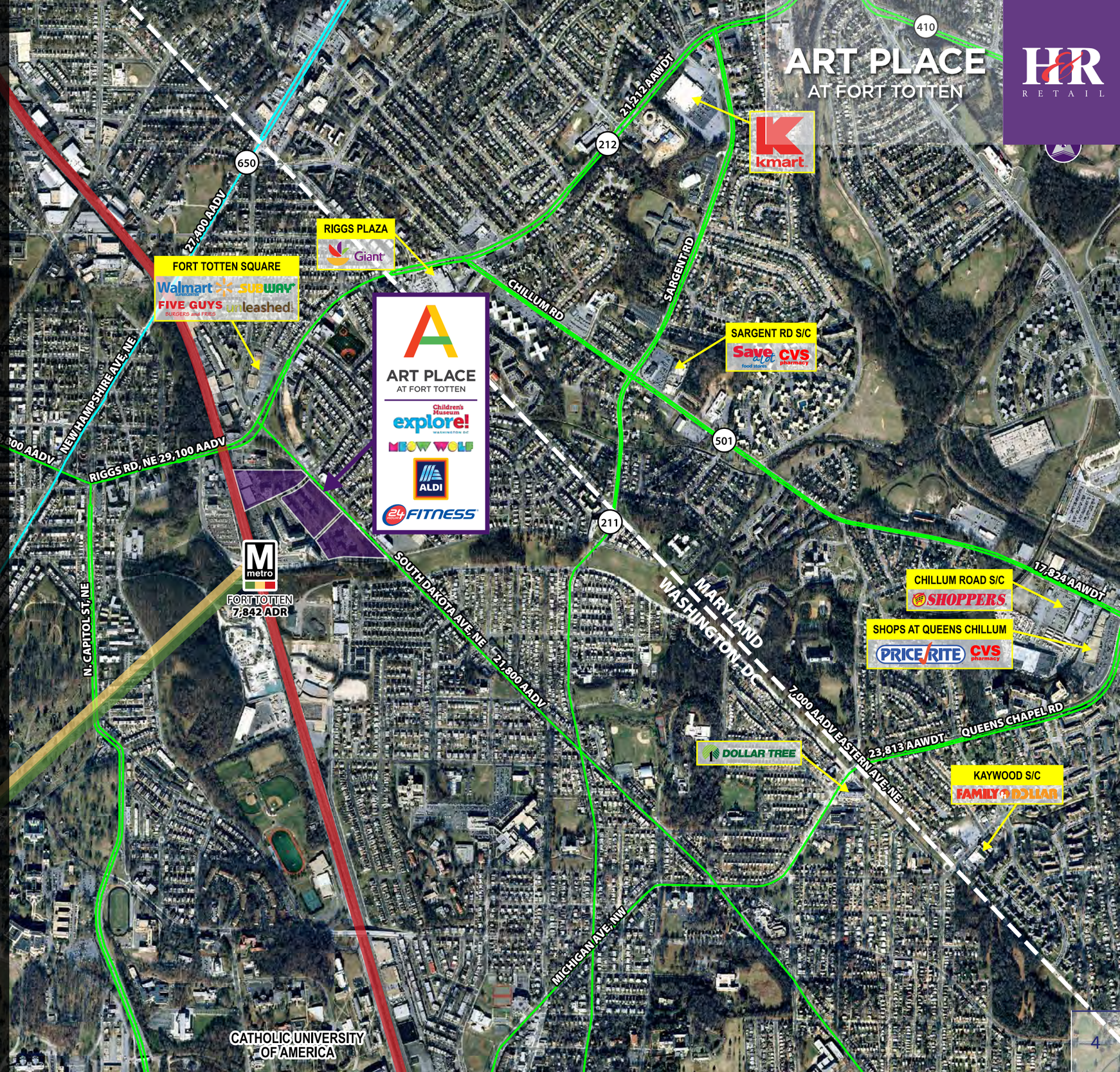
Tourism	
Visitors[5]	21.3 million

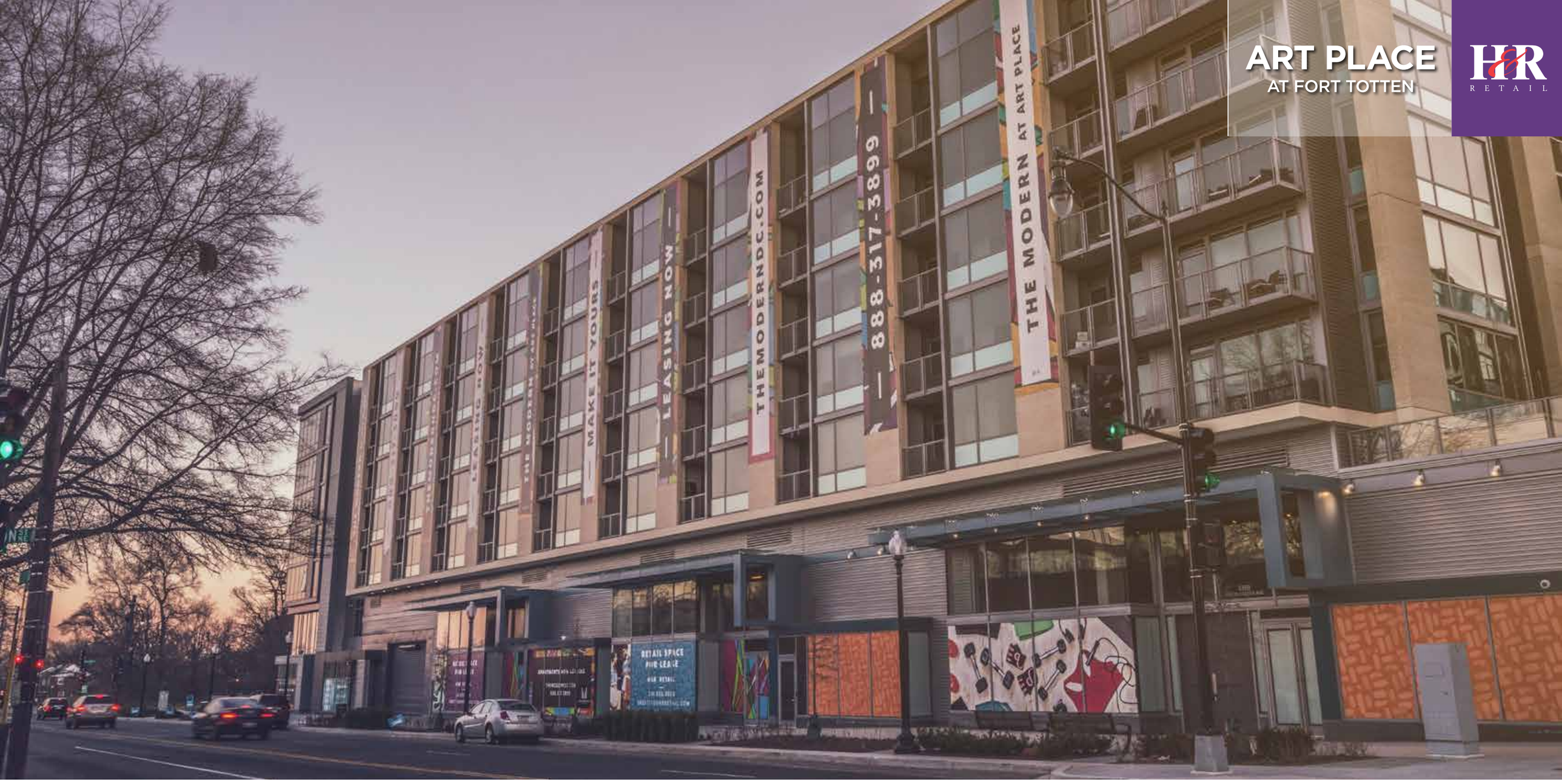
Transportation	
Metrorail Ridership[6]	206 million

Taxes & Revenues	
General Obligation Bond Rating[7]	AA

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





THE MARKET

Excellent Demographics

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

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

2.25 MILES FROM
THE MALL AT PRINCE GEORGES

2.4 MILES FROM
Columbia Heights
DC USA

3.4 MILES FROM
DOWNTOWN SILVER SPRING

3.75 MILES FROM
UNION STATION WASHINGTON D.C.

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

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 8,030 riders during the week and 13,264 on the weekends.

MASTER PLAN

FORT TOTTEN METRO
8,030 ADR

ART PLACE
AT FORT TOTTEN

HR RETAIL

WMATA
Metro Kiss & Ride/
Parking

Ft. Totten
Station Apartments
(Clark Realty)

Residential

Children's Museum
explore! WASHINGTON DC

Retail/Cultural Center

PHASE II

MEOW WOLF

ALDI

Art Community
Uses

Food and Friends

PHASE I

24 HOUR FITNESS

Retail/Residential

Ingraham St NE

South Dakota Avenue

Morris
Square

21,800 AADV

Galloway

Bachus Middle School

Hamilton

Ingraham

Jefferson

Lamond-Riggs
Branch Library

Kennedy

Riggs Rd.

RETAIL LAYOUT BUILDING A

ART PLACE AT FORT TOTTEN

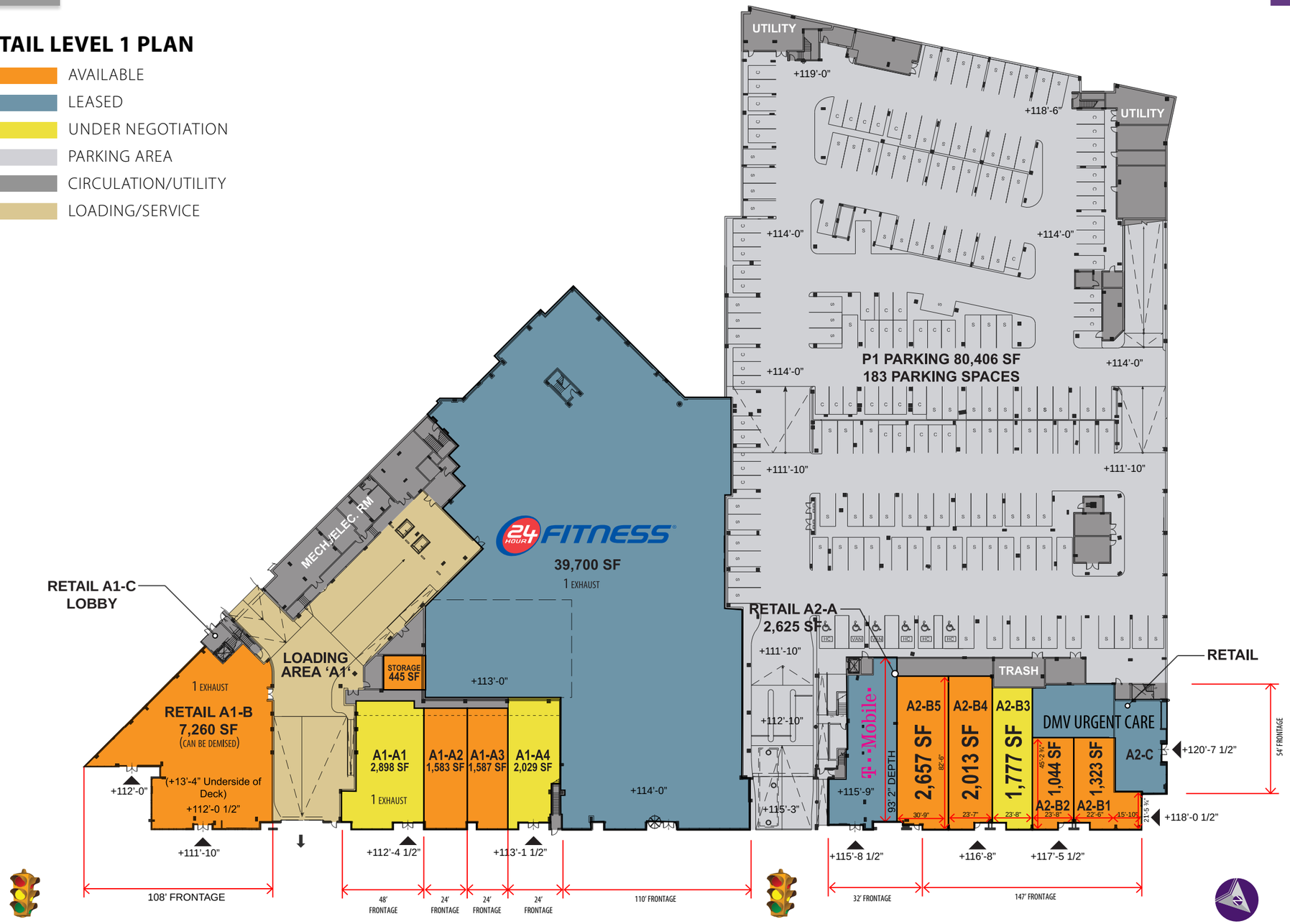
H&R RETAIL

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	39,700
T-MOBILE	2,625
A2-B1	1,323
A2-B2	1,044
A2-B3	1,777
A2-B4	2,013
A2-B5	2,657
DMV URGENT CARE	3,160
A2-D	1,930
A2-E	2,850
ANC	630
A3-A	2,970
A3-B	2,075
PHASE 1 TOTAL	**91,418 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

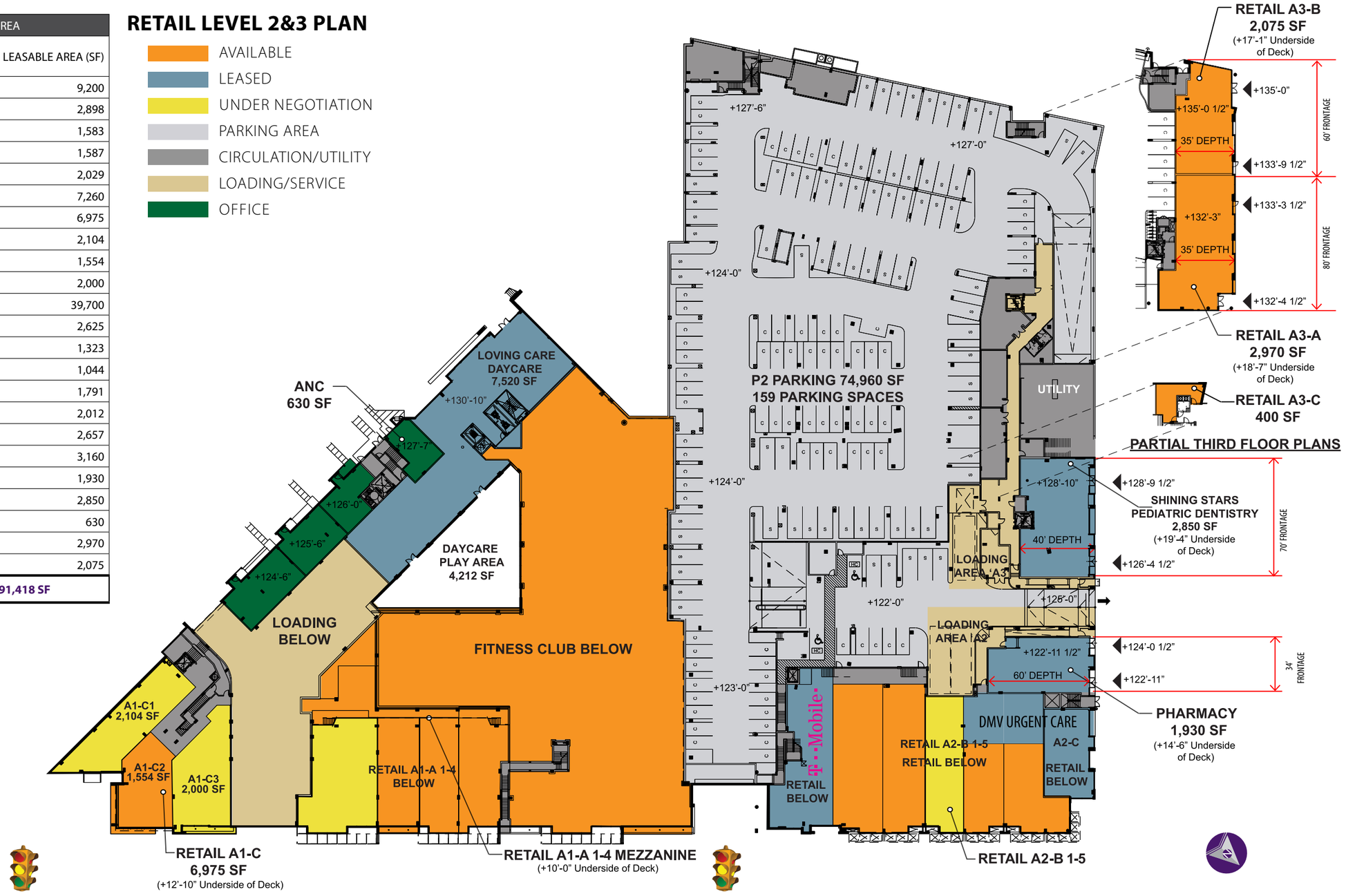
ART PLACE AT FORT TOTTEN

HR RETAIL

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	39,700
T-MOBILE	2,625
A2-B1	1,323
A2-B2	1,044
A2-B3	1,791
A2-B4	2,012
A2-B5	2,657
DMV URGENT CARE	3,160
A2-D	1,930
A2-E	2,850
ANC	630
A3-A	2,970
A3-B	2,075
PHASE 1 TOTAL	**91,418 SF**

RETAIL LEVEL 2&3 PLAN

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



PHASE 1 PHOTOS

View from South Dakota Avenue

PHASE 1 PHOTOS

View from South Dakota Avenue

PHASE 1 PHOTOS

View from South Dakota Avenue

PHASE 1 PHOTOS

View from Ingraham Street

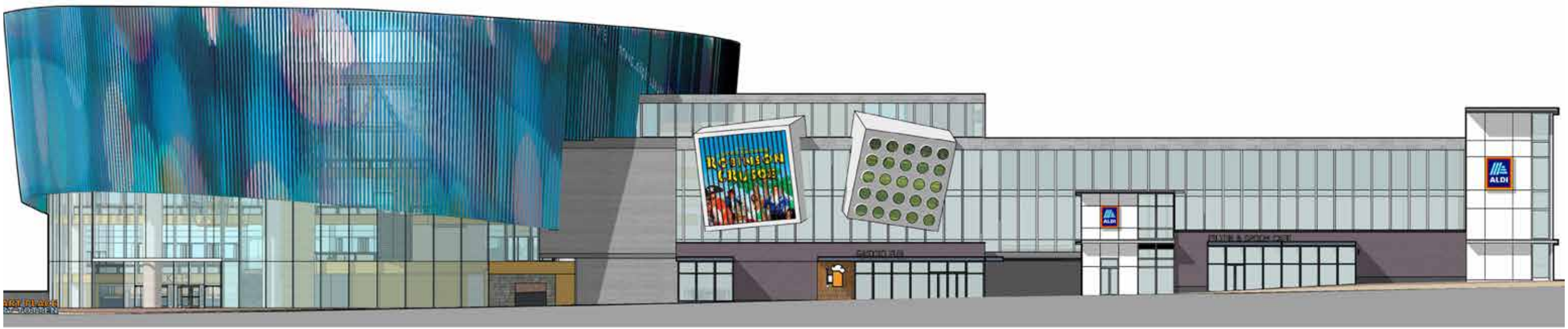
PHASE II – ART PLACE AT FORT TOTTEN

PHASE II

View from South Dakota Avenue and Kennedy Street

PHASE II

View from South Dakota Avenue



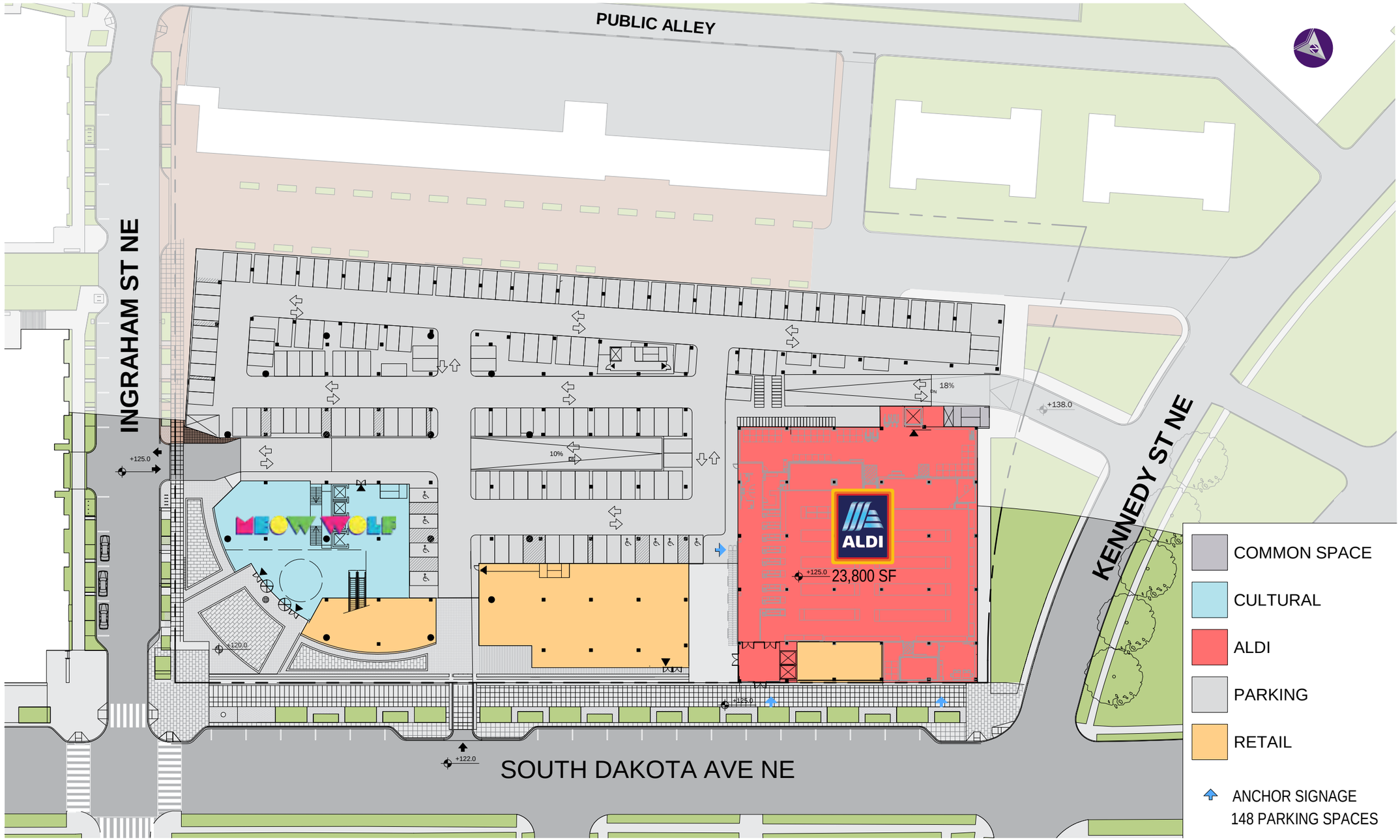
FRONT ELEVATION - S. DAKOTA
1” = 30’-0”

PHASE II

Ground Floor Layout

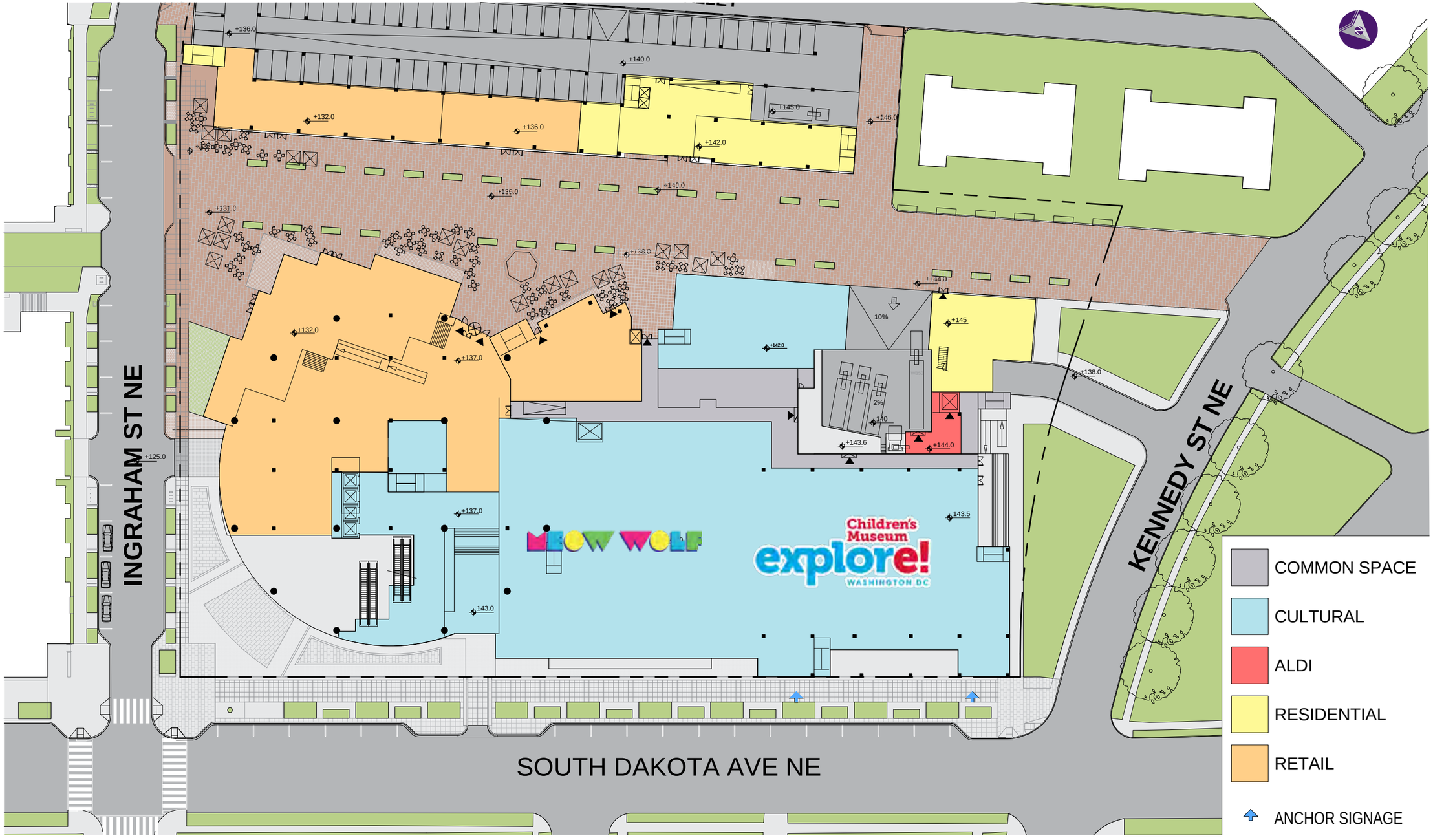
ART PLACE
AT FORT TOTTEN

HR RETAIL



PHASE II

First Floor Layout



DEMOGRAPHIC SUMMARY

ART PLACE AT FORT TOTTEN

H&R RETAIL

2018 Estimates with 2023 Projections
Lat/Lon: 38.95406/-77.00099

	1 MILES	2 MILES	3 MILES
POPULATION SUMMARY			
2000 Total Population	28,916	120,688	280,869
2010 Total Population	29,785	124,813	289,645
2018 Total Population	**32,163**	**135,798**	**322,338**
2018 Group Quarters	1,280	4,924	12,395
2023 Total Population	33,894	142,292	342,442
2016-2023 Annual Rate	1.05%	0.94%	1.22%
2018 Total Daytime Population	**25,632**	**128,326**	**267,465**
Workers	9,549	65,207	129,875
Residents	16,083	63,119	137,590

	1 MILES	2 MILES	3 MILES
2018 POPULATION BY AGE			
Population Age 0 - 4	5.1%	5.6%	5.6%
Population Age 5 - 9	5.1%	5.6%	5.3%
Population Age 10 - 14	5.1%	5.3%	5.0%
Population Age 15 - 24	12.2%	13.0%	13.8%
Population Age 25 - 34	14.3%	15.7%	19.1%
Population Age 35 - 44	12.2%	13.7%	14.8%
Population Age 45 - 54	11.7%	12.3%	12.0%
Population Age 55 - 64	13.3%	12.4%	11.2%
Population Age 65 - 74	10.6%	8.9%	7.7%
Population Age 75 - 84	6.8%	4.9%	3.7%
Population Age 85 +	3.7%	2.6%	1.8%
Population Age 18 +	81.9%	80.6%	81.3%
Median Age	**41.5**	**38.3**	**35.7**

	1 MILES	2 MILES	3 MILES
2018 POPULATION BY SEX			
Male Population	14,637	65,105	158,470
Female Population	17,526	70,693	163,868

	1 MILES	2 MILES	3 MILES
2018 POPULATION BY RACE/ETHNICITY			
White Alone	12.7%	23.3%	28.7%
Black Alone	67.4%	53.2%	45.0%
American Indian Alone	0.7%	0.6%	0.7%
Asian Alone	1.3%	2.0%	3.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	13.9%	16.3%	17.5%
Two or More Races	3.9%	4.4%	4.9%
Hispanic Origin	22.2%	27.5%	30.5%
Diversity Index	69.2	79.7	83.5

	1 MILES	2 MILES	3 MILES
2018 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	27,238	113,420	270,929
Never Married	49.9%	49.4%	53.7%
Married	31.4%	35.2%	32.9%
Widowed	8.6%	6.1%	4.6%
Separated or Divorced	10.1%	9.3%	8.8%

	1 MILES	2 MILES	3 MILES
2018 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	**23,327**	**95,763**	**226,349**
Less than 9th Grade	7.8%	8.9%	10.8%
9th - 12th Grade, No Diploma	6.7%	7.6%	7.1%
High School Graduate	24.4%	20.2%	17.8%
GED/Alternative Credential	3.2%	2.7%	2.3%
Some College, No Degree	18.8%	17.3%	14.3%
Associate Degree	4.4%	4.1%	3.6%
Bachelor's Degree	18.0%	18.7%	20.4%
Graduate/Professional Degree	16.6%	20.6%	23.7%

	1 MILES	2 MILES	3 MILES
HOUSEHOLDS SUMMARY			
2000 Households	12,405	46,556	105,912
2000 Average Household Size	2.23	2.49	2.54
2010 Households	12,455	47,624	110,709
2010 Average Household Size	2.29	2.52	2.51
2018 Households	**13,305**	**51,526**	**123,361**
2018 Average Household Size	2.32	2.54	2.51
2023 Households	13,979	53,877	131,247
2023 Average Household Size	2.33	2.55	2.51
2016-2021 Annual Rate	0.99%	0.90%	1.25%
2010 Families	6,696	26,253	56,679
2010 Average Family Size	3.07	3.25	3.26
2018 Families	7,169	28,197	62,218
2016 Average Family Size	3.02	3.20	3.21
2023 Families	7,528	29,419	65,968
2023 Average Family Size	3.00	3.18	3.18
2016-2021 Annual Rate	0.98%	0.85%	1.18%

	1 MILES	2 MILES	3 MILES
HOUSING UNIT SUMMARY			
2018 Housing Units	**14,352**	**55,663**	**133,330**
Owner Occupied Housing Units	49.1%	46.5%	39.8%
Renter Occupied Housing Units	43.6%	46.1%	52.7%
Vacant Housing Units	7.3%	7.4%	7.5%

	1 MILES	2 MILES	3 MILES
2018 HOUSEHOLDS BY INCOME			
<$15,000	15.1%	13.1%	12.8%
$15,000 - $24,999	8.3%	8.1%	7.7%
$25,000 - $34,999	8.7%	7.9%	7.6%
$35,000 - $49,999	11.2%	11.2%	10.4%
$50,000 - $74,999	14.7%	15.2%	15.4%
$75,000 - $99,999	13.5%	12.2%	12.1%
$100,000 - $149,999	16.1%	15.5%	16.0%
$150,000 - $199,999	6.7%	7.9%	8.1%
$200,000+	5.8%	8.9%	9.9%
Average Household Income	**$79,700**	**$91,125**	**$96,191**
Median Household Income	$59,235	$63,827	$66,933
Per Capita Income	$32,840	$35,032	$37,475

	1 MILES	2 MILES	3 MILES
2018 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	7,041	25,859	53,096
<$50,000	1.2%	1.3%	1.1%
$50,000 - $99,999	0.7%	0.6%	0.8%
$100,000 - $149,999	1.8%	1.3%	1.7%
$150,000 - $199,999	3.1%	2.7%	3.4%
$200,000 - $249,999	5.1%	4.8%	5.5%
$250,000 - $299,999	8.3%	5.9%	6.1%
$300,000 - $399,999	33.1%	25.6%	20.8%
$400,000 - $499,999	22.6%	18.9%	15.4%
$500,000 - $749,999	19.6%	27.0%	28.0%
$750,000 - $999,999	2.2%	7.6%	12.0%
$1,000,000 +	1.1%	2.7%	4.0%
Average Home Value	**$444,506**	**$507,475**	**$536,230**

	1 MILES	2 MILES	3 MILES
2018 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	16,453	74,198	188,525
Agriculture/Mining	0.0%	0.1%	0.2%
Construction	5.0%	6.5%	7.8%
Manufacturing	1.2%	1.2%	1.3%
Wholesale Trade	1.2%	0.9%	0.8%
Retail Trade	7.6%	6.5%	6.4%
Transportation/Utilities	5.5%	4.5%	3.7%
Information	2.2%	2.3%	2.5%
Finance/Insurance/Real Estate	4.6%	5.1%	5.0%
Services	63.5%	62.7%	61.4%
Public Administration	9.1%	10.2%	10.9%

	1 MILES	2 MILES	3 MILES
2018 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	**56.2%**	**58.3%**	**60.3%**
Management/Business/Financial	13.0%	14.8%	16.5%
Professional	21.6%	23.2%	25.4%
Sales	8.7%	7.7%	7.1%
Administrative Support	12.8%	12.6%	11.3%
Services	28.5%	26.4%	24.2%
Blue Collar	**15.3%**	**15.3%**	**15.4%**
Farming/Forestry/Fishing	0.1%	0.1%	0.3%
Construction/Extraction	4.5%	5.5%	6.7%
Installation/Maintenance/Repair	2.9%	2.1%	1.8%
Production	2.0%	2.3%	2.0%
Transportation/Material Moving	5.8%	5.2%	4.6%

	1 MILES	2 MILES	3 MILES
2018 CONSUMER SPENDING			
Apparel & Services: Total $	$28,006,979	$124,881,386	$319,817,195
Average Spent	$2,105.00	$2,423.66	$2,592.53
Education: Total $	$19,083,970	$86,601,680	$218,649,668
Average Spent	$1,434.35	$1,680.74	$1,772.44
Entertainment/Recreation: Total $	$39,887,074	$174,779,285	$440,490,680
Average Spent	$2,997.90	$3,392.06	$3,570.75
Food at Home: Total $	$65,135,451	$282,600,474	$715,351,752
Average Spent	$4,895.56	$5,484.62	$5,798.85
Food Away from Home: Total $	$44,313,908	$196,829,935	$506,611,343
Average Spent	$3,330.62	$3,820.01	$4,106.74
Health Care: Total $	$70,719,054	$299,176,706	$736,681,149
Average Spent	$5,315.22	$5,806.33	$5,971.75
HH Furnishings & Equipment: Total $	$25,218,567	$111,586,212	$283,166,626
Average Spent	$1,895.42	$2,165.63	$2,295.43
Personal Care Products & Services: Total $	$10,345,591	$45,652,795	$116,374,270
Average Spent	$777.57	$886.01	$943.36
Shelter: Total $	$229,406,272	$1,014,700,420	$2,576,813,728
Average Spent	$17,242.11	$19,692.98	$20,888.40
Support Payments/Cash Contributions/ Gifts in Kind: Total $	$32,654,207	$140,297,838	$346,849,622
Average Spent	$2,454.28	$2,722.86	$2,811.66
Travel: Total $	$26,182,973	$119,273,614	$301,904,719
Average Spent	$1,967.90	$2,314.82	$2,447.33
Vehicle Maintenance & Repairs: Total $	$13,184,598	$57,695,371	$145,673,794
Average Spent	$990.95	$1,119.73	$1,180.87

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.
Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc. Source: (ArcGIS Business Analyst) http://www.arcgis.com

ART PLACE
AT FORT TOTTEN

Development By:

THE MORRIS & GWENDOLYN CAFRITZ FOUNDATION

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05/14/19
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