

LET'S



FEZARTPLACE.COM

THE MODERN  
AT ART PLACE



THE MORRIS & GWENDOLYN  
CAFRITZ FOUNDATION

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





# OVERVIEW



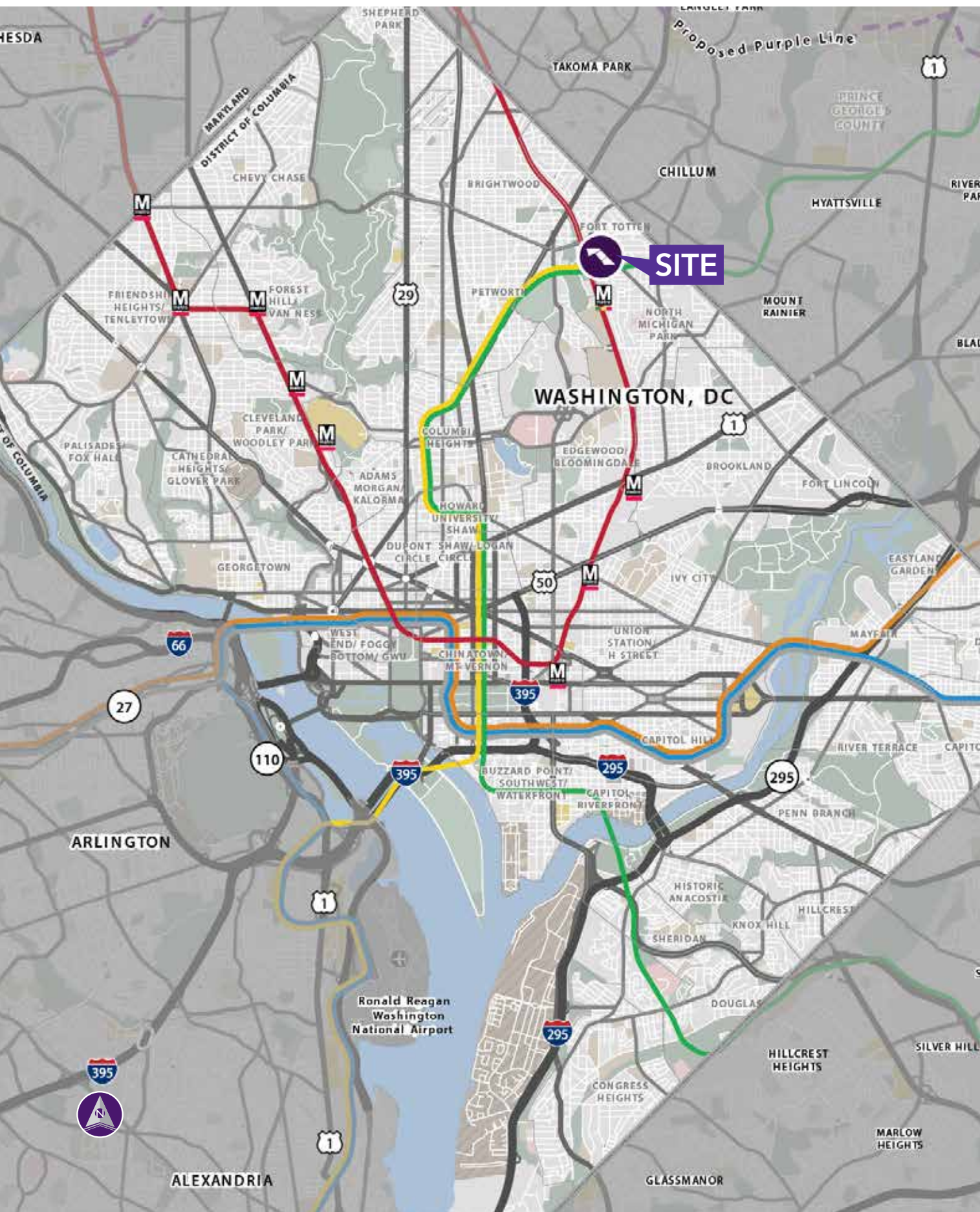
**H&R RETAIL AND THE MORRIS & GWENDOLYN CAFRITZ FOUNDATION ARE PROUD TO PRESENT ART PLACE AT FORT TOTTEN, LOCATED IN ONE OF THE MOST VIBRANT URBAN NEIGHBORHOODS IN WASHINGTON, DC.**



- **16.5** acre site strategically located on South Dakota Avenue, NE, just south of Riggs Road, NE, in Northeast Washington, DC.
- At full build out the project will consist of **145K** square feet of retail, **814** residential units, **29K** square foot children's museum, **48K** square foot food hall & tap room, **39K** square foot performance venue.
- Currently the project consists of **520** multi-family residential units and **93K** square feet of retail including Onelife Fitness and Phenix Salon Suites.
- **Anchor spaces** are available with flexible sizes.
- The project will be registered for **LEED ND** certification.
- **824** recently delivered and planned residential units less than **0.5** miles from project.



# LOCATION



**ACCESS** — traffic signals at South Dakota Avenue, NE and Galloway Street, NE, South Dakota Avenue, NE and Hamilton Street, NE.

## **FORT TOTTEN METRO STATION —**

- Served by Metrorail's Green, Red, and Yellow Lines
- Conveniently four stops from Union Station
- 8,297 average riders during the week
- 13,264 average riders during the weekend





# CONVENIENT TO NEIGHBORING ACTIVITY CENTERS

1.4 MILES FROM	1.7 MILES FROM
<div>THE CATHOLIC UNIVERSITY OF AMERICA</div> 	<div> MedStar Washington Hospital Center</div> <div> Children's National™</div>
2.25 MILES FROM	2.4 MILES FROM
<div>THE MALL AT PRINCE GEORGES</div>	<div>COLUMBIA HEIGHTS DC USA</div>
3.4 MILES FROM	3.75 MILES FROM
	
3.75 MILES FROM	4.3 MILES FROM
<div>CENTRAL BUSINESS DISTRICT</div>	<div> U.S. CAPITOL</div>

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





# NEIGHBORHOOD



## THE MARKET

EXCELLENT DEMOGRAPHICS



### Dense POPULATION

2 miles – 136,747 people  
3 miles – 325,493 people  
4 miles – 588,376 people



### HIGH HOMEOWNERSHIP RATE

2 mile radius – 48.7% homeownership  
3 mile radius – 41.6% homeownership  
4 mile radius – 38.0% homeownership



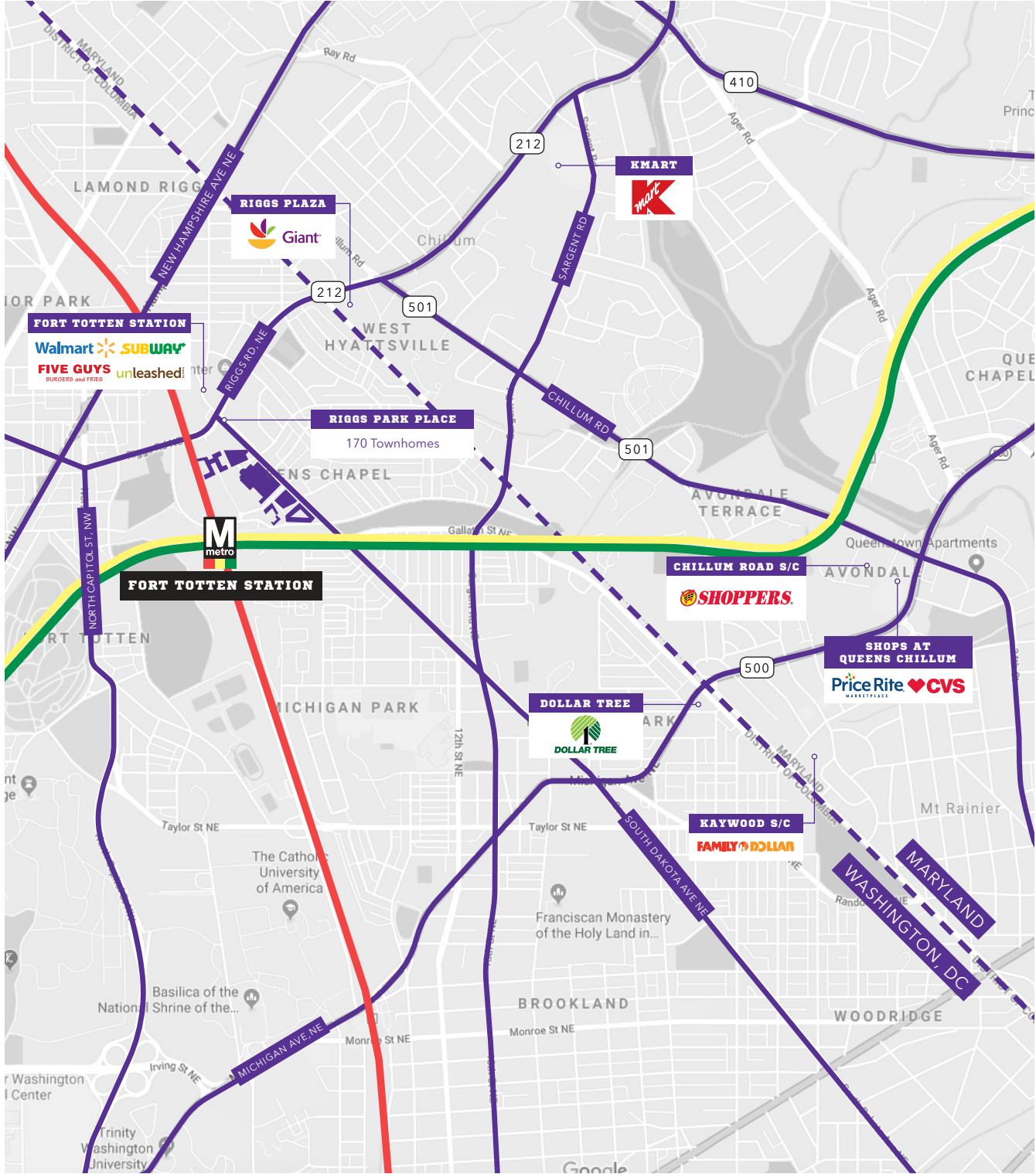
### HOUSEHOLD INCOME

2 miles - \$115,592 average hh income  
3 miles - \$119,529 average hh income  
4 miles - \$134,844 average hh income



### STRONG DAYTIME POPULATION

2 mile radius - 61,768 employees  
3 mile radius - 155,663 employees  
4 mile radius - 375,997 employees



## ESTABLISHED RETAIL

### FACTS & FIGURES

WASHINGTON, DC

DEMOGRAPHICS			
POPULATION <sup>1</sup>	HOUSEHOLDS <sup>1</sup>	AVERAGE HOUSEHOLD INCOME <sup>2</sup>	RETAIL <sup>2</sup>
681,170	273,390	\$106,277	\$3.09 BILLION
EMPLOYMENT			
EMPLOYMENT <sup>1</sup>	AVERAGE WAGE PER JOB <sup>3</sup>	DC UNEMPLOYMENT RATE <sup>3</sup>	
513,002	\$82,950	5.7%	
REAL ESTATE			
OFFICE VACANCY RATE <sup>4</sup>	OFFICE MARKET SQUARE FEET <sup>4</sup>	TAXABLE RETAIL & RESTAURANT SALES <sup>2</sup>	
10.9%	144.6 MILLION	\$12.2 BILLION	
TOURISM		TRANSPORATION	
VISITORS <sup>5</sup>		METRORAIL RIDERSHIP <sup>6</sup>	
21.3 MILLION		206 MILLION	
TAXES & REVENUES		AREA	

GENERAL OBLIGATION BOND RATING <sup>7</sup>	LAND AREA	WATER AREA
AA	61 sq. mi.	7 sq. mi.

# MASTER PLAN

## LAYOUT PH1 & PH2



# THE MODERN AT ART PLACE



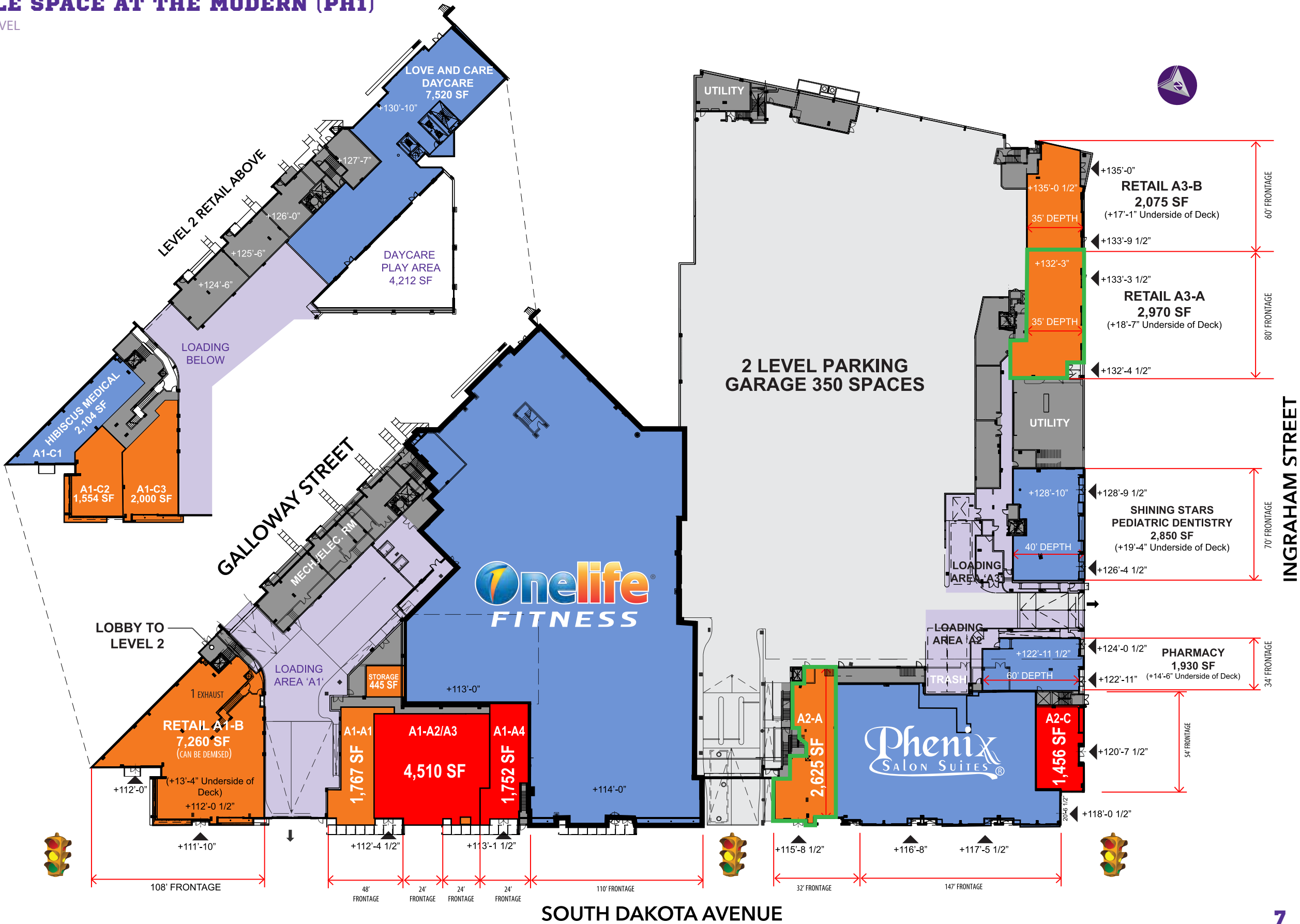
## LEASING PLAN: AVAILABLE SPACE AT THE MODERN (PH1)

SOUTH DAKOTA AVENUE, NE LEVEL — GROUND LEVEL

### RETAIL PLAN

BUILDING "A" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
A1-A1	1,767
A1-A2/A3	4,510
A1-A4	1,752
A1-B	7,260
Hibiscus Medical	2,104
A1-C2	1,554
A1-C3	2,000
Love and Care Daycare	7,520
One Life Fitness	39,700
A2-A	2,625
Phenix Salons Suites	10,368
A2-C	1,456
Pharmacy	1,930
Shining Stars Dentistry	2,850
A3-A	2,970
A3-B	2,075
PHASE 1 TOTAL	92,509 SF

- AVAILABLE
- UNDER NEGOTIATION
- LEASED
- 2<sup>ND</sup> GENERATION SPACE





# PHASE 1

VIEW FROM SOUTH DAKOTA AVENUE





# PHASE 1

VIEW FROM SOUTH DAKOTA AVENUE & INGRAHAM STREET







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**OPENING 2025**

**COMMERCIAL SUMMARY**

LEASE	AREA
RETAIL EAST	9,965 SF
RETAIL WEST	16,056 SF
ALDI	23,465 SF
CHILDREN'S MUSEUM	26,938 SF
INTERACTIVE EXPERIENCE	32,727 SF
PERFORMANCE	39,181 SF
FOOD HALL & TAP ROOM	48,700 SF
<b>GRAND TOTAL</b>	<b>197,032 SF</b>
RES. & MAKER	UNITS
RESIDENTIAL	294
MAKER SPACE	30
PARKING	SPACES
RETAIL	343
RESIDENTIAL	160

**PHASE II**



# PHASE II LEASING PLAN

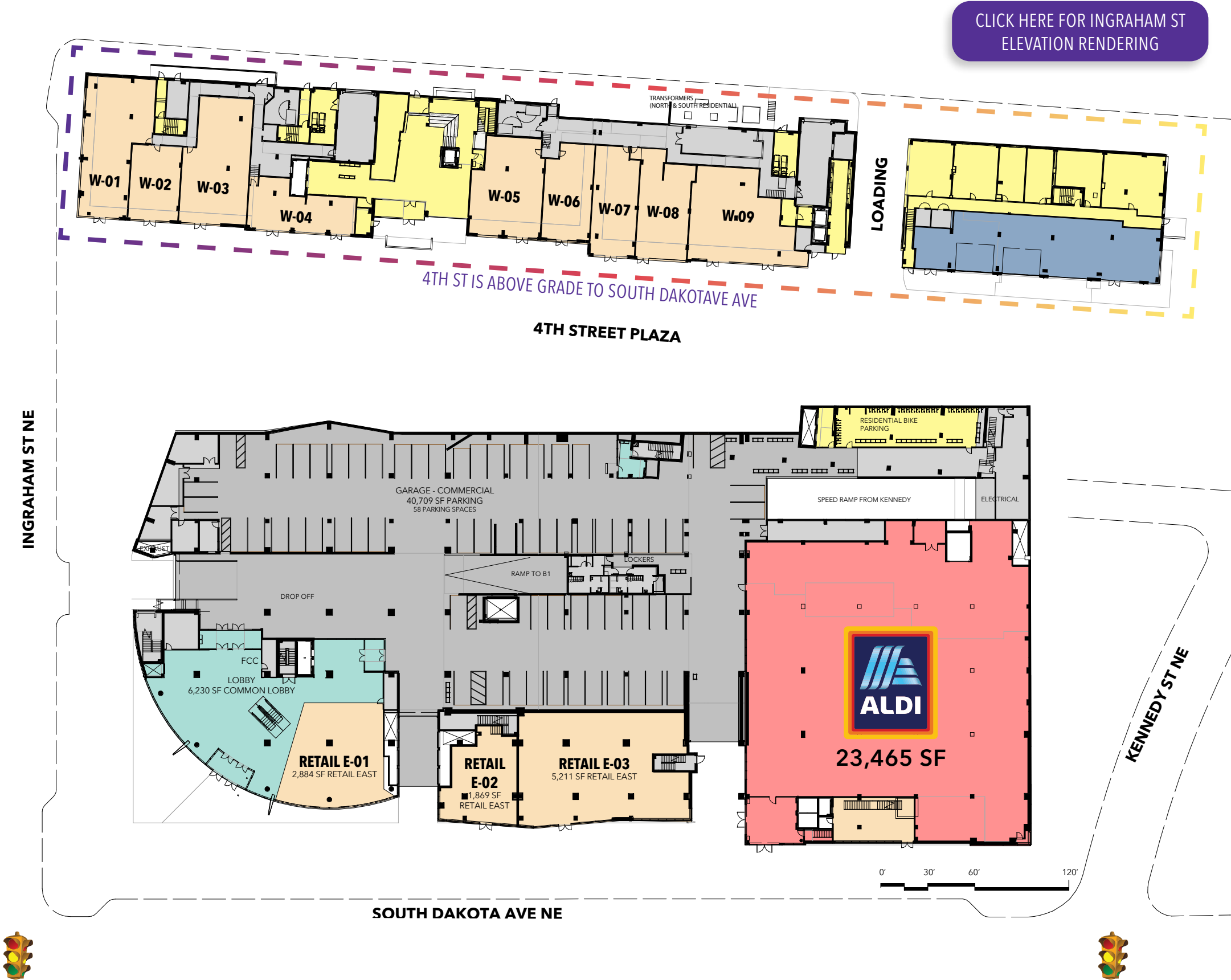


## AVAILABLE SPACE - GROUND LEVEL SOUTH DAKOTA AVENUE

### LEASE AREAS

- ALDI
- COMMON
- COMMON LOBBY
- PARKING
- RESIDENTIAL
- RETAIL
- MAKER SPACE

RETAIL WEST	AREA
RETAIL WEST 01	2,481 SF
RETAIL WEST 02	1,081 SF
RETAIL WEST 03	2,300 SF
RETAIL WEST 04	1,356 SF
RETAIL WEST 05	1,964 SF
RETAIL WEST 06	1,311 SF
RETAIL WEST 07	1,466 SF
RETAIL WEST 08	1,550 SF
RETAIL WEST 09	2,546 SF
RETAIL EAST	AREA
RETAIL EAST 01	2,884 SF
RETAIL EAST 02	1,869 SF
RETAIL EAST 03	5,211 SF
RETAIL WEST	16,056 SF
RETAIL EAST	9,965 SF
ALDI	23,465 SF
PHASE II TOTAL	49,486 SF





# PHASE II LEASING PLAN

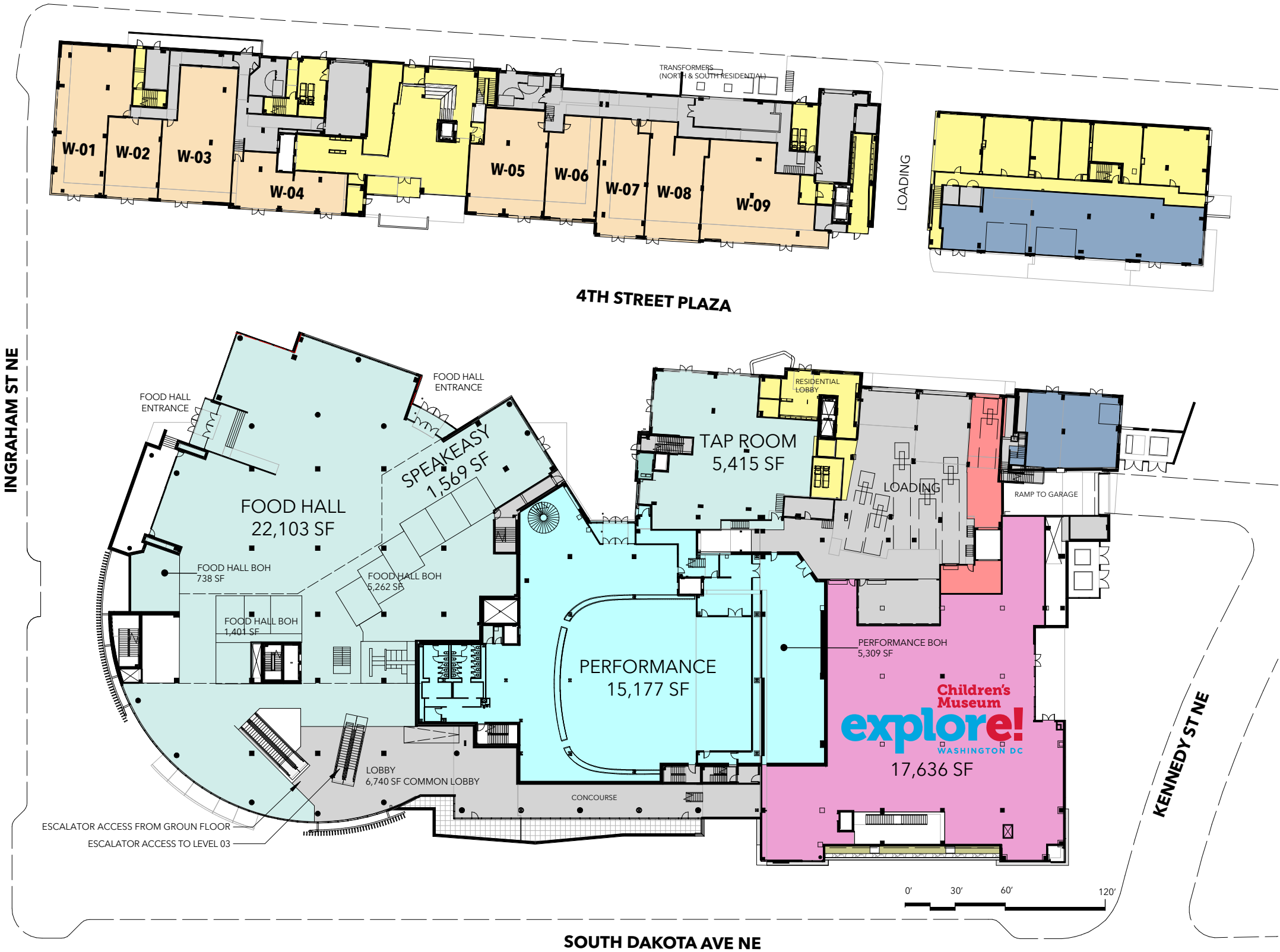
## AVAILABLE SPACE - GROUND LEVEL 4TH ST PLAZA

### LEASE AREAS

- ALDI
- CHILDREN'S MUSEUM
- COMMON BOH
- COMMON LOBBY
- MAKER SPACE
- RESIDENTIAL
- RETAIL
- PERFORMANCE VENUE
- FOOD HALL

RETAIL WEST	AREA
RETAIL WEST 01	2,481 SF
RETAIL WEST 02	1,081 SF
RETAIL WEST 03	2,300 SF
RETAIL WEST 04	1,356 SF
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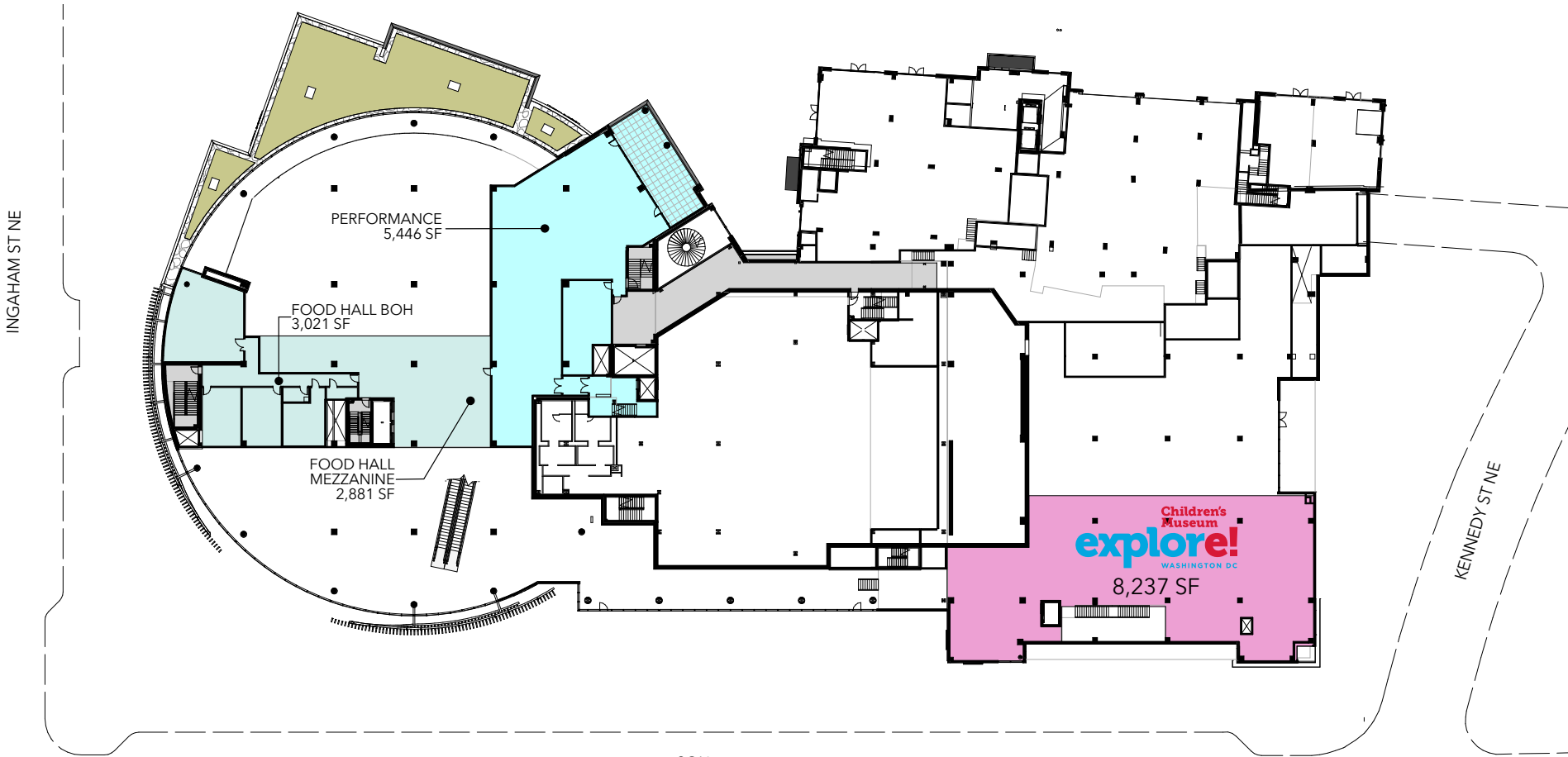


# PHASE II LEASING PLAN

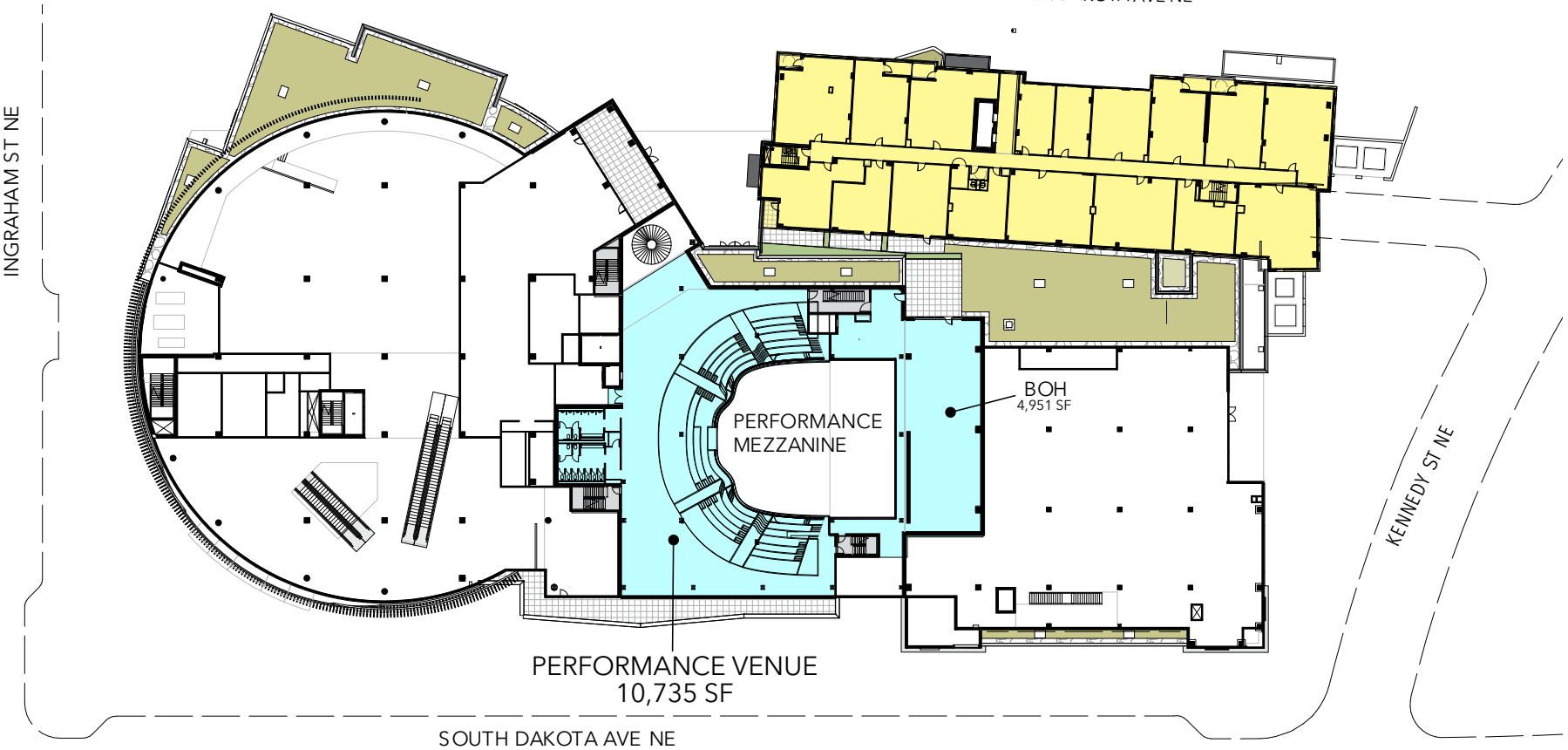
## MEZZANINE LEVEL

- CHILDREN'S MUSEUM
- COMMON
- RESIDENTIAL
- FOOD HALL
- PERFORMANCE VENUE

### FOOD HALL MEZZANINE



### PERFORMANCE VENUE MEZZANINE





# PHASE II LEASING PLAN

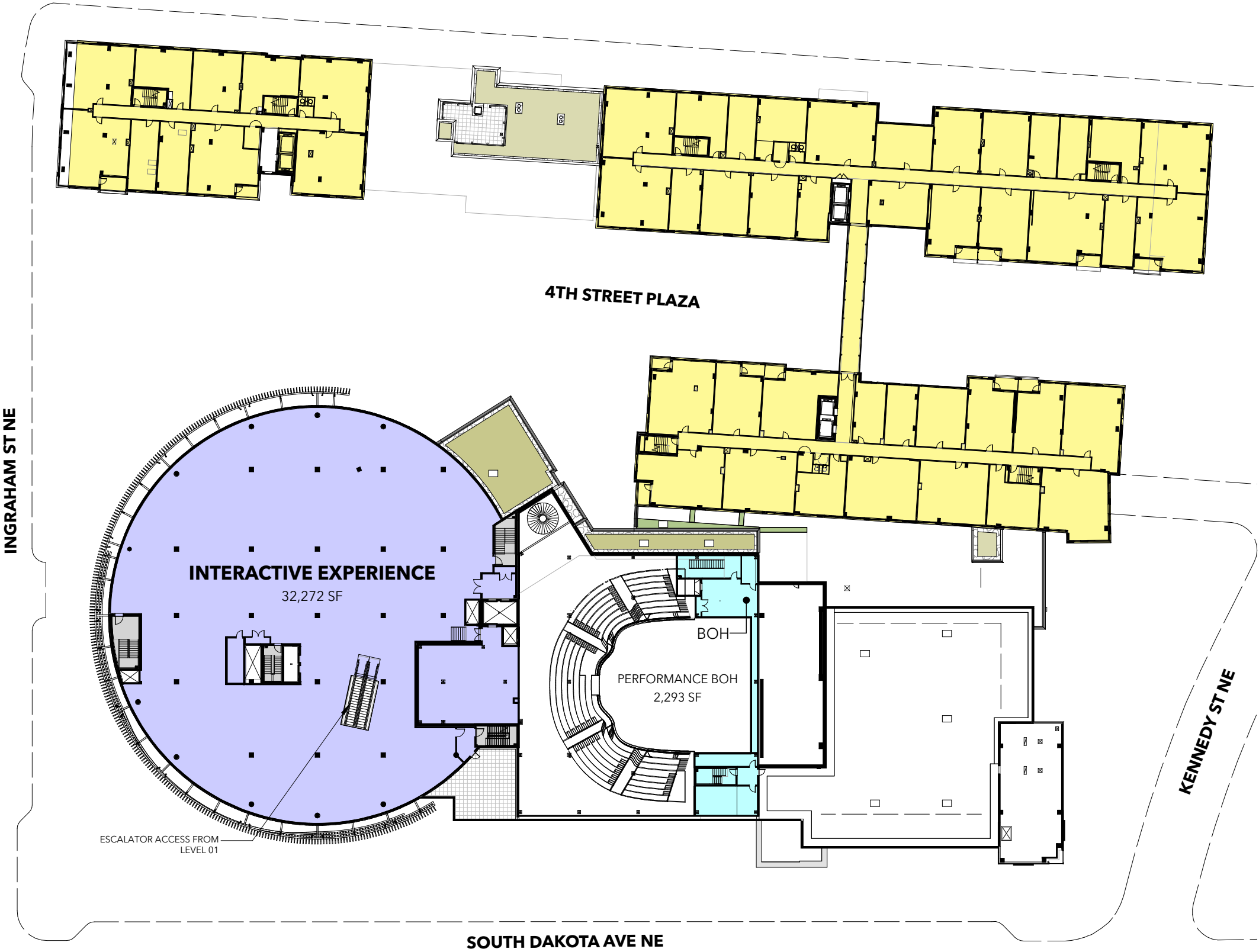
## AVAILABLE SPACE - INTERACTIVE EXPERIENCE (LEVEL 3)

**LEASE AREAS**

COMMON BOH

INTERACTIVE EXPERIENCE

RESIDENTIAL



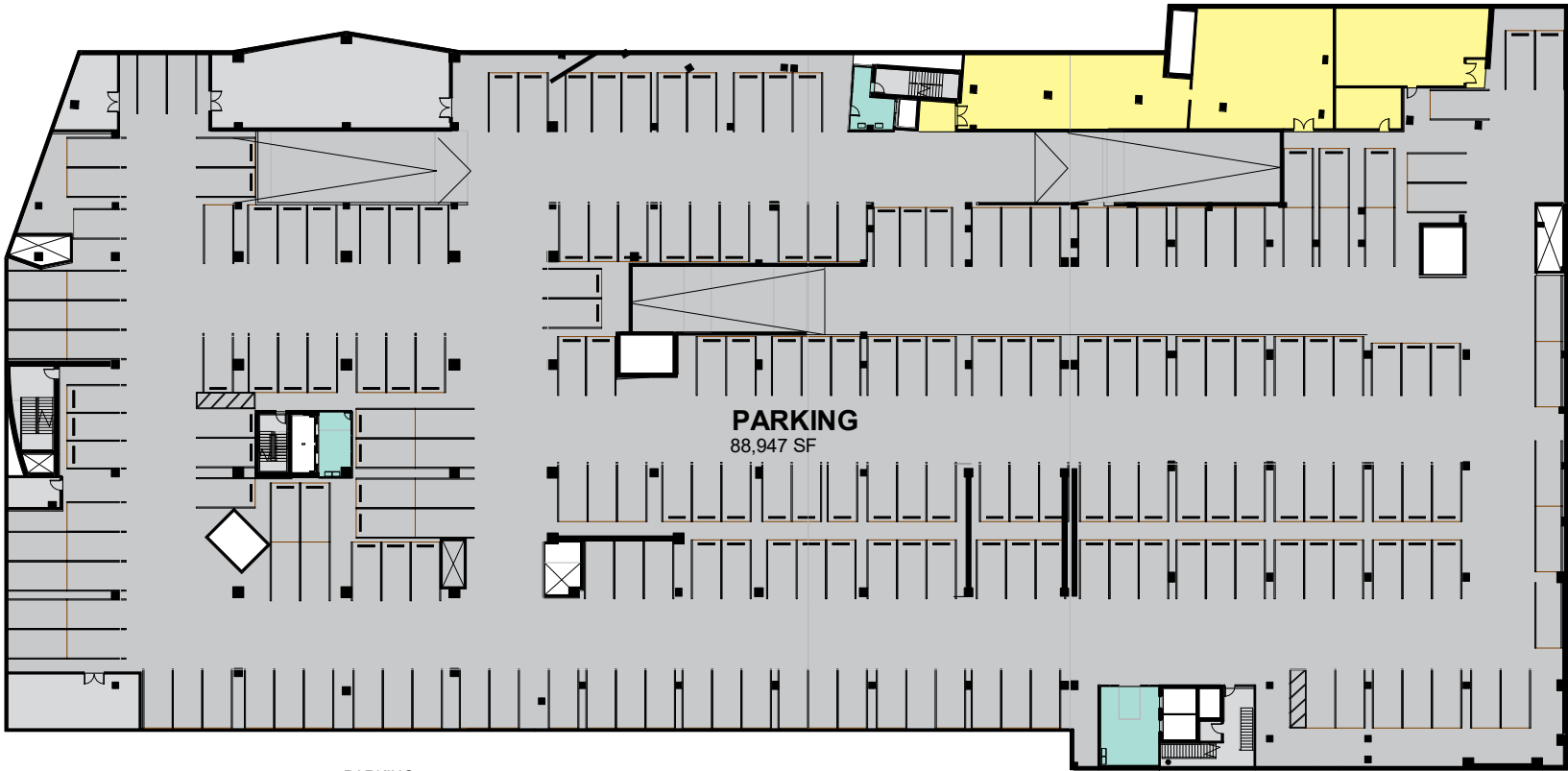


# PHASE II LEASING PLAN

## PARKING

- PARKING
- PARKING - RESIDENTIAL

B1 LEVEL



PARKING:

B2 LEVEL

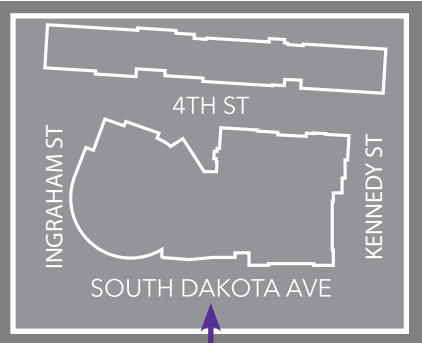




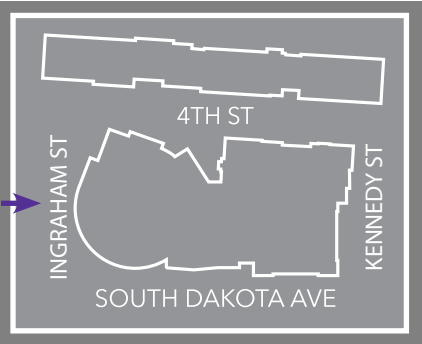
# PHASE II ELEVATION RENDERINGS



**SOUTH DAKOTA AVE**



**INGRAHAM ST**





# PHASE II ELEVATION RENDERINGS



**KENNEDY ST**



**4TH ST PLAZA**

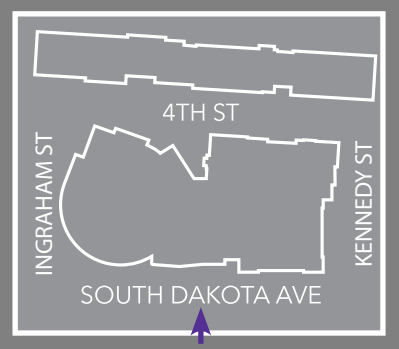




# PHASE II RENDERING



ART PLACE AT FORT TOTTEN - SOUTH DAKOTA AVE NE

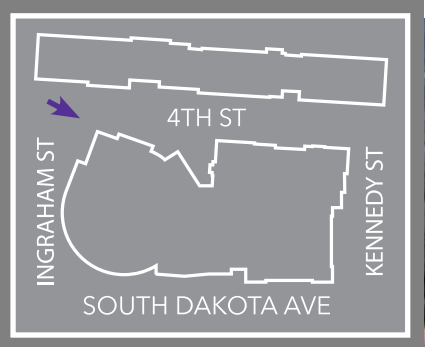




# PHASE II RENDERING



AERIAL VIEW FROM INGRAHAM ST & 4TH ST NE

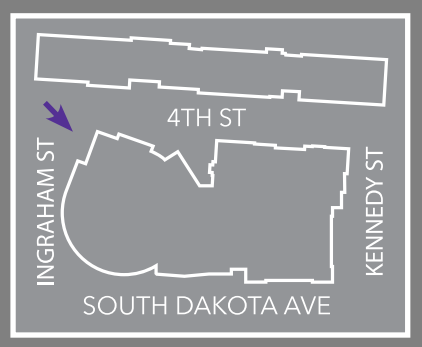




# PHASE II RENDERING



FOOD HALL - STREET VIEW FROM INGRAHAM ST & 4TH ST NE

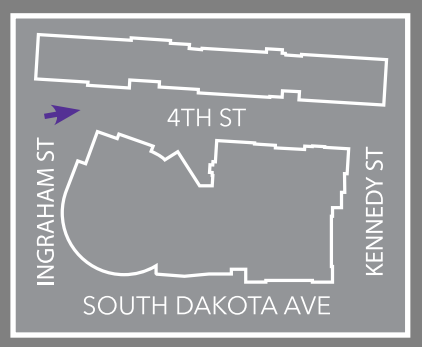




# PHASE II RENDERING



4TH ST LOOKING NORTH FROM INGRAHAM ST





# PHASE II RENDERING



4TH ST PLAZA LOOKING NORTH





# PHASE II RENDERING



4TH ST PLAZA LOOKING SOUTH

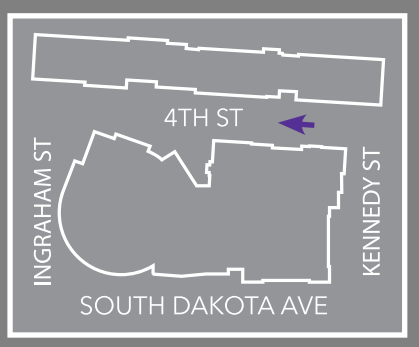




# PHASE II RENDERING



4TH ST NE LOOKING SOUTH







# ART PLACE AT FORT TOTTEN



For Retail Leasing  
Information,  
Please Contact:

**David Ward**  
240.482.3617  
[dward@hrretail.com](mailto:dward@hrretail.com)

**Alex Shiel**  
240.482.3601  
[ashiel@hrretail.com](mailto:ashiel@hrretail.com)

**Edward Crilley**  
240.482.3608  
[ecrilley@hrretail.com](mailto:ecrilley@hrretail.com)

**BETHESDA, MD**  
3 Bethesda Metro Center  
Suite 620  
Bethesda, MD 20814  
Telephone: 301.656.3030

**BALTIMORE, MD**  
1 W Pennsylvania Avenue  
Suite 320  
Baltimore, MD 21204  
Telephone: 410.308.0800

Development By:

THE MORRIS & GWENDOLYN  
CAFRTZ FOUNDATION

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