



RETAIL KNOWLEDGE ■ REAL ADVANTAGE

**1,513-16,792 SF SPACES AVAILABLE
AND 4,500 SF 2ND GEN. RESTAURANT AVAILABLE**



**RHODE
ISLAND
ROW**



Retail Leasing By: H&R Retail
Developed By: A&R Companies and Urban Atlantic

WASHINGTON, DC



Introduction

Rhode Island Row

H&R Retail is proud to present Rhode Island Row in collaboration with A&R Companies and Urban Atlantic. The project is located at the intersection of Rhode Island Avenue, NE and Reed Street, NE in Washington, DC.

The Project:

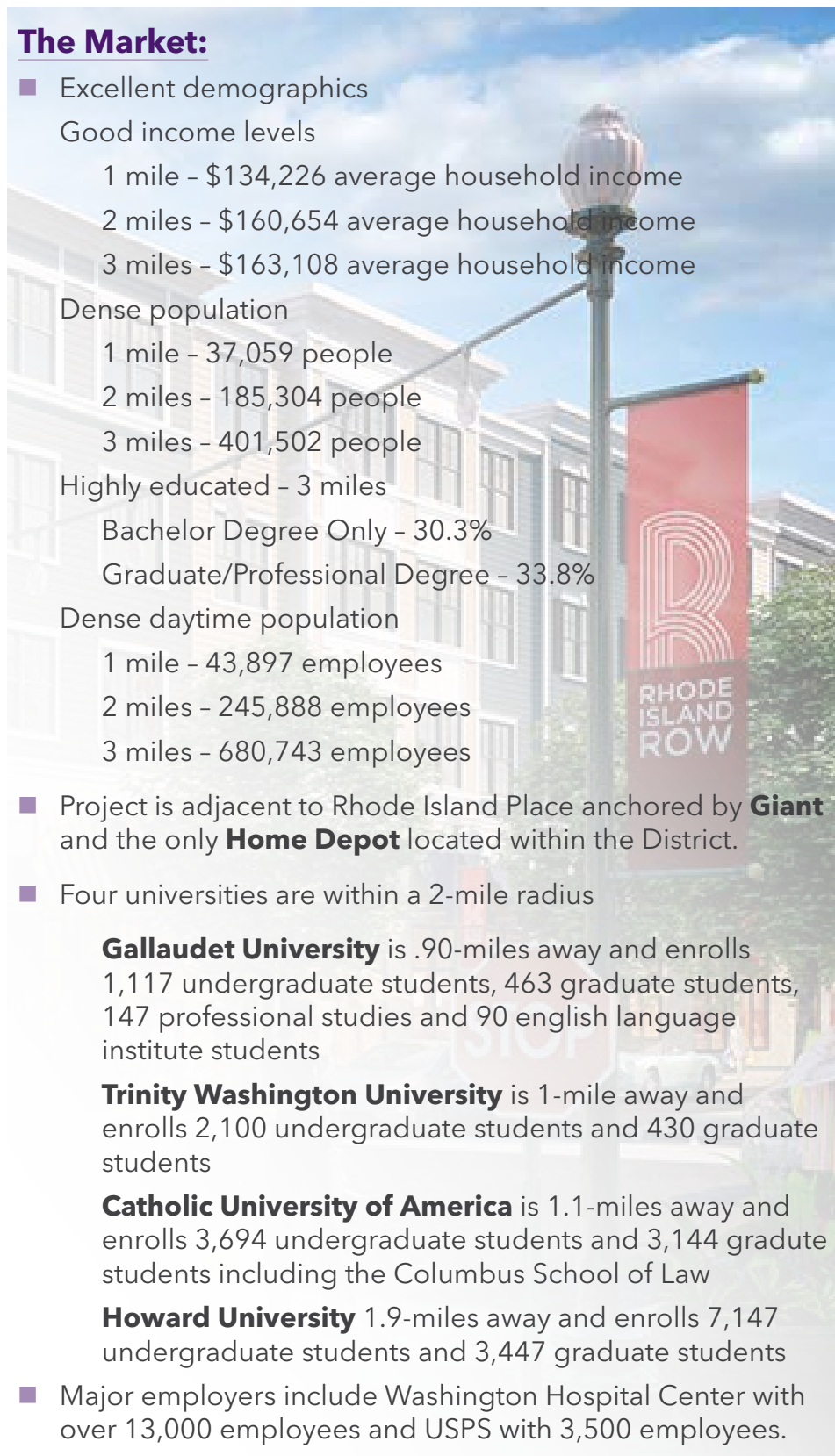
- Rhode Island Row is a premier mixed-use development in Washington D.C. that offers **70,000** square feet of retail space
- With available retail spaces ranging from **1,513** to **16,792** square feet, Rhode Island Row provides flexible leasing options to suit various business needs
- Located on the bustling Red Metro Line, Rhode Island Row offers excellent visibility and accessibility to the local community
- With ample parking options including a **168**-space multi-level garage within the development and a **221**-space Metro garage adjacent to the project, your customers will appreciate the convenience
- The development is strategically located within three miles of popular attractions such as Union Station, the White House, and the National Mall, providing access to a large customer base
- Additionally, Rhode Island Row is situated on Rhode Island Avenue, where approximately **34,000** cars drive by per day, making it a prime location for retailers looking to maximize exposure

Timing:

- **AVAILABLE IMMEDIATELY**

The Market:

- Excellent demographics
 - Good income levels
 - 1 mile - \$134,226 average household income
 - 2 miles - \$160,654 average household income
 - 3 miles - \$163,108 average household income
 - Dense population
 - 1 mile - 37,059 people
 - 2 miles - 185,304 people
 - 3 miles - 401,502 people
 - Highly educated - 3 miles
 - Bachelor Degree Only - 30.3%
 - Graduate/Professional Degree - 33.8%
 - Dense daytime population
 - 1 mile - 43,897 employees
 - 2 miles - 245,888 employees
 - 3 miles - 680,743 employees
- Project is adjacent to Rhode Island Place anchored by **Giant** and the only **Home Depot** located within the District.
- Four universities are within a 2-mile radius
 - Gallaudet University** is .90-miles away and enrolls 1,117 undergraduate students, 463 graduate students, 147 professional studies and 90 english language institute students
 - Trinity Washington University** is 1-mile away and enrolls 2,100 undergraduate students and 430 graduate students
 - Catholic University of America** is 1.1-miles away and enrolls 3,694 undergraduate students and 3,144 graduate students including the Columbus School of Law
 - Howard University** 1.9-miles away and enrolls 7,147 undergraduate students and 3,447 graduate students
- Major employers include Washington Hospital Center with over 13,000 employees and USPS with 3,500 employees.



Transportation:

Site is easily accessible by both car and public transportation:

The **Red Line** is the most heavily trafficked line with over **100,000 passengers daily**.

The Red Line's **Rhode Island Metro Station** is next to the project with **5,078 daily Metro riders** and **7,000 Metrobus riders**.

Rhode Island Metro is two stops from Union Station and five stops from Metro Center.

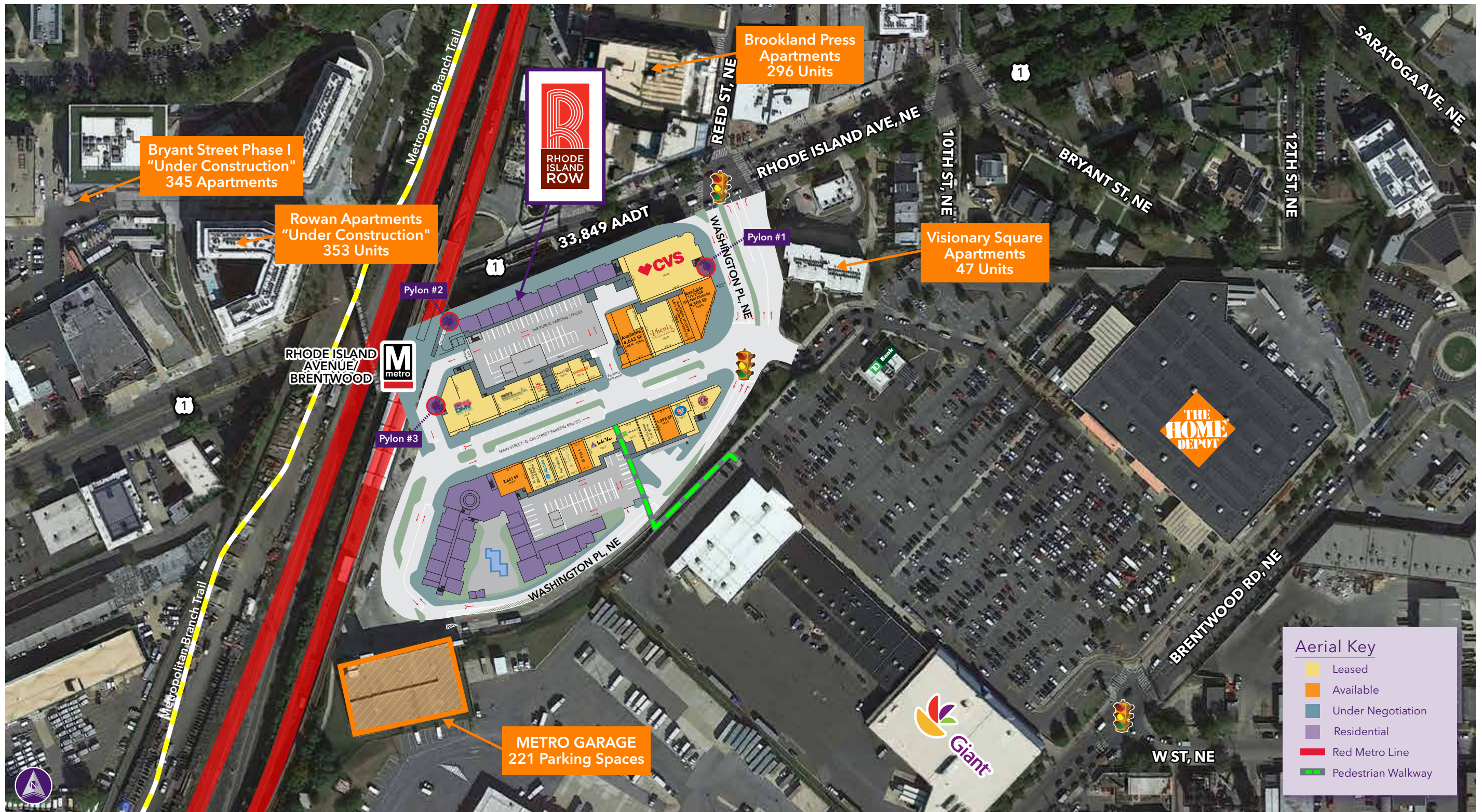
Excellent vehicle access points with signalized entrances from both the east and west at Rhode Island Avenue and Reed Street as well as from Brentwood Road.

Established Retail





Close in Aerial



Aerial Key

- Leased (Yellow)
- Available (Orange)
- Under Negotiation (Light Blue)
- Residential (Purple)
- Red Metro Line (Red)
- Pedestrian Walkway (Green)

Retail Layout



Site Plan Key

- Leased
- Available
- Residential



Rhode Island Avenue: Pylon Signage

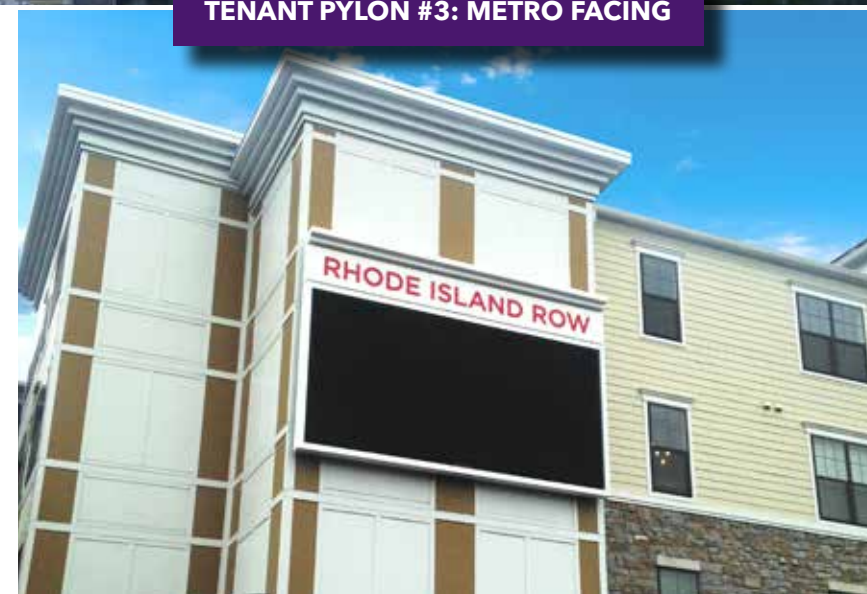
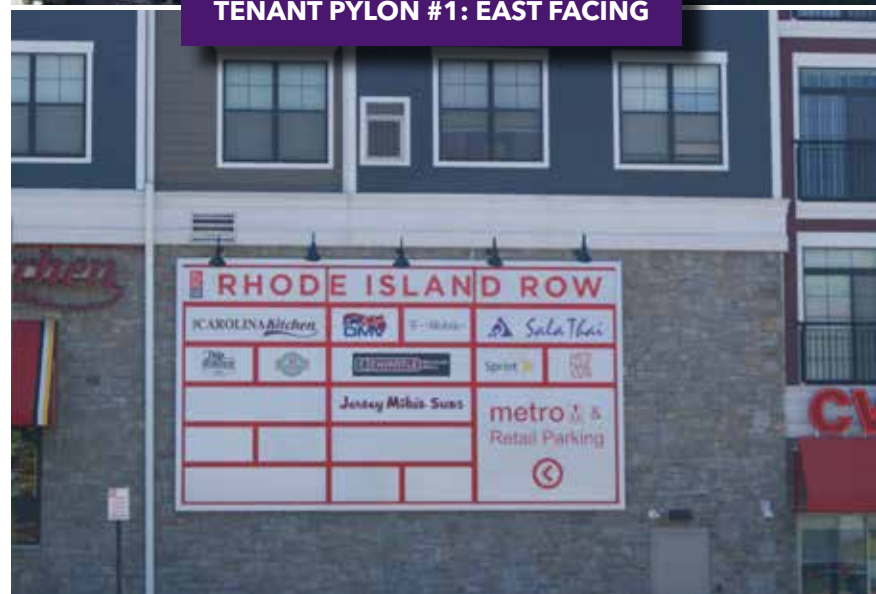
Rhode Island Avenue Entry



TENANT PYLON #1: EAST FACING

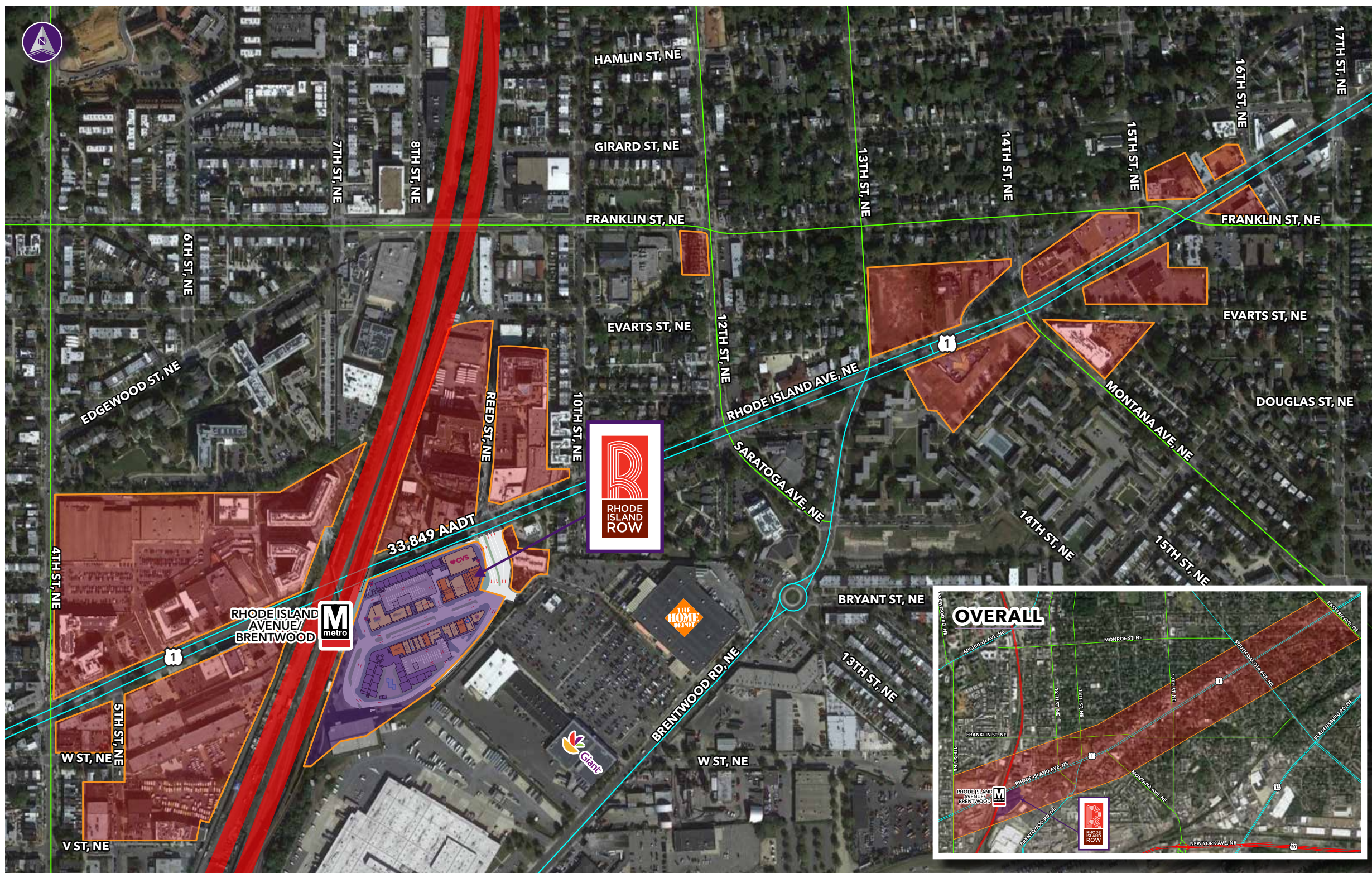
TENANT PYLON #2: WEST FACING

TENANT PYLON #3: METRO FACING





Area Development Plan



The following development plan is located along Rhode Island Avenue, NE:

- **500,000 square feet** of retail space
- **3,000** residential units
- **799,000 square feet** of office space



Full Demographic Profile

2022 and 2027 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.92062/-76.99516

	1 MILES	2 MILES	3 MILES
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POPULATION SUMMARY

2000 Total Population	25,891	131,696	309,851
2010 Total Population	26,499	142,847	330,302
2022 Total Population	37,059	185,304	401,502
2022 Group Quarters	2,305	12,760	18,913
2027 Total Population	39,548	187,585	400,877
2022-2027 Annual Rate	1.31%	0.24%	-0.03%
2022 Total Daytime Population	43,897	245,888	680,743
Workers	26,529	170,144	531,514
Residents	17,368	75,744	149,229

2022 POPULATION BY AGE

Population Age 0 - 4	5.0%	4.5%	4.4%
Population Age 5 - 9	4.9%	4.1%	4.1%
Population Age 10 - 14	4.9%	4.0%	3.9%
Population Age 15 - 24	14.8%	15.0%	12.4%
Population Age 25 - 34	17.0%	20.8%	22.6%
Population Age 35 - 44	13.8%	15.3%	16.7%
Population Age 45 - 54	11.4%	11.1%	11.2%
Population Age 55 - 64	12.1%	10.9%	10.7%
Population Age 65 - 74	9.2%	8.2%	8.2%
Population Age 75 - 84	4.6%	4.1%	4.0%
Population Age 85 +	2.2%	2.0%	1.8%
Population Age 18 +	82.5%	85.0%	85.4%
Median Age	37.3	36.0	36.4

2022 POPULATION BY SEX

Male Population	17,804	90,479	198,040
Female Population	19,255	94,825	203,463

2022 POPULATION BY RACE/ETHNICITY

White Alone	31.3%	39.2%	41.5%
Black Alone	49.7%	40.8%	34.7%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	3.9%	5.2%	5.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.1%	5.7%	8.6%
Two or More Races	8.3%	8.5%	9.2%
Hispanic Origin	11.0%	11.4%	15.9%
Diversity Index	71.2	73.4	77.2

	1 MILES	2 MILES	3 MILES
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2022 POPULATION 15+ BY MARITAL STATUS

Total Population 15+	31,558	162,067	351,797
Never Married	60.4%	59.8%	57.3%
Married	27.2%	29.8%	32.4%
Widowed	3.3%	2.9%	2.8%
Divorced	9.1%	7.5%	7.4%

2022 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	26,070	134,276	302,167
Less than 9th Grade	3.2%	2.8%	3.6%
9th - 12th Grade, No Diploma	5.4%	4.4%	4.4%
High School Graduate	15.6%	12.7%	11.7%
GED/Alternative Credential	4.3%	2.3%	2.2%
Some College, No Degree	13.8%	11.1%	10.6%
Associate Degree	3.3%	3.8%	3.4%
Bachelor's Degree	28.6%	30.7%	30.3%
Graduate/Professional Degree	25.8%	32.0%	33.8%

HOUSEHOLDS SUMMARY

2000 Households	9,659	51,431	134,777
2000 Average Household Size	2.48	2.35	2.18
2010 Households	10,348	60,114	149,515
2010 Average Household Size	2.35	2.19	2.08
2022 Households	16,275	83,199	187,074
2022 Average Household Size	2.14	2.07	2.05
2027 Households	18,182	86,662	190,985
2027 Average Household Size	2.05	2.02	2.00
2022-2027 Annual Rate	2.24%	0.82%	0.41%
2010 Families	4,877	25,165	57,460
2010 Average Family Size	3.19	3.08	3.03
2022 Families	7,455	34,120	70,622
2022 Average Family Size	2.99	2.97	3.03
2027 Families	8,355	35,640	72,285
2027 Average Family Size	2.86	2.88	2.95
2022-2027 Annual Rate	2.31%	0.88%	0.47%

HOUSING UNIT SUMMARY

2022 Housing Units	19,723	96,384	212,710
Owner Occupied Housing Units	33.2%	35.3%	35.9%
Renter Occupied Housing Units	49.4%	51.0%	52.0%
Vacant Housing Units	17.5%	13.7%	12.1%

	1 MILES	2 MILES	3 MILES
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2022 HOUSEHOLDS BY INCOME

<\$15,000	12.4%	9.5%	8.1%
\$15,000 - \$24,999	5.0%	3.8%	3.6%
\$25,000 - \$34,999	4.8%	3.9%	3.8%
\$35,000 - \$49,999	8.3%	6.7%	6.9%
\$50,000 - \$74,999	13.1%	10.0%	11.2%
\$75,000 - \$99,999	11.6%	10.7%	10.9%
\$100,000 - \$149,999	14.7%	18.3%	18.4%
\$150,000 - \$199,999	11.8%	13.1%	13.0%
\$200,000+	18.2%	24.0%	24.0%
Average Household Income	\$134,226	\$160,654	\$163,108
Median Household Income	\$87,151	\$111,000	\$110,927
Per Capita Income	\$59,254	\$72,875	\$76,302

2022 OWNER OCCUPIED HOUSING UNITS BY VALUE

Total	6,541	33,968	76,357
<\$50,000	0.3%	0.4%	0.4%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	1.1%	0.6%	0.6%
\$150,000 - \$199,999	0.4%	0.1%	0.2%
\$200,000 - \$249,999	2.0%	0.9%	1.2%
\$250,000 - \$299,999	1.0%	1.0%	1.9%
\$300,000 - \$399,999	13.0%	10.8%	13.7%
\$400,000 - \$499,999	13.7%	15.9%	15.1%
\$500,000 - \$749,999	36.5%	35.9%	30.7%
\$750,000 - \$999,999	24.2%	21.9%	19.8%
\$1,000,000 +	4.6%	9.1%	11.1%
Average Home Value	\$679,483	\$712,950	\$733,480

2022 EMPLOYED POPULATION 16+ BY INDUSTRY

Total	19,976	110,585	251,934
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	3.3%	2.7%	3.5%
Manufacturing	1.0%	1.1%	1.1%
Wholesale Trade	0.5%	0.4%	0.4%
Retail Trade	5.4%	4.3%	4.0%
Transportation/Utilities	3.6%	3.1%	2.7%
Information	3.8%	4.2%	3.7%
Finance/Insurance/Real Estate	6.9%	5.9%	5.9%
Services	60.4%	60.8%	61.6%
Public Administration	15.0%	17.5%	16.8%

	1 MILES	2 MILES	3 MILES
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2022 EMPLOYED POPULATION 16+ BY OCCUPATION

White Collar	78.1%	83.4%	82.2%
Management/Business/Financial	27.3%	32.4%	31.6%
Professional	35.0%	37.9%	38.7%
Sales	5.8%	4.9%	4.8%
Administrative Support	10.0%	8.1%	7.1%
Services	13.1%	10.6%	11.4%
Blue Collar	8.9%	6.0%	6.4%
Farming/Forestry/Fishing	1.5%	0.5%	0.2%
Construction/Extraction	1.7%	1.4%	2.2%
Installation/Maintenance/Repair	1.0%	0.7%	0.8%
Production	0.8%	0.6%	0.7%
Transportation/Material Moving	3.9%	2.7%	2.5%

2022 CONSUMER SPENDING

Apparel & Services: Total \$	\$54,044,669	\$327,141,834	\$744,297,830
Average Spent	\$3,320.72	\$3,932.04	\$3,978.63
Education: Total \$	\$46,488,841	\$282,461,047	\$647,105,789
Average Spent	\$2,856.46	\$3,395.01	\$3,459.09
Entertainment/Recreation: Total \$	\$73,272,177	\$444,478,212	\$1,010,202,235
Average Spent	\$4,502.13	\$5,342.35	\$5,400.01
Food at Home: Total \$	\$133,078,675	\$796,298,918	\$1,802,434,782
Average Spent	\$8,176.88	\$9,571.02	\$9,634.88
Food Away from Home: Total \$	\$93,581,413	\$579,262,696	\$1,323,470,451
Average Spent	\$5,750.01	\$6,962.38	\$7,074.58
Health Care: Total \$	\$132,966,542	\$789,584,304	\$1,775,440,231
Average Spent	\$8,169.99	\$9,490.31	\$9,490.58
HH Furnishings & Equipment: Total \$	\$51,185,174	\$308,730,765	\$701,987,835
Average Spent	\$3,145.02	\$3,710.75	\$3,752.46
Personal Care Products & Services: Total \$	\$21,772,278	\$132,003,069	\$299,778,873
Average Spent	\$1,337.77	\$1,586.59	\$1,602.46
Shelter: Total \$	\$515,574,076	\$3,161,848,323	\$7,226,563,073
Average Spent	\$31,678.90	\$38,003.44	\$38,629.44
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$46,679,262	\$282,636,366	\$643,944,255
Average Spent	\$2,868.16	\$3,397.11	\$3,442.19
Travel: Total \$	\$56,231,423	\$347,780,766	\$798,263,903
Average Spent	\$3,455.08	\$4,180.11	\$4,267.10
Vehicle Maintenance & Repairs: Total \$	\$23,995,667	\$144,915,211	\$327,131,963
Average Spent	\$1,474.39	\$1,741.79	\$1,748.68



H&R RETAIL

A MEMBER OF CHAINLINKS RETAIL ADVISORS

RETAIL KNOWLEDGE ■ REAL ADVANTAGE

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