



**RHODE  
ISLAND  
ROW**



**1,343 - 12,260 SF SPACES AVAILABLE**

**2300 WASHINGTON PLACE, NE, WASHINGTON, DC 20018**



Rhode Island Row embodies urban style and energy, convenience and convergence. Developed by A&R Companies and Urban Atlantic, Rhode Island row is a lively scene of restaurants, shops and services, topped with bright and contemporary residential units, right on the Red Line.

### THE PROJECT

- A vibrant, mixed-use development in Washington, D.C.'s Edgewood neighborhood, offering 70,000 SF of retail space
- 1,343 - 12,260 SF retail space available
- Direct access to the Rhode Island Ave-Brentwood Metro station (Red Line)
- Abundant parking available, with street parking (42 spaces), an on-site garage (168 spaces) and an adjacent Metro garage (221 spaces)
- Conveniently connected to retail and residential on opposite side of the Metro line by a pedestrian traffic bridge

### THE MARKET

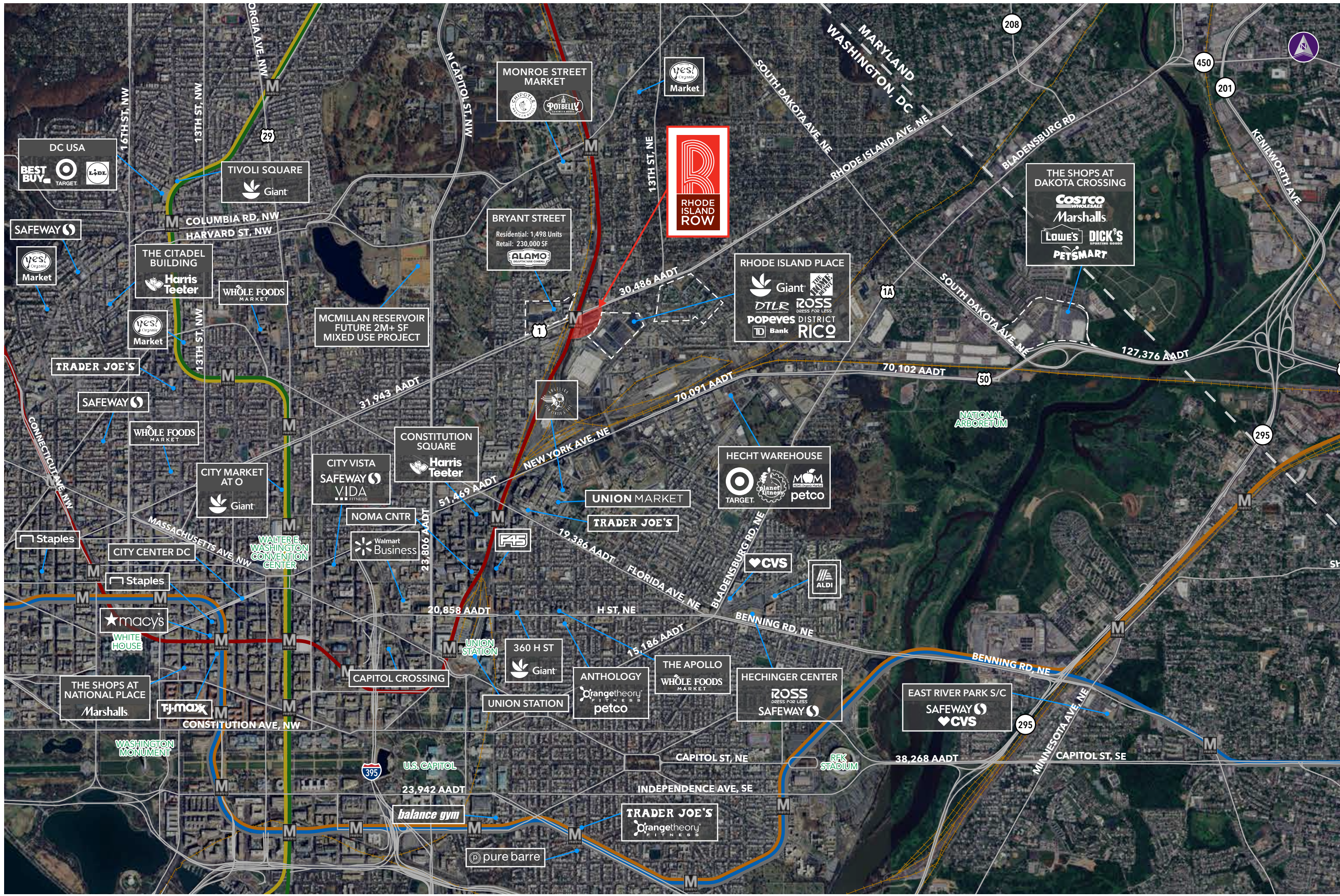
- Adjacent to Rhode Island Place, anchored by Giant and Home Depot
- Across the Metro line from Bryant Street, a new mixed-use development anchored by Alamo Drafthouse Cinema
- Four universities within a 2-mile radius: Gallaudet University (1,200+ students), Trinity Washington University (1,800+ students), Catholic University of America (5,000+ students), and Howard University (14,500+ students)
- Approximately 1 mile from Echostage, a massive live music venue which hosts 130+ shows annually
- Nearby major employers include Washington Hospital Center and United States Postal Service

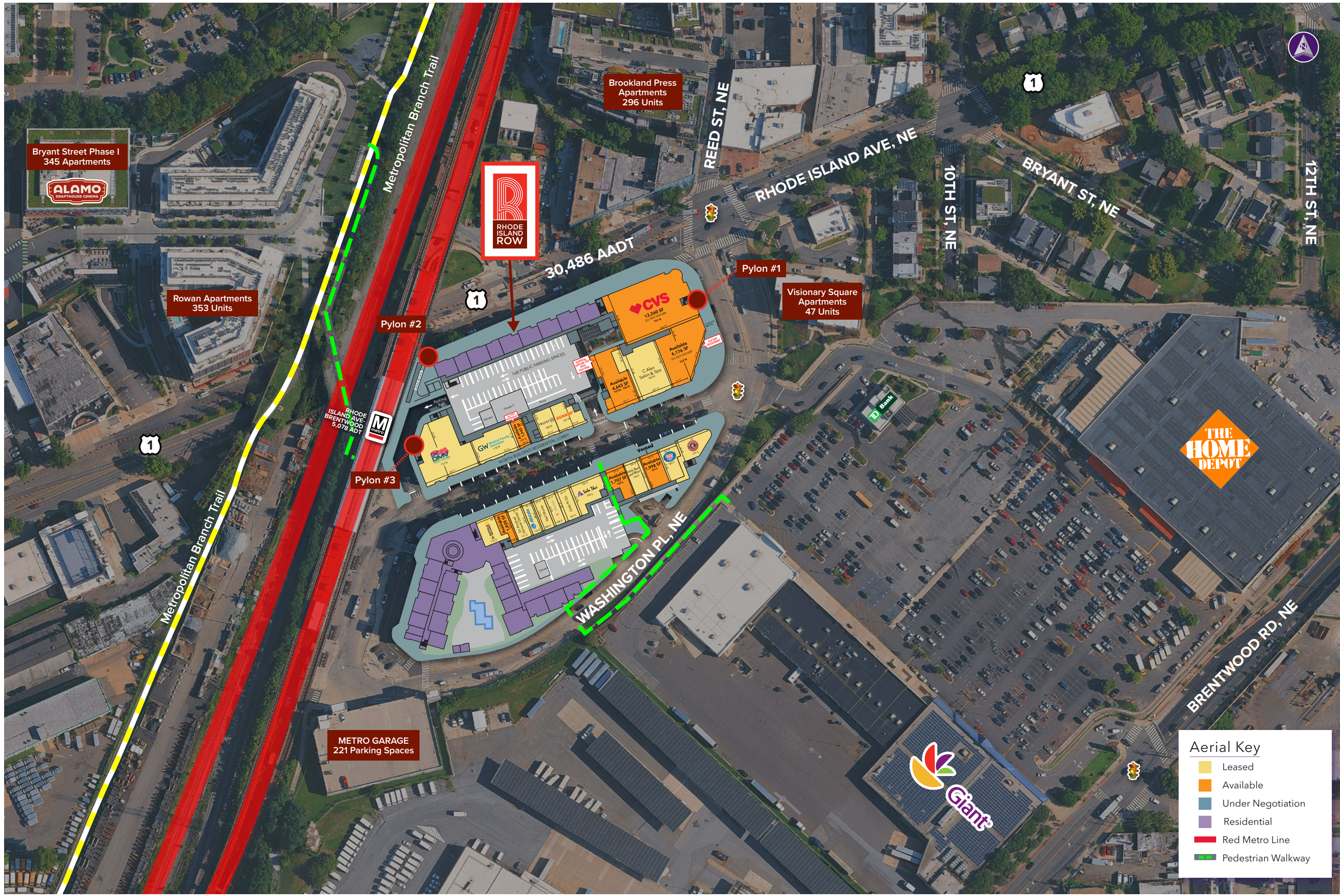




RHODE ISLAND ROW

RETAIL AERIAL





**Aerial Key**

Yellow	Leased
Orange	Available
Blue	Under Negotiation
Purple	Residential
Red	Red Metro Line
Green Dashed	Pedestrian Walkway





PHOTO GALLERY



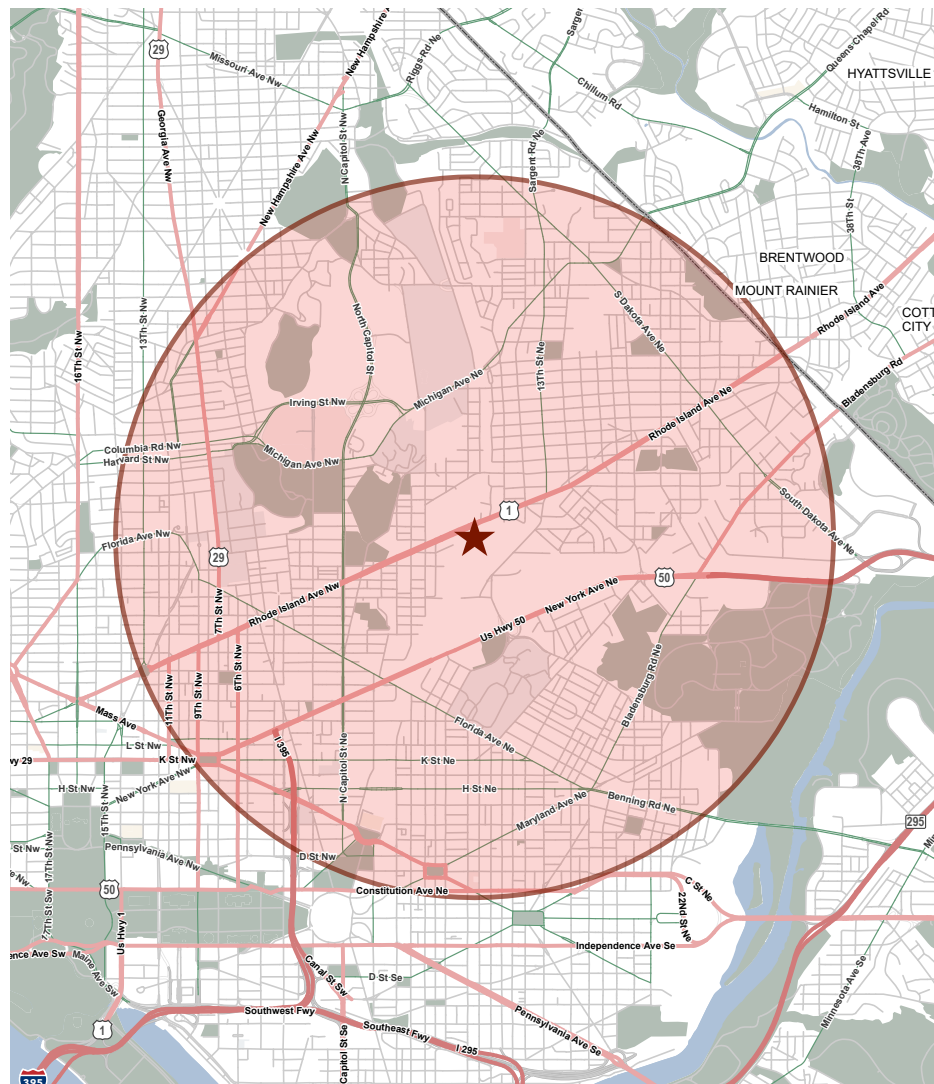


RHODE ISLAND ROW

PSYCHOGRAPHIC PROFILE

# WASHINGTON, DC

2025 and 2030 Esri Forecasts.



## TAPESTRY SEGMENTS

D5

### Laptops and Lattes

These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples. One in three individuals aged 25 and older holds a graduate degree. They work in management, business, and computer-related fields in the technology, finance, health, and education sectors and earn upper-tier incomes. They may also make money through investments, rental properties, or operating their own businesses. Members of this segment generally rent property in mid- to high-rise buildings, with a mix of new construction and renovated units built before 1950. This is the most expensive market to rent or own housing relative to typical incomes. Commutes are often long; this segment ranks the highest for remote working.

Latitude: 38.92042 Longitude: -76.99544

## KEY FACTS

**192,639**  
Population

**33.9**  
Median Age

**91,333**  
Households

## INCOME



**\$128,697**  
Median Household Income



**\$81,938**  
Per Capita Income

## EDUCATION



**40%**  
Graduate/  
Professional Degree



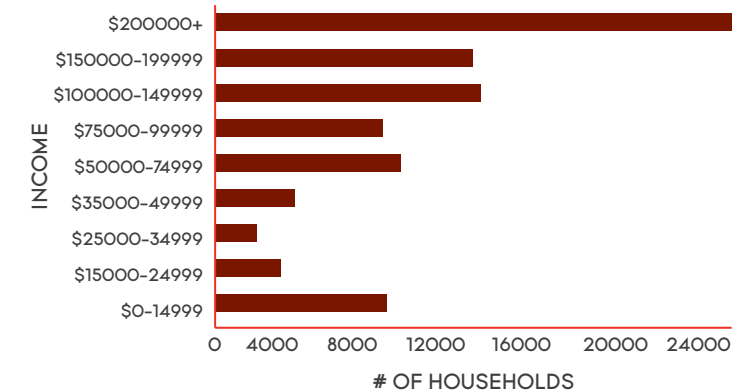
**31.3%**  
Bachelor's  
Degree



**8.2%**  
High School  
Diploma

**\$172,140**

AVERAGE HOUSEHOLD INCOME (\$)



## BUSINESS



**7,743**  
Total  
Businesses



**256,842**  
Daytime  
Population



**719**  
Food Service &  
Drinking Places

## HOMEOWNERSHIP



**104,898**  
Total  
Housing Units



**34.5%**  
Owner Occupied  
Housing Units



**65.5%**  
Renter Occupied  
Housing Units

Source: This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2025

## EMPLOYMENT



**86.1%**  
White Collar



**5.3%**  
Blue Collar



**8.6%**  
Services





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ISLAND  
ROW**



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