



2,480 SF 2ND GENERATION RESTAURANT AVAILABLE



# RHODE ISLAND ROW



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

WASHINGTON, DC

## 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:

- 8.5 acre Rhode Island Row will feature 70,000 square feet of retail and 274 residential units
- Retail spaces available range from 1,998 – 2,641 square feet
- New growth market on Washington, DC's most heavily traveled Red Metro Line with ample parking available throughout the project:

**168 space multi-level garage** with access inside Rhode Island Row

Three lanes of **on-street parking** with **42 spaces** in front of the retail and restaurants

Newly built and conveniently located **221-space Metro garage** adjacent to the project

- 36,100 cars per day** drive by Rhode Island Row on Rhode Island Avenue
- The site is located within three miles of **Union Station**, the **White House** and **National Mall**

### Timing:

- AVAILABLE IMMEDIATELY**

### The Market:

- Excellent demographics
  - Good income levels
    - 1 mile – \$85,970 average household income
    - 2 miles – \$106,632 average household income
    - 3 miles – \$114,243 average household income
  - Dense population
    - 1 mile – 32,089 people
    - 2 miles – 170,319 people
    - 3 miles – 378,978 people
  - Highly educated – 3 miles
    - Bachelor Degree Only – 25.5%
    - Bachelor Degree and Graduate Degree – 33.5%
  - Dense daytime population
    - 1 mile – 25,212 employees
    - 2 miles – 165,101 employees
    - 3 miles – 602,179 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:

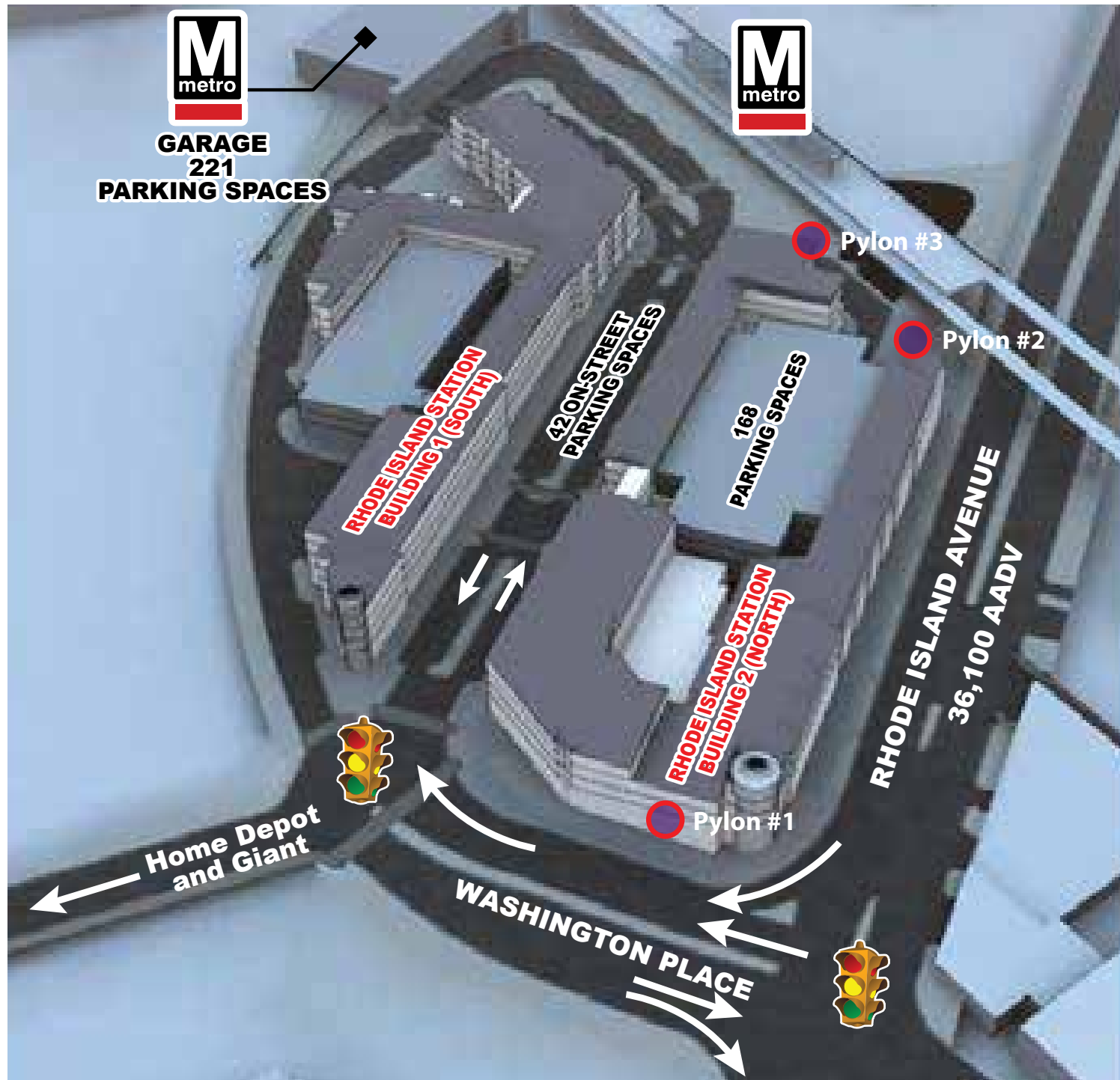
Site is easily accessible by both car and public transportation:

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

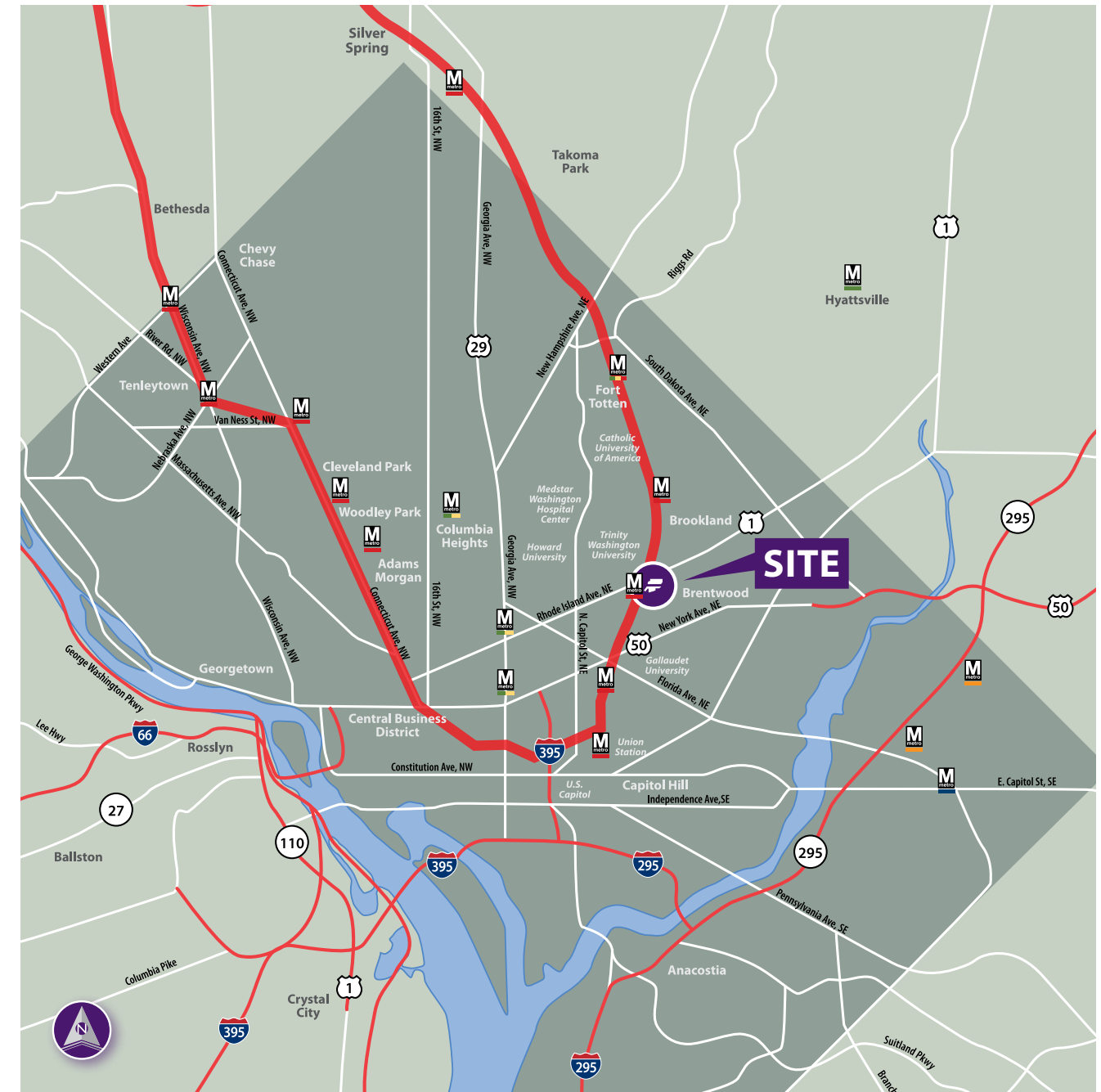
The Red Line's **Rhode Island Metro Station** is next to the project with **13,000 daily Metro riders** and **7,000 Metrobus riders**

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



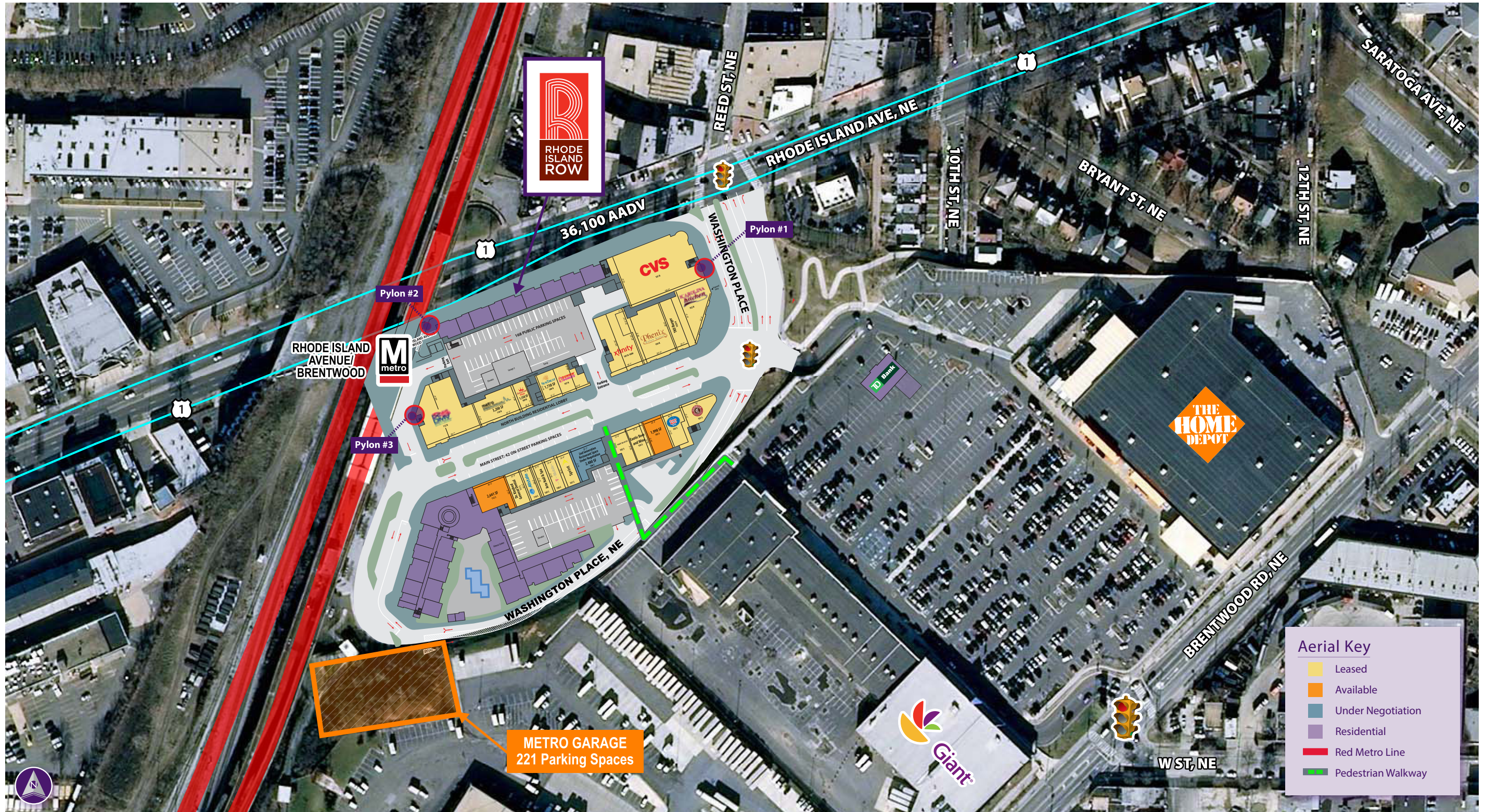
Rhode Island Row







# Close in Aerial





# Rhode Island Avenue: Pylon Signage

## Rhode Island Avenue Entry



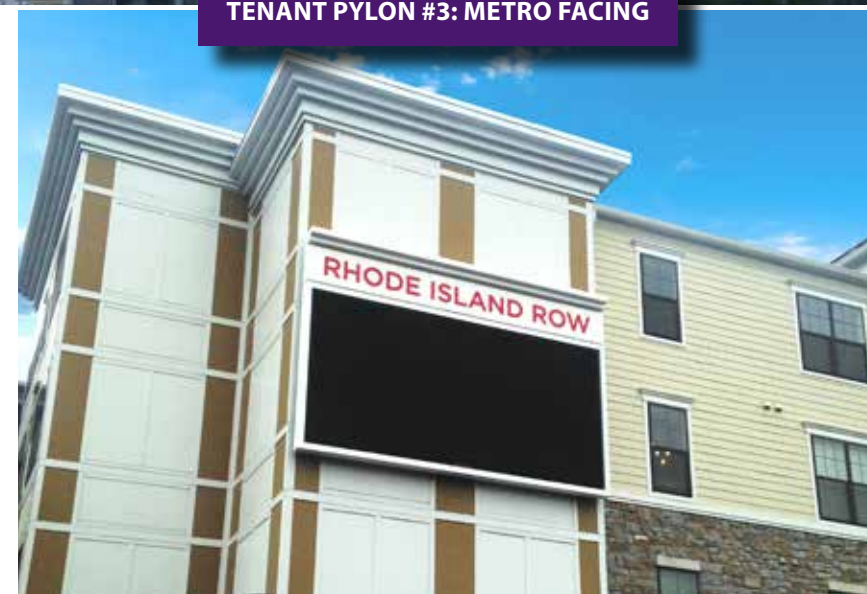
TENANT PYLON #1: EAST FACING



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





# Retail Rendering

## Main Street Entrance from Rhode Island Avenue

*Rhode Island Avenue - 36,100 cars per day*





# Retail Rendering

## Main Street from Metro

*Red Line - 13,000 Daily Ridership*







# Full Demographic Profile

2000-2010 Census, 2015 Estimates with 2020 Projections  
 Calculated using Proportional Block Groups  
 Lat/Lon: 38.9214/-76.9946

	1 mile	2 mile	3 mile	
<b>Population</b>	2015 Estimated Population	29,577	157,744	363,830
	2020 Projected Population	32,251	172,594	397,130
	2010 Census Population	25,947	139,508	331,110
	2000 Census Population	25,203	129,451	310,395
	Projected Annual Growth 2015 to 2020	1.8%	1.9%	1.8%
	Historical Annual Growth 2000 to 2015	1.2%	1.5%	1.1%
<b>Households</b>	2015 Estimated Households	11,760	66,166	163,285
	2020 Projected Households	12,555	70,758	173,790
	2010 Census Households	10,238	58,432	149,426
	2000 Census Households	9,310	50,281	134,618
	Projected Annual Growth 2015 to 2020	1.4%	1.4%	1.3%
	Historical Annual Growth 2000 to 2015	1.8%	2.1%	1.4%
<b>Age</b>	2015 Est. Population Under 10 Years	10.8%	10.3%	10.4%
	2015 Est. Population 10 to 19 Years	11.2%	9.4%	8.0%
	2015 Est. Population 20 to 29 Years	18.1%	20.1%	19.6%
	2015 Est. Population 30 to 44 Years	22.3%	26.1%	28.8%
	2015 Est. Population 45 to 59 Years	19.0%	17.5%	17.3%
	2015 Est. Population 60 to 74 Years	12.0%	11.1%	11.0%
	2015 Est. Population 75 Years or Over	6.6%	5.5%	4.9%
	2015 Est. Median Age	35.4	34.7	34.6
<b>Marital Status &amp; Sex</b>	2015 Est. Male Population	48.2%	48.5%	49.4%
	2015 Est. Female Population	51.8%	51.5%	50.6%
	2015 Est. Never Married	57.9%	58.4%	58.1%
	2015 Est. Now Married	17.2%	18.0%	20.5%
	2015 Est. Separated or Divorced	18.0%	17.8%	16.3%
	2015 Est. Widowed	6.9%	5.8%	5.1%
<b>Income</b>	2015 Est. HH Income \$200,000 or More	4.3%	8.3%	9.8%
	2015 Est. HH Income \$150,000 to \$199,999	5.9%	8.2%	8.3%
	2015 Est. HH Income \$100,000 to \$149,999	12.3%	15.0%	16.5%
	2015 Est. HH Income \$75,000 to \$99,999	12.1%	12.1%	12.4%
	2015 Est. HH Income \$50,000 to \$74,999	16.7%	13.8%	15.0%
	2015 Est. HH Income \$35,000 to \$49,999	10.5%	9.7%	10.1%
	2015 Est. HH Income \$25,000 to \$34,999	7.9%	7.2%	6.9%
	2015 Est. HH Income \$15,000 to \$24,999	7.7%	7.6%	6.8%
	2015 Est. HH Income Under \$15,000	22.7%	17.9%	14.3%
	2015 Est. Average Household Income	\$67,842	\$85,985	\$95,918
	2015 Est. Median Household Income	\$52,017	\$66,154	\$73,570
	2015 Est. Per Capita Income	\$27,462	\$36,438	\$43,497
	2015 Est. Total Businesses	1,929	8,847	26,214
2015 Est. Total Employees	34,779	160,790	425,778	

	1 mile	2 mile	3 mile	
<b>Race</b>	2015 Est. White	21.9%	30.1%	38.0%
	2015 Est. Black	69.4%	58.7%	46.7%
	2015 Est. Asian or Pacific Islander	2.0%	3.7%	4.2%
	2015 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
	2015 Est. Other Races	6.2%	7.2%	10.7%
<b>Hispanic</b>	2015 Est. Hispanic Population	2,209	14,409	52,757
	2015 Est. Hispanic Population	7.5%	9.1%	14.5%
	2020 Proj. Hispanic Population	8.3%	10.2%	16.0%
	2010 Hispanic Population	6.9%	8.6%	14.2%
<b>Education (Adults 25 or Older)</b>	2015 Est. Adult Population (25 Years or Over)	26,851	153,713	379,116
	2015 Est. Elementary (Grade Level 0 to 8)	6.0%	7.4%	7.9%
	2015 Est. Some High School (Grade Level 9 to 11)	15.3%	12.4%	9.7%
	2015 Est. High School Graduate	19.4%	14.6%	12.6%
	2015 Est. Some College	14.7%	11.4%	9.6%
	2015 Est. Associate Degree Only	3.0%	2.5%	2.2%
	2015 Est. Bachelor Degree Only	12.9%	16.4%	16.7%
	2015 Est. Graduate Degree	28.7%	35.3%	41.3%
<b>Housing</b>	2015 Est. Total Housing Units	12,340	69,659	172,165
	2015 Est. Owner-Occupied	40.3%	41.2%	38.8%
	2015 Est. Renter-Occupied	55.0%	53.7%	56.0%
	2015 Est. Vacant Housing	4.7%	5.0%	5.2%
<b>Homes Built By Year</b>	2010 Homes Built 2005 or later	2.3%	6.3%	6.0%
	2010 Homes Built 2000 to 2004	1.1%	3.5%	3.2%
	2010 Homes Built 1990 to 1999	1.6%	2.5%	3.2%
	2010 Homes Built 1980 to 1989	4.8%	3.6%	3.6%
	2010 Homes Built 1970 to 1979	6.1%	6.5%	6.4%
	2010 Homes Built 1960 to 1969	9.6%	8.3%	9.5%
	2010 Homes Built 1950 to 1959	14.5%	12.3%	13.0%
	2010 Homes Built Before 1949	60.0%	57.1%	55.0%
<b>Home Values</b>	2010 Home Value \$1,000,000 or More	3.1%	4.6%	6.6%
	2010 Home Value \$500,000 to \$999,999	20.9%	27.0%	28.9%
	2010 Home Value \$400,000 to \$499,999	16.0%	18.8%	16.3%
	2010 Home Value \$300,000 to \$399,999	28.7%	25.3%	23.6%
	2010 Home Value \$200,000 to \$299,999	20.9%	16.5%	16.6%
	2010 Home Value \$150,000 to \$199,999	3.3%	2.5%	3.0%
	2010 Home Value \$100,000 to \$149,999	2.4%	2.1%	2.0%
	2010 Home Value \$50,000 to \$99,999	1.7%	1.3%	1.1%
	2010 Home Value \$25,000 to \$49,999	1.2%	1.3%	1.3%
	2010 Home Value Under \$25,000	1.7%	0.7%	0.5%
	2010 Median Home Value	\$373,772	\$427,118	\$450,507
	2010 Median Rent	\$935	\$1,020	\$1,150

	1 mile	2 mile	3 mile	
<b>Labor Force</b>	2015 Est. Labor Population Age 16 Years or Over	24,954	134,914	311,748
	2015 Est. Civilian Employed	56.6%	61.2%	65.9%
	2015 Est. Civilian Unemployed	6.8%	5.5%	4.6%
	2015 Est. in Armed Forces	0.1%	0.4%	0.7%
	2015 Est. not in Labor Force	36.4%	32.9%	28.9%
	2015 Labor Force Males	47.8%	48.1%	49.2%
2015 Labor Force Females	52.2%	51.9%	50.8%	
<b>Occupation</b>	2010 Occupation: Population Age 16 Years or Over	12,112	68,837	179,593
	2010 Mgmt, Business, & Financial Operations	17.2%	20.8%	22.4%
	2010 Professional, Related	29.2%	33.0%	35.3%
	2010 Service	17.9%	17.0%	16.4%
	2010 Sales, Office	23.2%	19.4%	16.8%
	2010 Farming, Fishing, Forestry	-	-	-
	2010 Construction, Extraction, Maintenance	4.1%	4.0%	4.1%
	2010 Production, Transport, Material Moving	8.3%	5.8%	5.0%
	2010 White Collar Workers	69.7%	73.2%	74.4%
	2010 Blue Collar Workers	30.3%	26.8%	25.6%
<b>Transportation To Work</b>	2010 Drive to Work Alone	38.1%	35.0%	33.0%
	2010 Drive to Work in Carpool	6.3%	6.0%	6.1%
	2010 Travel to Work by Public Transportation	40.0%	40.2%	38.7%
	2010 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
	2010 Walk or Bicycle to Work	9.9%	13.9%	17.1%
	2010 Other Means	0.8%	0.4%	0.4%
2010 Work at Home	4.6%	4.3%	4.5%	
<b>Travel Time</b>	2010 Travel to Work in 14 Minutes or Less	13.6%	13.8%	13.0%
	2010 Travel to Work in 15 to 29 Minutes	33.9%	36.6%	38.1%
	2010 Travel to Work in 30 to 59 Minutes	40.9%	40.2%	40.1%
	2010 Travel to Work in 60 Minutes or More	11.6%	9.4%	8.8%
	2010 Average Travel Time to Work	28.3	27.4	27.2
<b>Consumer Expenditure</b>	2015 Est. Total Household Expenditure	\$630 M	\$4.17 B	\$11.1 B
	2015 Est. Apparel	\$22.2 M	\$147 M	\$393 M
	2015 Est. Contributions, Gifts	\$42.7 M	\$305 M	\$826 M
	2015 Est. Education, Reading	\$25.9 M	\$183 M	\$493 M
	2015 Est. Entertainment	\$35.0 M	\$234 M	\$624 M
	2015 Est. Food, Beverages, Tobacco	\$96.9 M	\$628 M	\$1.66 B
	2015 Est. Furnishings, Equipment	\$21.5 M	\$146 M	\$391 M
	2015 Est. Health Care, Insurance	\$55.2 M	\$358 M	\$947 M
	2015 Est. Household Operations, Shelter, Utilities	\$196 M	\$1.30 B	\$3.45 B
	2015 Est. Miscellaneous Expenses	\$9.40 M	\$61.2 M	\$163 M
	2015 Est. Personal Care	\$8.24 M	\$54.3 M	\$144 M
	2015 Est. Transportation	\$117 M	\$759 M	\$2.01 B



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