

An architectural rendering of a modern multi-story residential building. The building features a light-colored facade with large glass windows and balconies. The balconies have glass railings and some have people on them. The building is set against a blue sky with light clouds. In the foreground, there is a ground-level area with trees, a paved walkway, and a person riding a bicycle. A semi-transparent blue banner is overlaid on the middle of the image, containing the project name and address.

RIVER^{DC} POINT

2100 2ND STREET SW

ERNIE HUETER
ehueter@klnb.com
(O) 703.268.2713
(C) 703.346.1400

klnb

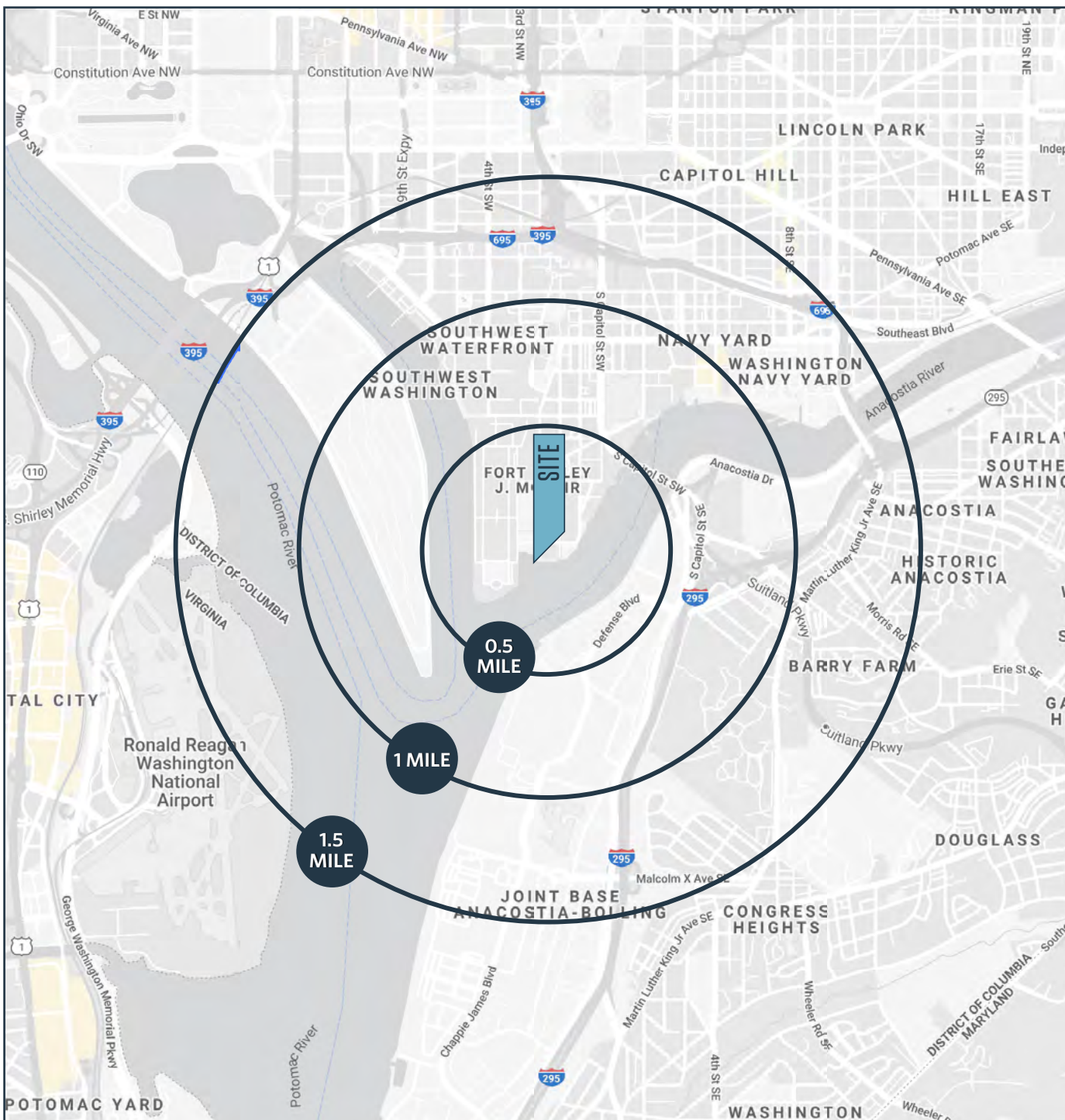


**NEW RESIDENTIAL / RETAIL DEVELOPMENT
ON THE WATERFRONT**



58,800 SF OF RESTAURANT AND RETAIL SPACE AS WELL AS 481 APARTMENTS AND WATERFRONT ACTIVITIES WITH NEW PIERS, A FOODHALL, AND THE CONTINUATION OF THE 24 MILE ANACOSTIA RIVERWALK TRAIL





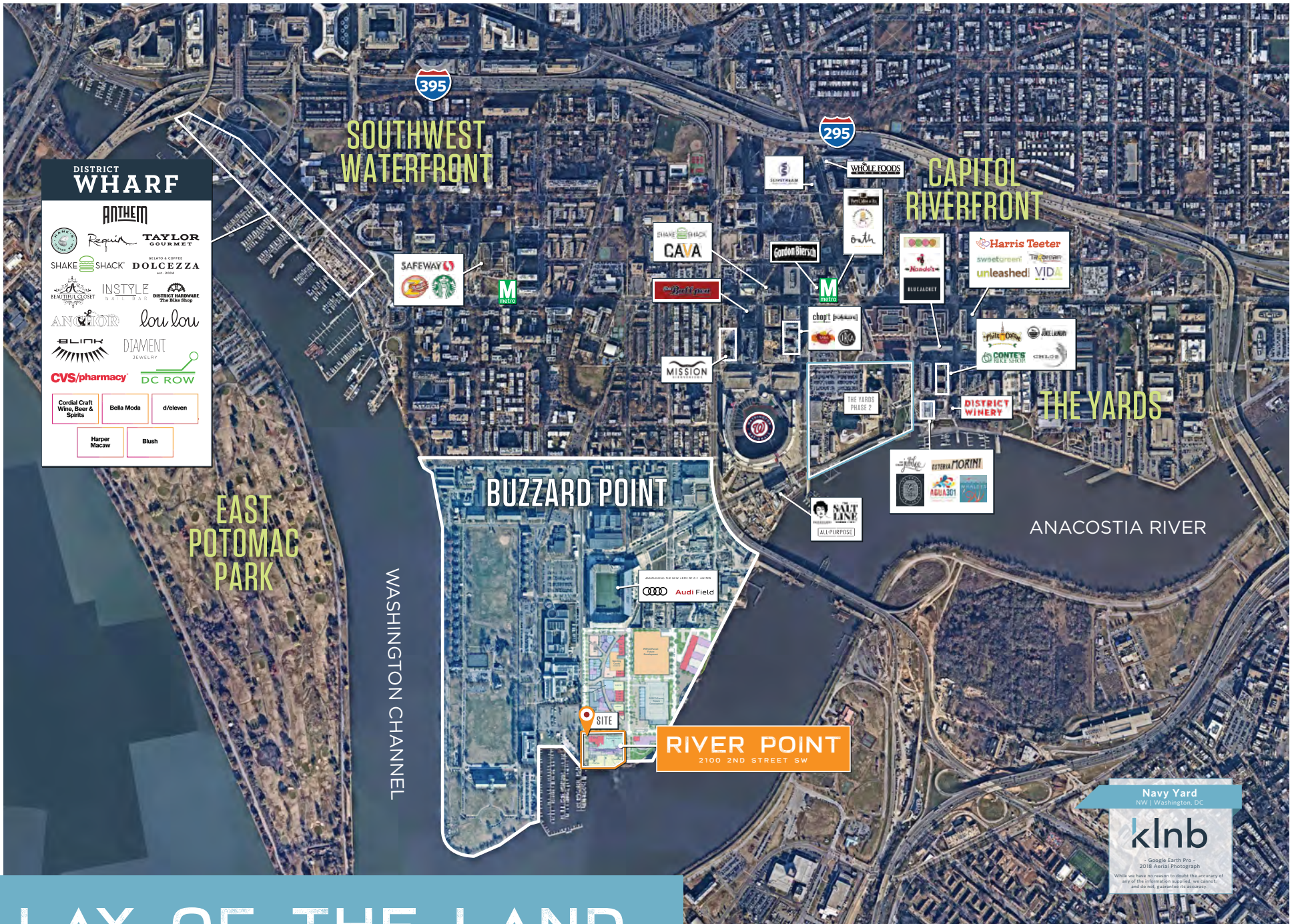
RIVER DC POINT

DEMOGRAPHICS | 2022:

	1-MILE	1.5-MILE	2-MILE
Population	16,057	47,697	79,850
Daytime Population	17,650	60,245	110,989
Households	9,788	25,777	40,211
Average HH Income	\$127,674	\$137,612	\$142,628

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)






LAY OF THE LAND

DEVELOPMENT MAP

FIVE SAC RW MS LLC & SOUTH CAPITOL ASSOC.

2023 Delivery
425 Units




45 Q STREET, SW

2021 Delivery
150 Units




DC UNITED DEVELOPMENT PARCEL

2021 Delivery
390 Units
42,500 SF Retail



DC UNITED STADIUM

Opened
20,000 Seats
14,200 SF Retail



AKRIDGE/NREA PHASE 2

2023 Delivery
650 Units
30,000 SF Retail
200k Office/150k Hotel
800 Parking Spaces




AKRIDGE/NREA PHASE 1

2022 Delivery
750 Units
30,000 SF Retail
800 Parking Spaces



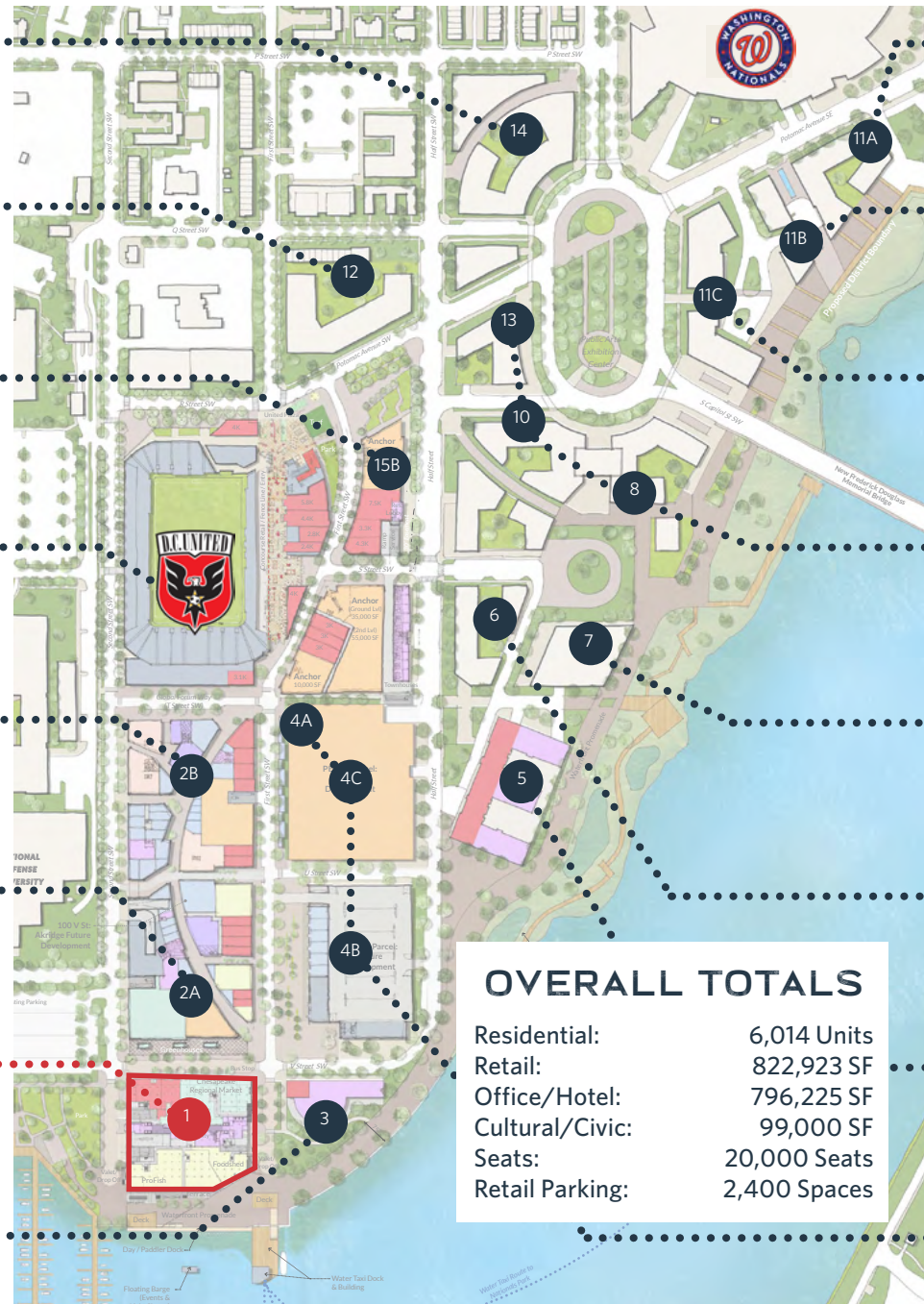
RIVERPOINT (2100 2ND STREET, SW)

2020 Delivery
Riverpoint Partners
481 Units
58,800 SF Retail




PENINSULA 88

2018 Delivery
Capital City Real Estate
110 Units
1,800 SF Retail

DOCK 79

2017 Delivery
MRP Realty
305 Units
20,000 SF Retail




71 POTOMAC

2020 Delivery
MRP Realty
265 Units
12,500 SF Retail




PHASES 3 & 4

Post - 2020 Delivery
MRP Realty
600,000 SF
Office/Hotel




STEUART COMBINED PARCELS POST TALKINGS

2022-2025 Delivery
550 Units



FLORIDA ROCK

2025 Delivery
400 Units




1800 HALF STREET, SW

2022 Delivery
MRP Realty
290 Units



1900 HALF STREET, SW

2019 Delivery
Douglas Development
414 Units
20,000 SF Retail



PEPCO LAND/POWER PLANT

Post-2020 Delivery
399,125 SF Retail
480 Units
99,000 SF Civic/Museum



OVERALL TOTALS

Residential:	6,014 Units
Retail:	822,923 SF
Office/Hotel:	796,225 SF
Cultural/Civic:	99,000 SF
Seats:	20,000 Seats
Retail Parking:	2,400 Spaces



- Market
- Anchor Retail
- Restaurant
- Retail
- Residential
- Live/Work / Makers
- Hotel / Educational
- Office
- Garage

ANACOSTIA RIVER

SITE PLAN



SPACE R1-B
4,140 RSF

1ST FLOOR
RSF : Approx. 4,140

RIVER POINT

RIVER ^{DC} POINT
2100 2ND STREET SW

CONTACT INFORMATION:

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