



## NEARBY RETAILERS



## RETAIL FOR LEASE

- Available: 3,870 SF
- 344 Residential Units Above / 300 covered parking spaces.
- Dedicated retail parking spaces available.
- 7,206 Avg Weekday Ridership @ Fort Totten
- Riggs Rd NE 18,991 ADT north side & 32,205 ADT on the south side.

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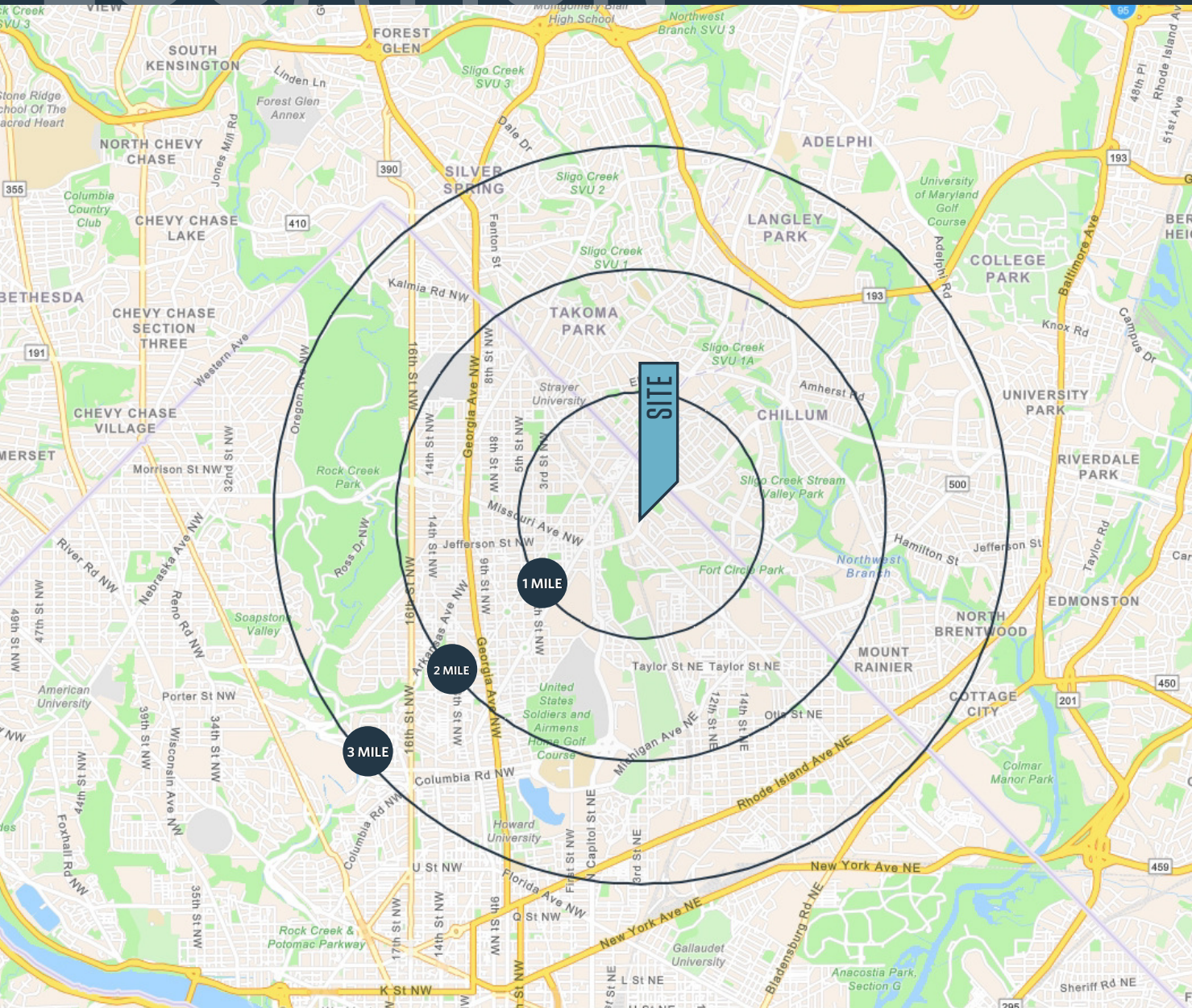
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# LOCATION

# FORT TOTTEN SQUARE

318 RIGGS RD NE, WASHINGTON, DC 20011



## PROPERTY HIGHLIGHTS:

- 3,870 SF [In-Line Space]

## DEMOGRAPHICS | 2024:

1-MILE	2-MILE	3-MILE	
Population	34,914	134,250	321,921
Daytime Population	26,286	105,647	279,808
Households	13,399	49,572	124,309
Average HH Income	\$123,148	\$139,723	\$139,884

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Riggs Road NE 32,205 ADT

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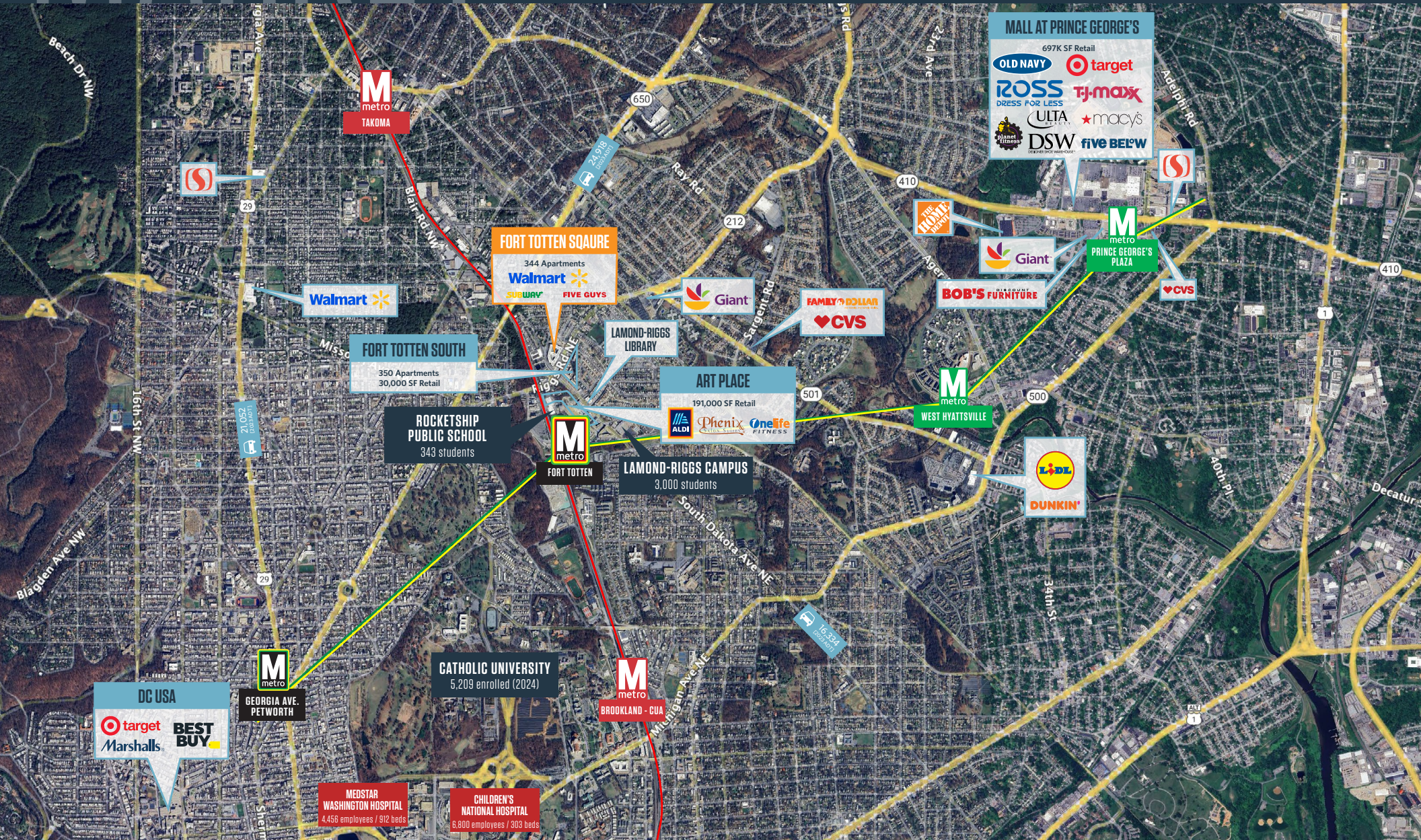




# MARKET

# FORT TOTTEN SQUARE

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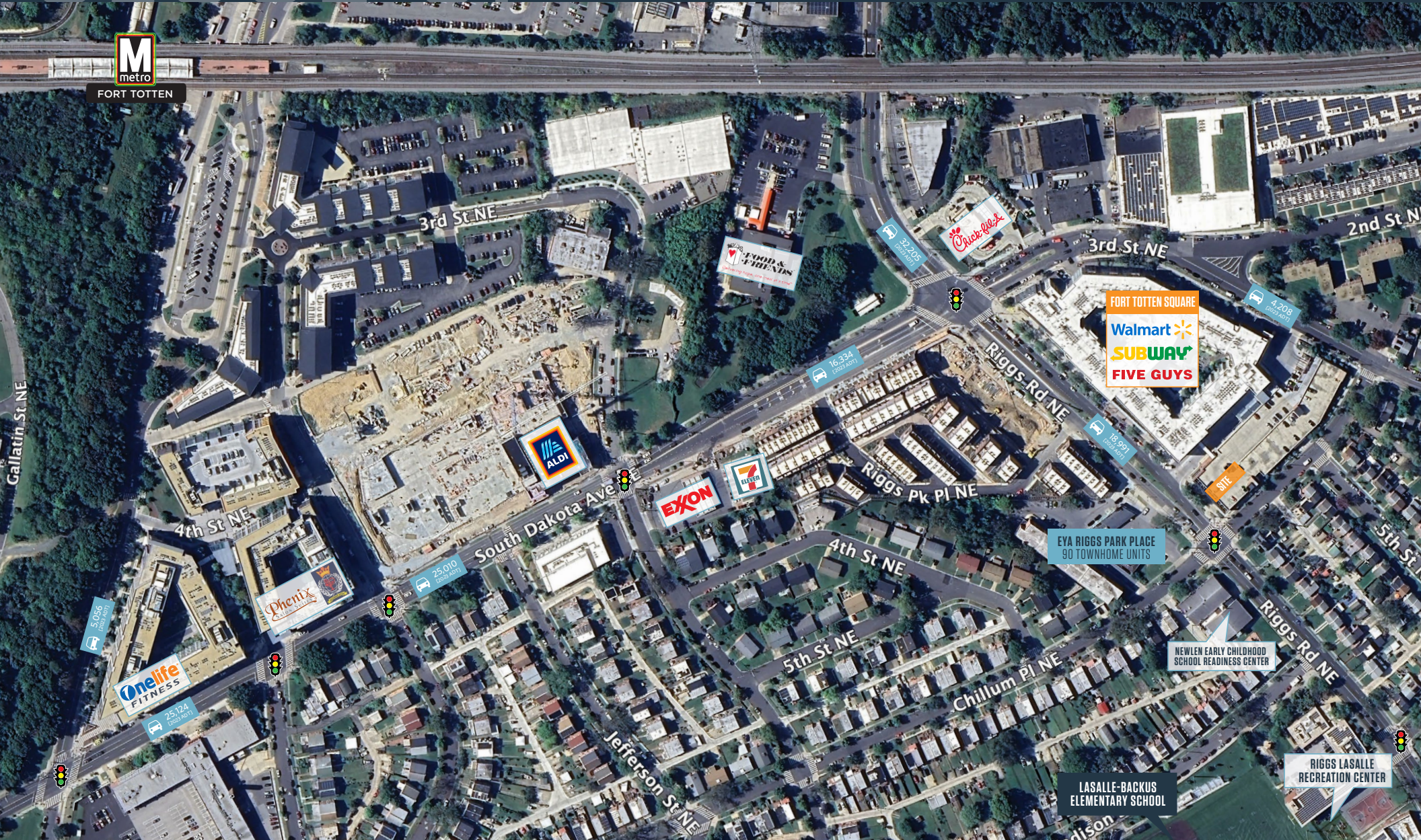




# CLOSEUP

# FORT TOTTEN SQUARE

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# SITE PLAN

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## FOR MORE INFORMATION, PLEASE CONTACT:

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