

RIVER DC POINT

2100 2ND STREET SW

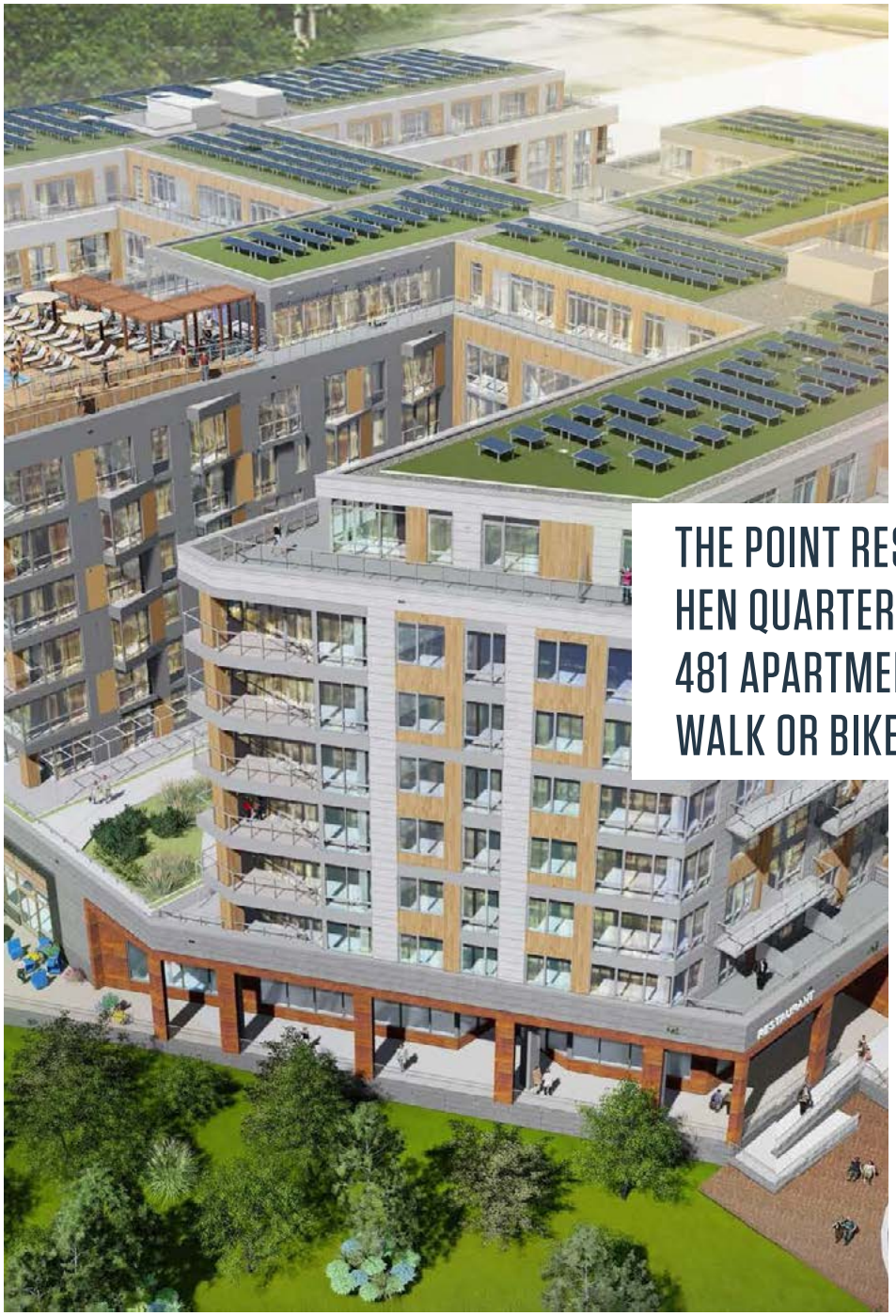
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NEW RESIDENTIAL / RETAIL DEVELOPMENT
ON THE WATERFRONT/NOW OPEN!

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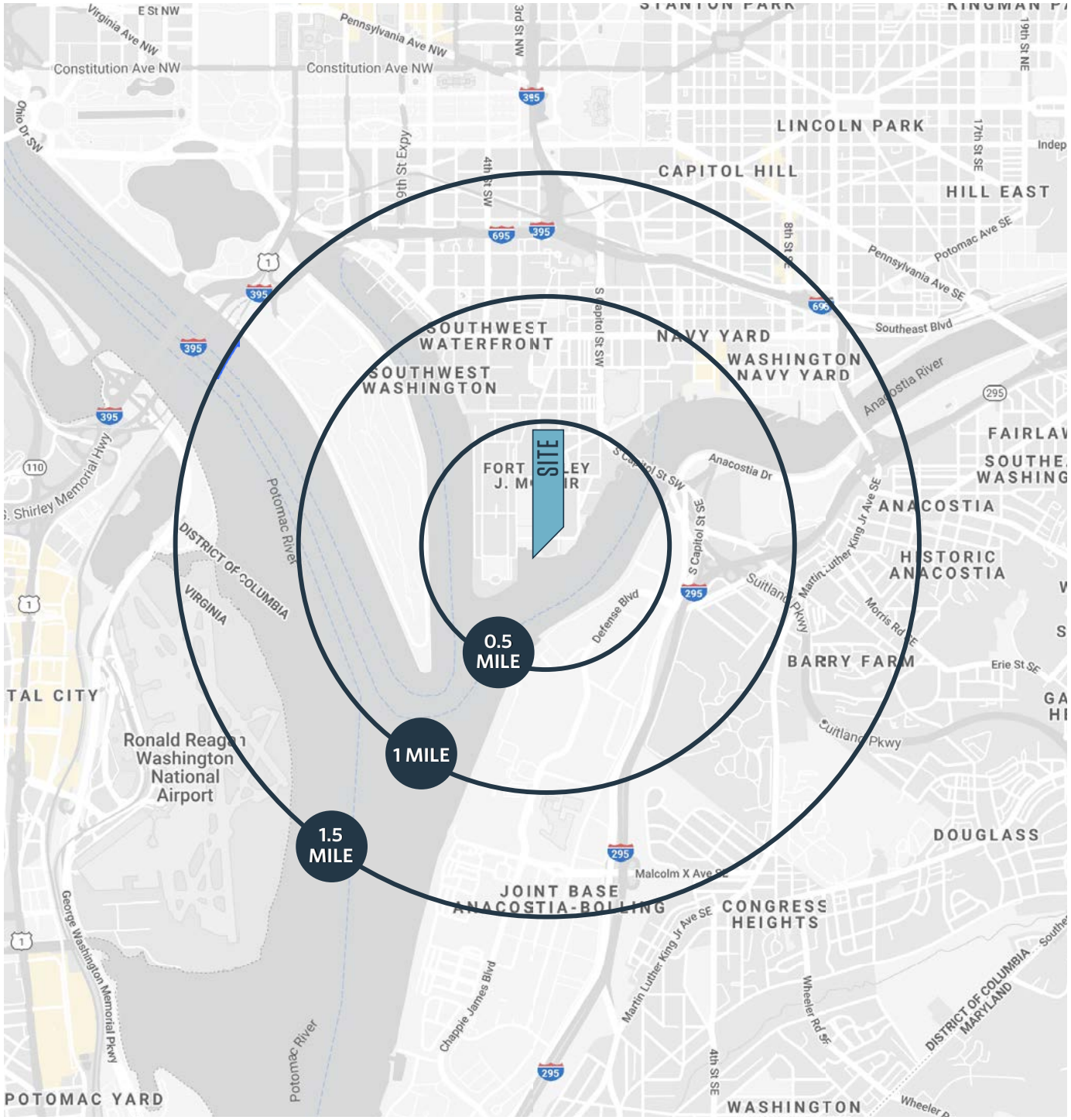




THE POINT RESTAURANT NOW OPEN!
HEN QUARTER AND BRISA RESTAURANTS TO OPEN IN 2023.
481 APARTMENTS AVAILABE FOR LEASE.
WALK OR BIKE THE 24 MILE ANACOSTIA RIVERFRONT TRAIL.



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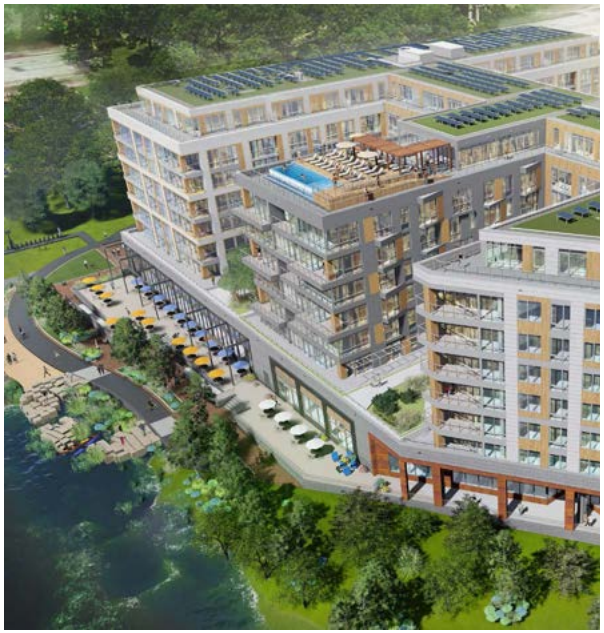


RIVER DC POINT

DEMOGRAPHICS | 2026:

	1-MILE	1.5-MILE	2-MILE
Population	17,717	54,852	86,413
Daytime Population	25,289	61,622	122,717
Households	11,098	31,201	45,816
Average HH Income	$153,655	$156,739	$156,102

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT



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LAY OF THE LAND

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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)

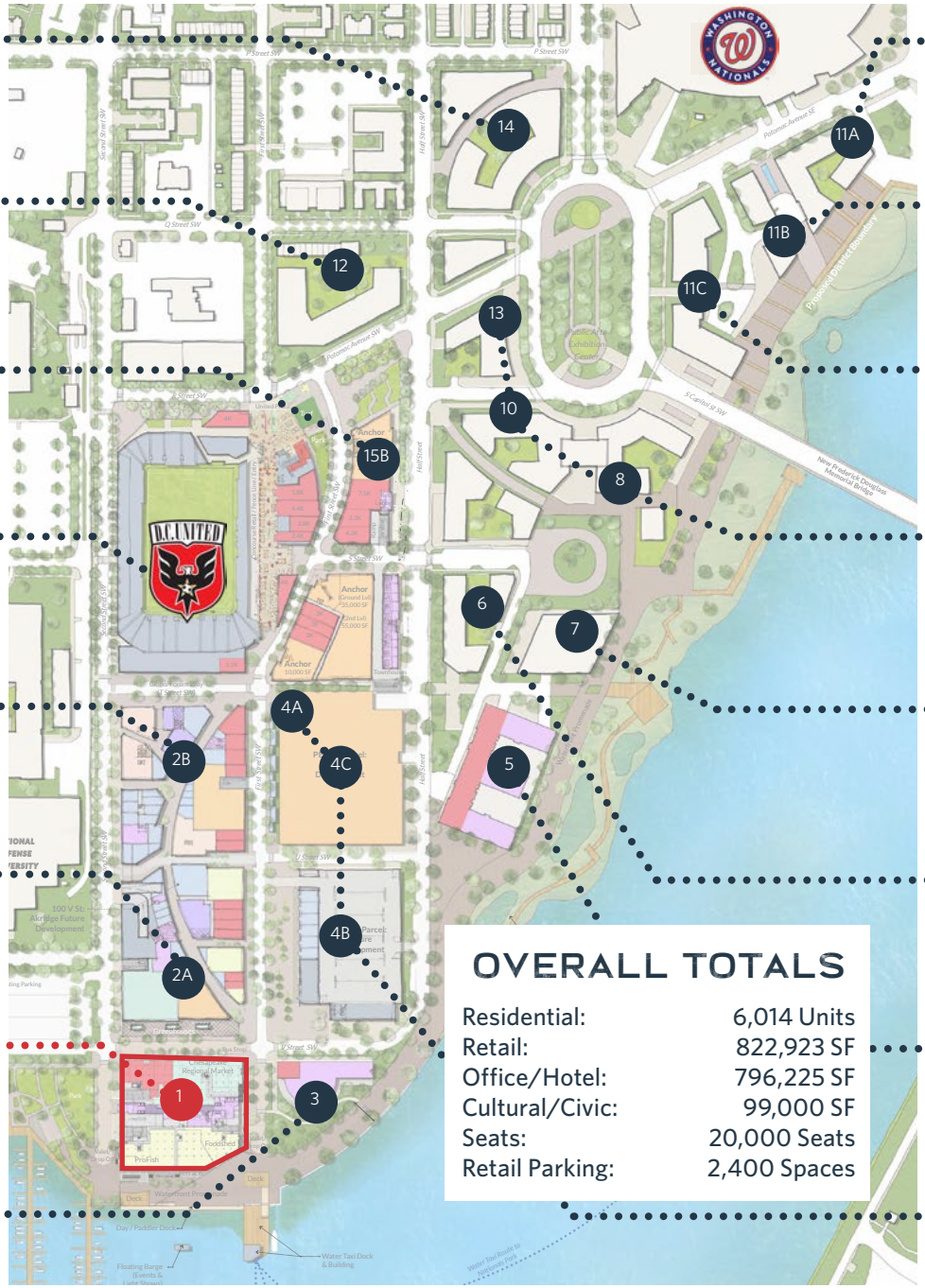
2020 Delivery
Riverpoint Partners
481 Units
58,800 SF Retail



PENINSULA 88

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





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

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



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Market
Anchor Retail
Restaurant
Retail
Residential
LiveWork / Makers
Civic / Educational
Hotel
Office
Garage
Anacostia River
Nationals Park
New Frederick Douglass Memorial Bridge
Proposed District Boundary
Potomac Avenue SE
S Capitol St SW
Public Arts Exhibition Center
Waterfront Promenade
Floating Wetlands & Bridges
Water Taxi Route to Old Town Alexandria / National Harbor
Water Taxi Route to SW Waterfront / National Mall / Georgetown
Water Taxi Route to Wharf
Water Taxi Dock & Building
P Street SW
O Street SW
Half Street SW
Half Street
First Street SW
Second Street SW
Potomac Avenue SW
Anchor (Ground Lvl) 16,000 SF (2nd Lvl) 26,500 SF
Anchor (Ground Lvl) 25,000 SF 2nd Lvl) 55,000 SF
Anchor 10,000 SF
Townhouses
Rooftop Terrace
Rooftop Terrace
Rooftop Terrace

SITE PLAN



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CONTACT INFORMATION:

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