

RAPPAPORT

PENN BRANCH CENTER Washington, DC

A Variety of Retail and Office Space



8405 Greenshoro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com

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PENN BRANCH CENTER FACTS-AT-A-GLANCE

- Retail spaces of 1,034, 1,122 & 1,776 SF available
- Office spaces of 478 - 1,144 SF available
- 89,254-square-foot neighborhood center anchored by CVS/pharmacy
- Surrounded by dense residential population of more than 23,993 within a 1-mile radius
- Strategically located at the intersection of Branch Avenue and Pennsylvania Avenue
- Excellent visibility along Pennsylvania Avenue (22,600 VPD)
- Great accessibility with several bus/metro stations nearby
- Co-tenants include Subway, Wells Fargo and H&R Block

DEMOGRAPHICS (2014)	.25 MILE	.5 MILE	.75 MILE
POPULATION	991	4,497	12,345
AVG HH INCOME	\$69,006	\$66,047	\$62,750
EMPLOYEES	200	1,367	2,826

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Space	Sq . Ft.	Tenant Name
Lower Level		
100	1,034	202 Cleaners
105	44,486	DC Government
Middle Level		
200	3,916	Wells Fargo
203	1,300	Subway
205	1,204	T-Mobile
206	1,122	Available
207	1,034	Available
208	1,932	H&R Block
210	2,742	Available
212	1,036	Star Pizza
213	1,100	Best Nail Salon
214	1,875	Liquor Store
216	1,776	Available
218	7,500	CVS/pharmacy
Upper Level		
300	2,394	Earl M. McLeod, MD
301	1,070	Available
302	1,144	Available
303	528	Available
304	761	Available
305	637	Available
306	334	Available
307	2,175	Universal Healthcare
308	1,914	The H.O.P.E. Project
309	566	Available
310	1,082	Rapid Leasing
311	550	Available
312	478	Available
313	1,203	Debra Jeffries, DDS
314	569	Available
315	838	Available

