

RAPPAPORT

TIVOLI SQUARE
3365 14th Street NW
Columbia Heights - Washington, DC

5,029 SF Restaurant or Retail Space



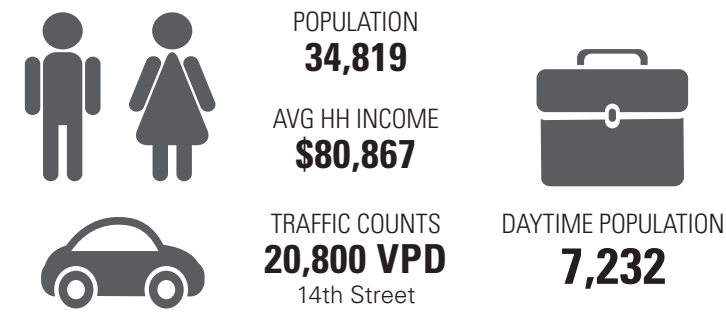
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STATISTICAL SNAPSHOT 1/2-MILE RADIUS, 2014 DEMOS



AREA RETAILERS
Giant Food, Best Buy, Target, WSC, Marshalls, Bed Bath & Beyond, Panera Bread, DSW, Staples, CVS, Potbelly

TIVOLI SQUARE FACTS AT-A-GLANCE

- Former restaurant space with infrastructure in place
- Plentiful on site parking - validation available
- Located in the hot Columbia Heights sub market, Tivoli Square's iconic architecture has 84,318 square feet of office space over 36,136 square feet of spectacular street front retail including historic Tivoli Theatre
- Columbia Heights metro rail is the 10th busiest station system wide and accommodates 11,497 passengers daily

DEMOGRAPHICS (2014)	1/4 MILE	1/2 MILE	1 MILE
POPULATION	8,628	34,819	84,577
AVG HH INCOME	\$77,554	\$80,867	\$88,834
EMPLOYEES	2,920	7,232	32,512

SITE FACTS

SPACE: 5,029 Square Feet
TRAFFIC COUNTS: 14th Street: 20,800 Park Road: 5,200

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