

0-1/2 mi 0-1 mi 0-3 mi

POPULATION

Population	7,864	31,683	307,919
Male	45%	46%	49%
Female	55%	54%	51%
High School Graduate +	89%	87%	84%
Bachelor's Degree +	35%	36%	45%
Graduate/Professional Degree	18%	17%	24%

HOUSEHOLDS

Households (HH)	3,494	13,124	122,490
Average HH Size	2.3	2.3	2.4
Owner-occupied	52%	58%	44%
Renter-occupied	48%	42%	56%
Median HH Value	\$383,564	\$414,280	\$474,915

INCOME

Average HH	\$71,262	\$75,200	\$85,102
Median HH	\$54,217	\$56,543	\$60,503
HH Income <\$50k	46%	44%	41%
HH Income \$50-\$75k	19%	18%	17%
HH Income \$75k+	36%	38%	42%
Average HH Disposable	\$53,957	\$56,964	\$62,845

AGE

Age < 20	20%	21%	21%
Age 20-34	23%	22%	29%
Age 35-64	38%	38%	38%
Age 65+	19%	19%	12%
Median Age (years)	40.9	40.7	35.1

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$7,819	\$31,206	\$338,994
Computers & Accessories	\$847	\$3,384	\$37,717
Entertainment & Recreation	\$10,654	\$42,238	\$445,363
-Pets	\$1,673	\$6,563	\$69,407
Food at Home	\$17,763	\$70,247	\$737,842
Food away from Home	\$10,931	\$43,579	\$474,846
Health Care	\$15,532	\$60,176	\$591,735
-Medical Care	\$6,773	\$26,244	\$261,912
Home Improvement	\$6,148	\$24,205	\$234,659
Household Furnishings	\$3,516	\$13,780	\$144,818
Personal Care Products	\$1,496	\$5,871	\$64,640
Vehicle Maint. & Repair	\$3,580	\$14,144	\$150,810

AVAILABLE VEHICLES PER HH¹

0	27%	25%	29%
1	44%	46%	44%
2-3	27%	27%	24%
4+	2%	2%	2%

METRORAIL BOARDINGS (Avg. weekday)

Fort Totten **7,932**

TRAFFIC COUNTS (Avg. annual daily volumes)

26,300-27,200 Riggs Road

17,700 South Dakota Avenue

Source: ESRI, 2015 Estimates & Projections

1. American Community Survey (2009-2013), values are rounded to nearest whole percent 2. MRIS (single family & condos), courtesy of Kevin J. Wood, Slate Properties

CONTACT

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Retail/Restaurant



Arts/Tourism



Education



Government



Great Street



Main Street



BID Area





AN ESTABLISHED NEIGHBORHOOD

with a solid housing stock and access to Metrorail's Green, Red and Yellow Lines, Fort Totten is well positioned for future business opportunities. Envisioned as a "transit village" by the DC Comprehensive Plan, local and regional markets will be served by several mixed-use developments.

FORT TOTTEN SQUARE, ANCHORED BY WALMART

The \$120 million phase I delivered 345 apartments, 130,000 SF of retail space (anchored by a 120,000 SF urban-format LEED certified Walmart) and 750 parking spaces in 2015.

ART PLACE AT FORT TOTTEN (PHASE I)

This new \$117 million mixed-use development will deliver 104,000 SF of retail/restaurant space and 520 apartments in 2017.



\$10 MILLION – INFRASTRUCTURE ENHANCEMENTS

The intersection of Riggs Road and South Dakota Avenue has been upgraded to improve safety and accessibility for pedestrians while improving navigation and circulation for vehicles.



**\$394K /
14%**

Average home closing price in 2015 /
year-over-year increase (2014-2015)²