



FORT TOTTEN / RIGGS PARK / MANOR PARK

With an increasingly diverse housing stock and strong transportation connections, this neighborhood continues to grow as a dynamic residential community and multimodal center prime for future business opportunities. The neighborhood's residents, businesses, and mixed-use developments support the area as an up-and-coming transit village for local and regional markets.

RESIDENTIAL POPULATION

33,940
within one mile

SELECT NEW RETAILERS & RESTAURANT OPENINGS (2024+)

- Aldi (grocery)
- Menomale (restaurant)
- Urban Garden Brewing - DC's first BIPOC woman-owned & operated brewery.
- Wingstop (restaurant)

LEGACY BUSINESSES

- Lovely Lady Boutique, women's fashions (33 years business in business)
- Manor Park Barber Shop (61 years in business)
- Peaches Kitchen Restaurant, Jamaican and American cuisine (17 years in business)
- Riggs Dry Cleaners (33 years in business)
- Riggs Wine & Liquor (38 years in business)
- Senbeb Café (vegan and vegetarian soul food) & Senbeb Natural Foods Co-op (17+ years)
- Troka Insurance (17 years in business)
- The V.I.P. Room, event venue (45 years in business)

DEVELOPMENT PIPELINE

- Phase II of the Art Place at Fort Totten project will transform 5.1 acres into a 25,000 SF Aldi grocery store (December 2024 opening), Explore! Children's Museum, a family entertainment zone, and up to 294 apartments.
- Riggs Park Place is a four-acre site at the northeast intersection of South Dakota Avenue and Riggs Road. Phase I delivered 90 for-sale townhomes in 2022/23. Phase II includes Riggs Crossing Senior Residence, a new 93-unit senior affordable housing development with 9,500 SF of retail space (5,000 SF dedicated to local/unique retailers).
- The neighborhood welcomed the new 20,000 SF Lamond Riggs/Lillian J. Huff Library in 2022.



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 Retail/Restaurant
  Arts/Tourism
  Education
  Government
  Great Street
  Main Street
  BID Area



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	9,018	33,940	335,069
Daytime Population	6,960	27,011	284,495
Male	47%	48%	49%
Female	53%	52%	51%
High School Graduate +	93%	92%	88%
Bachelor's Degree +	48%	49%	58%
Graduate / Professional Degree	23%	25%	32%

HOUSEHOLDS			
Households (HH)	3,873	13,217	135,793
Average HH Size	2.3	2.5	2.4
Owner-occupied	48%	57%	42%
Renter-occupied	52%	43%	58%
Median Home Value	\$559,043	\$587,311	\$668,756

INCOME			
Average HH	\$105,221	\$123,734	\$147,803
Median HH	\$74,405	\$83,075	\$99,712
HH Income <\$50k	34%	31%	24%
HH Income \$50-\$75k	16%	15%	14%
HH Income \$75k+	50%	54%	62%
Average HH Disposable	\$73,013	\$82,620	\$93,904

AGE			
Age < 20	22%	22%	20%
Age 20-34	24%	22%	30%
Age 35-64	38%	39%	38%
Age 65+	16%	17%	12%
Median Age (years)	37.1	38.1	34.8

CONSUMER EXPENDITURES (\$ thousands)			
Apparel	\$9,143	\$35,933	\$452,920
Child Care	\$2,047	\$8,287	\$105,068
Computers & Accessories	\$1,228	\$4,764	\$60,950
Entertainment & Recreation	\$14,338	\$57,460	\$696,017
- Pets	\$3,489	\$14,009	\$169,842
Food at Home	\$27,539	\$108,485	\$1,333,978
Food away from Home	\$14,746	\$57,950	\$735,804
Health Care	\$25,264	\$101,578	\$1,185,105
- Medical Care	\$8,839	\$35,454	\$413,925
Home Improvement	\$16,130	\$69,431	\$761,941
Household Furnishings	\$10,917	\$43,561	\$534,091
Personal Care	\$3,787	\$14,903	\$187,243
Vehicle Maint. & Repair	\$5,094	\$20,059	\$246,031

COMMUTING PREFERENCE			
Drove alone	35%	44%	37%
Public transportation (excluding taxicab)	26%	21%	24%
Bicycle	3%	2%	3%
Walked	1%	2%	5%
Worked at home	27%	22%	22%
Other means	9%	9%	9%

MOBILITY			
Traffic Counts ¹	19,000-32,200	Riggs Rd NE	
	16,300	South Dakota Ave NE	

ESRI, 2024.1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)

CONTACT
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 **Metrorail Stations**
 Fort Totten

 **Capital Bikeshare Stations**
 3 within 1/2 mile

 **Traffic Counts¹**
 32,200 Riggs Rd NE

 **Walkscore**
 64 Somewhat Walkable

 **Residents w/in 10 min. car ride**
 137,600

MOBILITY