Riggs Crossing

Retail Space for Lease

307 Riggs Road NE · Washington, DC



true ground HOUSING PARTNERS | PAPADOPOULOS PROPERTIES

PROPERTY OVERVIEW

Open Your Doors in Fort Totten, DC's Next Neighborhood Destination

Be a part of Riggs Crossing in Fort Totten, DC, a close-knit, transit-rich community on the rise. Civil War–era history, parks and trails, and a unique urban-suburban feel meet a wave of new mixed-use development, all steps from the Fort Totten Metro. True Ground Housing Partners is seeking local and unique DC tenants for an exclusive opportunity.

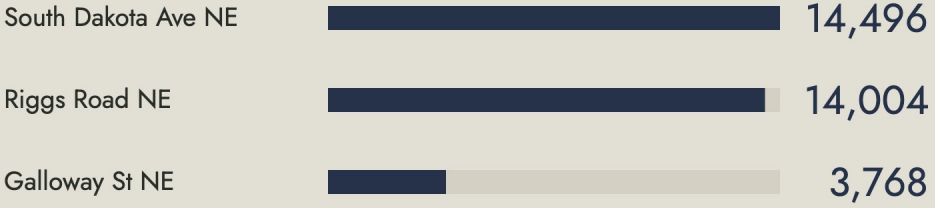
ADDRESS	307 Riggs Road NE, Washington, DC
SITE	6.5 acres · S. Dakota Ave & Riggs Rd
BUILDING	93 affordable 55+ senior units
AVAILABLE RETAIL	**5,407 SF**
PARKING	9–14 garage spaces, elevator lobby
TRANSIT	Fort Totten Metro · Capital Bikeshare



TRADE AREA STATISTICS

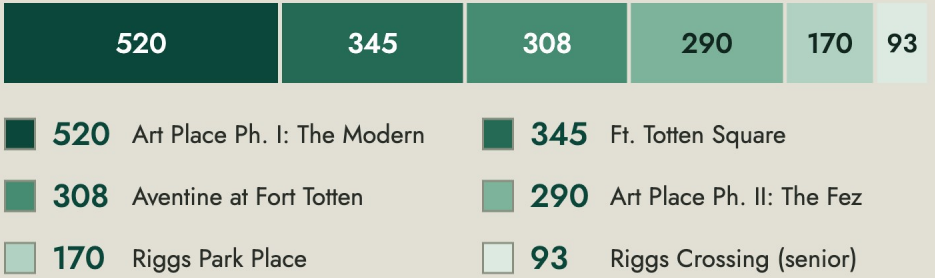
AVERAGE ANNUAL DAILY TRAFFIC

32,000+ combined daily vehicle trips on three adjacent streets



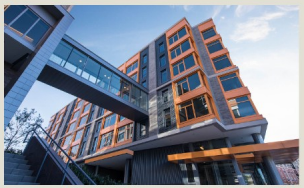
RESIDENTIAL UNITS NEARBY

1,726 homes across six communities



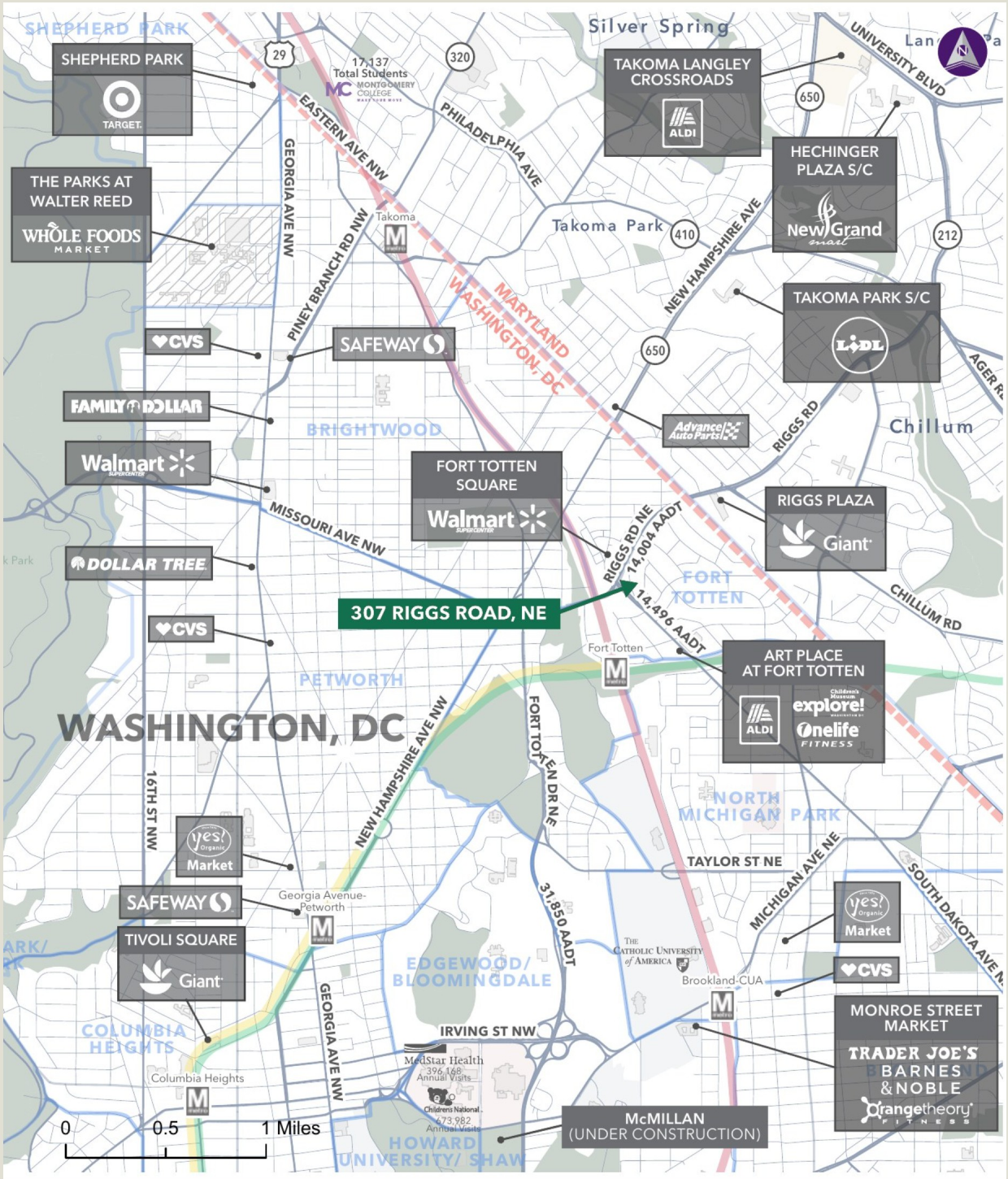
ART PLACE AT FORT TOTTEN

143K SF	48K SF	2,000	350+
Retail, Phases I & II	Food hall & tap room	Seat performance venue	Retail parking spaces









NEIGHBORHOOD

THE MARKET

	0.5 MI	1 MI	2 MI
Population	8,646	34,812	138,668
Avg. HH income	$107,482	$111,198	$130,078
Homeownership	53.6%	53.9%	49.6%
Daytime employees	1,354	6,934	34,705

CENSUS INFORMATION

The site is in Lamond Riggs, a residential neighborhood in Ward 4 of Northeast Washington, DC. Its zip code is home to 69,710 DC residents. Within the zip code, 26% of the population is age 55 and up, and 48% is age 25 to 54.

CONNECTIVITY

1.4 MI	Catholic University	1.7 MI	MedStar WHC & Children's National
2.25 MI	The Mall at Prince George's	2.4 MI	Columbia Heights DC USA
3.4 MI	Downtown Silver Spring	3.75 MI	Union Station
3.75 MI	Central Business District	4.3 MI	U.S. Capitol

Convenient to Northwest DC via Military Road, Missouri Avenue and Riggs Road.



GROCERY & EVERYDAY

Walmart
ALDI
7-Eleven



TENANTS IN THE AREA

DINING

Menomale
Tz'Ikin Cafe
Chick-fil-A
Five Guys
Wingstop

FITNESS & WELLNESS

Onelife Fitness
Phenix Salon Suites
DC Dental Studio



LY & EDUCATION

Explore! Children's Museum
Rocketship
Loving Care Daycare



COMMUNITY

Lamond-Riggs Library
UDC Bertie Backus Campus
Food & Friends
Takoma Aquatic Center
Fort Totten Park

IN THE BUILDING

Happy Violet

2,400 SF, leased, plus 93 senior residences above

COMING TO ART PLACE

48K SF food hall & tap room and a 2,000-seat performance venue at Phase II: The Fez

AERIAL MAP



FORT TOTTEN

TRANSIT

Fort Totten Metro

Red · Green · Yellow

FORT TOTTEN METRO RIDERSHIP (RIDERS PER DAY)

8,297 avg. weekday

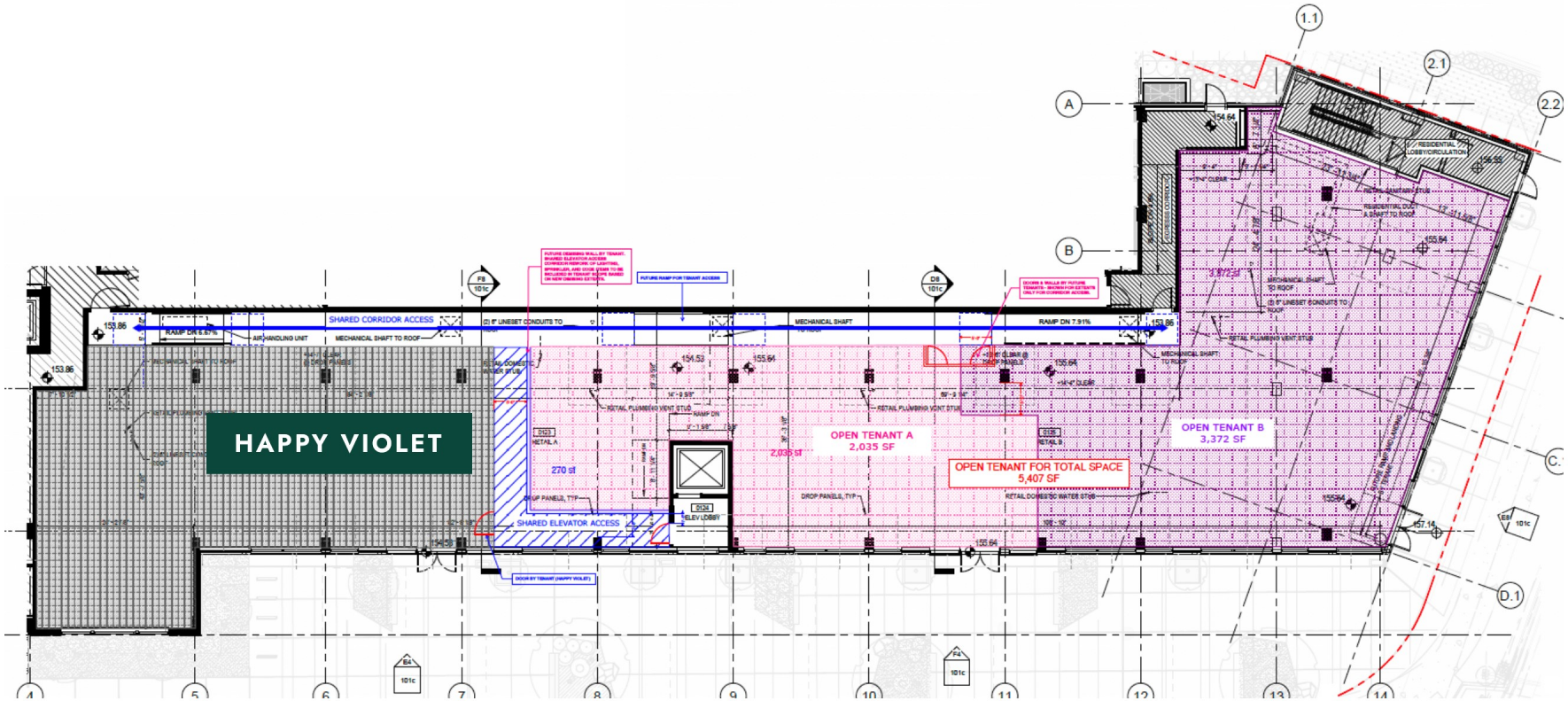
13,264 avg. weekend

BUS ACCESS

Bus stop on site · Fort Totten bus bay

Stops at Riggs Rd & S. Dakota Ave, Riggs Rd & Chillum Pl, and Chillum Pl & Kennedy St

GROUND FLOOR SITE PLAN





TOTAL AVAILABLE
5,407 SF

OPEN TENANT A
2,035 SF

OPEN TENANT B
3,372 SF

HAPPY VIOLET
2,400 SF · Leased

CLEAR HEIGHT
13′-4″ – 15′-5″

Exhibit A leasing plan (Torti Gallas + Partners). Space can be leased whole or demised into two.



CONTACT INFORMATION

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