



RAIPAPORT





**WASHINGTON, DC**  
**263 - 25,520 SF AVAILABLE**

# THE SHOPS AT PENN BRANCH

## WASHINGTON, DC

The redevelopment of The Shops at Penn Branch represents the transformation of a long-standing community retail center into a newly-designed, vibrant mix of retail, office and residential. Situated adjacent to the affluent Hillcrest and Penn-Branch neighborhood, this exciting new project is well-located and highly visible along the heavily-traveled Pennsylvania Avenue corridor. The Hillcrest and Penn-Branch submarkets offer high incomes and direct access to more than 122,000 D.C. residents.

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	25,069	254,598	543,008
 <b>DAYTIME POPULATION</b>	5,293	98,662	647,144
 <b>HOUSEHOLD INCOME</b>	\$69,802	\$81,572	\$543,008
 <b>TRAFFIC COUNTS</b>	22,600 on Pennsylvania Avenue		

### CO-TENANTS

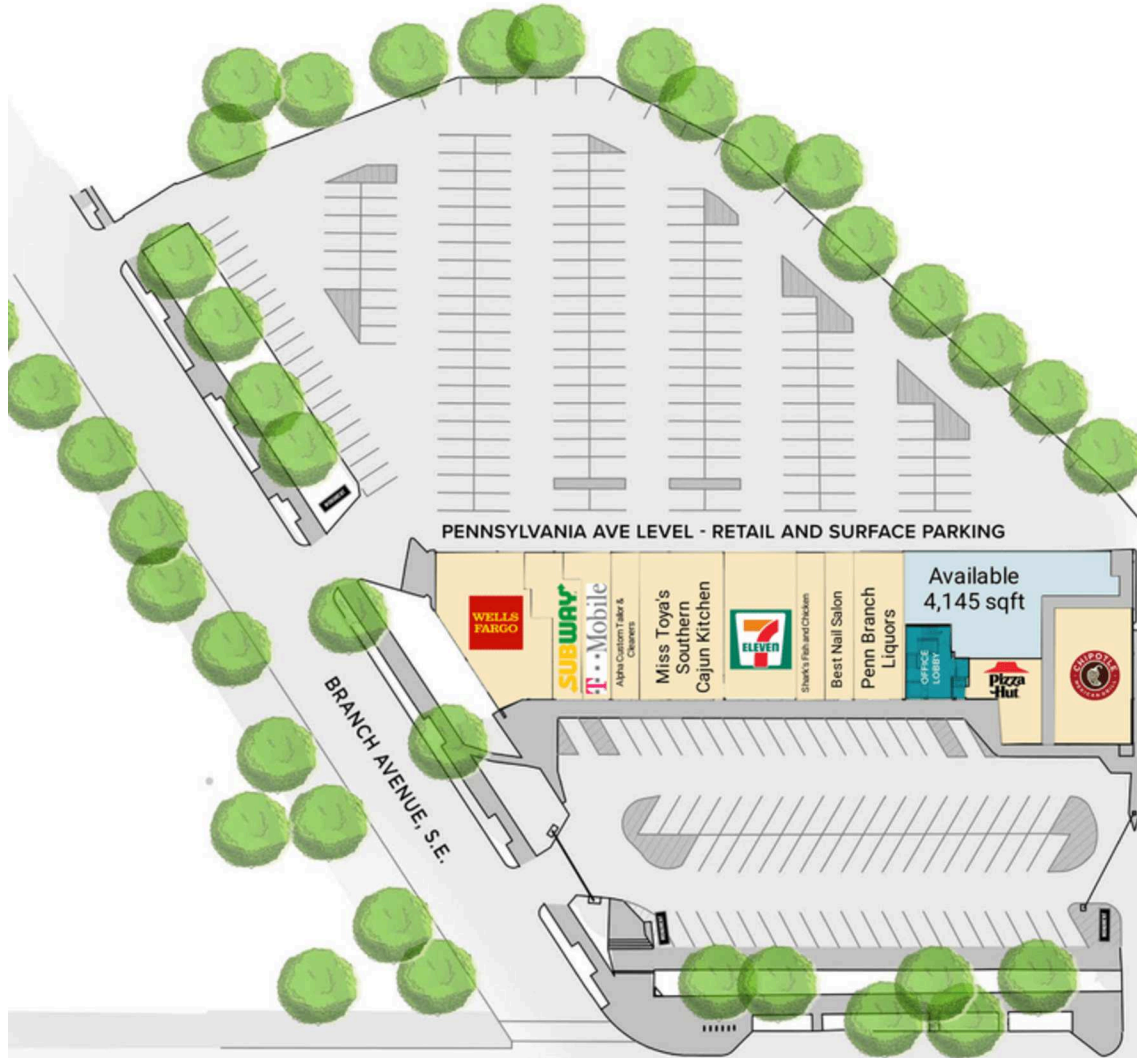




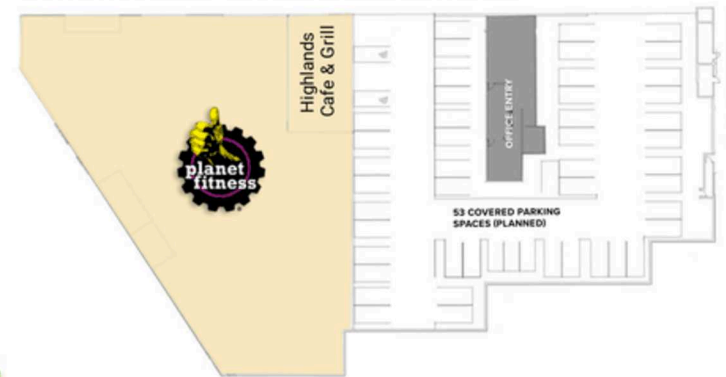
**(UNTITLED)**

**THE SHOPS AT PENN BRANCH | WASHINGTON, DC**

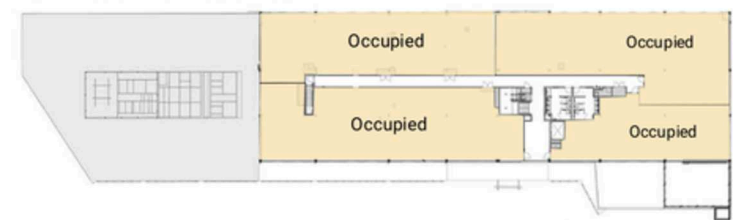
**263 - 25,520 SF AVAILABLE**



**BRANCH AVE LEVEL - RETAIL AND SURFACE PARKING**



**2ND FLOOR - OFFICE SPACE**



## **THE SHOPS AT PENN BRANCH**

**WASHINGTON, DC**

# RAPPAPORT

THE SHOPS AT PENN BRANCH | 3200 PENNSYLVANIA AVENUE S.E., WASHINGTON, DC

[rappaportco.com](http://rappaportco.com)