

## THE SHOPS AT PENN BRANCH

Washington, DC

263 - 25,520 SF available

**RAPPAPORT**  
CULTIVATING PLACES

# 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.

## 2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	25,069	254,598	543,008
Daytime Population	5,293	98,662	647,144
Household Income	\$69,802	\$81,572	\$543,008
Traffic Counts	22,600 on Pennsylvania Avenue		

## Co-Tenants





(Untitled)

263 - 25,520 SF available

● Space Available





# Tenant List

Space #	Sq. Ft.	Tenant
2-200	3,916 SF	Wells Fargo
2-203	1,300 SF	Subway
2-205	1,204 SF	T-Mobile
2-206	1,122 SF	Alpha Custom Tailor & Cleaners
2-207	1,034 SF	Available
2-208	1,932 SF	H & R Block
2-210	2,742 SF	7-Eleven, Inc.
2-212	1,036 SF	Star Pizza
2-213	1,100 SF	Best Nail Salon
2-214	1,875 SF	Penn Branch DC Inc.

Space #	Sq. Ft.	Tenant
2-216	1,776 SF	Beltway Beauty
2-218	7,500 SF	CVS of DC and VA, Inc.
3-200	2,394 SF	Available
3-201	514 SF	Available
3-202	884 SF	Available
3-203	495 SF	Available
3-208	476 SF	Available
3-209	706 SF	The H.O.P.E. Project - License
3-210	756 SF	Rhodes Construction
3-211	263 SF	Available

Space #	Sq. Ft.	Tenant
3-211b	303 SF	Available
3-213	2,175 SF	The Women's Collective
3-215	1,465 SF	Available
3-221	1,082 SF	Rapid Leasing, Inc.
3-230	1,203 SF	Debra Jeffries, D.D.S. & Eric
3-240	3,000 SF	The H.O.P.E. Project
100	20,000 SF	Planet Fitness
105	25,520 SF	Available
110	566 SF	Available
115	560 SF	Available

# The Property

**Discover your next retail opportunity at**  
**rappaportco.com**



WASHINGTON, D.C. | MARYLAND | VIRGINIA

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