





FORT TOTTEN SQUARE

District of Columbia 3rd Street and Riggs Road, NE Washington, D.C.

SPACE AVAILABLE

1,700 sq. ft. end cap

GROSS LEASABLE AREA

130,000 sq. ft.

DELIVERY DATE

4th Quarter 2014

PROPERTY OVERVIEW

Fort Totten Square is a new mixeduse development that will feature approximately 350 residentila units, in additional to a 120,000 square foot urban-format Walmart.

RETAILERS COMING SOON

Walmart Carolina Kitchen Subway

2014 DEMOGRAPHICS

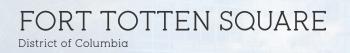
RAD	IUS	HH INCOME	POPULATION
1 m	ile:	\$66,897	32,603
3 m	ile:	\$79,005	302,777
5 m	ile:	\$105,511	735,324

TRAFFIC COUNT

30,319 vehicles daily on Riggs Road, NE

CONTACT

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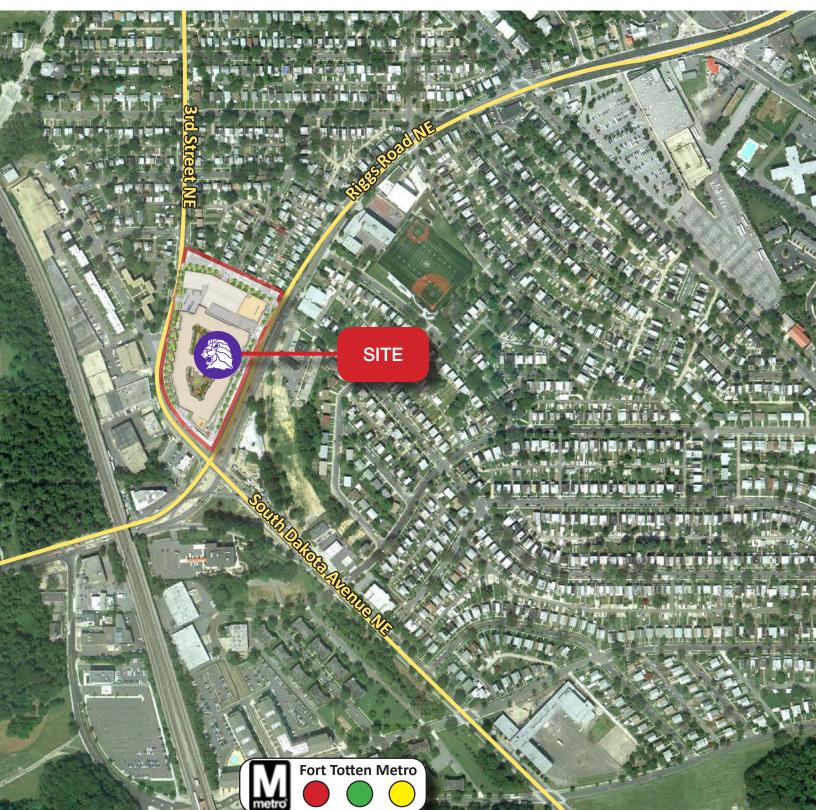
SITE PLAN



RESIDENTIAL PARKING ACCESS 3RD STREET, NE ARRIVAL COURT RESIDENTIAL PARKING ACCESS Exclusive in-line CHILUM PLACE, NE retail parking: WAL-MART PARKING ACCESS Approximately 40 spaces RESIDENTIAL SECONDARY ENTRY ECAROLINA Walmart 🔀 -LINE RETAIL 2 3 **BE OUTDOOR** BEATING AREA RIGGS ROAD NE -RESIDENTIAL TERTIARY ENTRY WAL-MART / IN-LINE RETAIL PARKING ACCESS **RIGGS ROAD, NE**

1	Available	1,700 sf
2	Subway	1,591 sf
3	Carolina Kitchen	5,969 sf

AERIAL VIEW

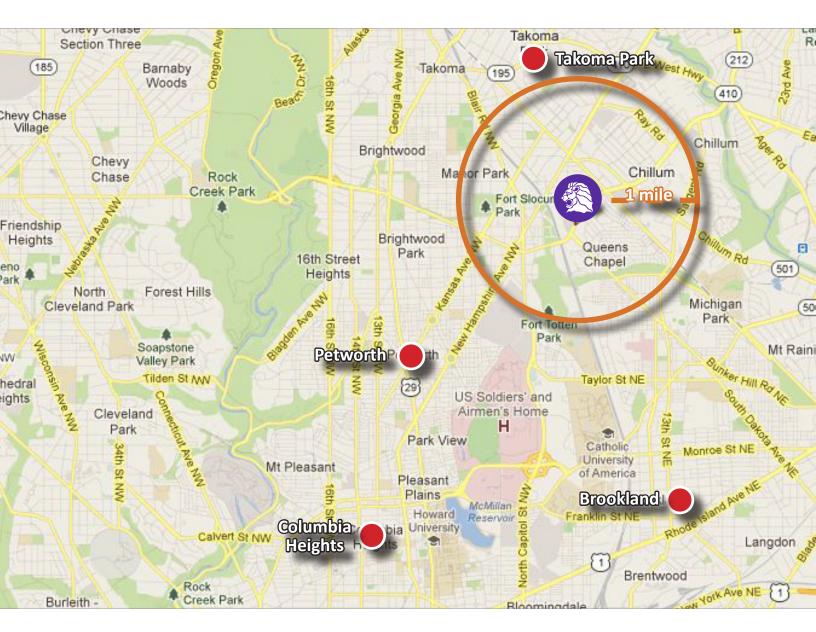




FORT TOTTEN SQUARE

MAP







FORT TOTTEN SQUARE

SITE RENDERINGS





