

# FORT TOTTEN / RIGGS PARK



**AN ESTABLISHED NEIGHBORHOOD** with a solid housing stock and access to Metrorail's Green, Red and Yellow Lines, Fort Totten is well positioned for future business opportunities. Envisioned as a "transit village" by the DC Comprehensive Plan, local and regional markets will be served by several mixed-use developments.

## FORT TOTTEN SQUARE, ANCHORED BY WALMART

The \$120 million project delivered 345 apartments, 130,000 SF of retail space (anchored by a 120,000 SF urban-format LEED certified Walmart) and 750 parking spaces in 2015. Addition retailers include Petco, Subway and Five Guys.

## ART PLACE AT FORT TOTTEN (PHASE I)

This new \$125 million mixed-use development will deliver 105,000 SF of retail/restaurant space and 520 apartments in Q2 2017.



\$424K /  
8%

AVERAGE HOME CLOSING PRICE  
IN 2016 / YEAR-OVER-YEAR  
INCREASE (2015-2016)<sup>3</sup>

## RESIDENTIAL DEVELOPMENT

From 2013 - 2015 the 11 acre site of the former Medstar Nursing Home at 6000 New Hampshire Avenue was redeveloped into a mix of 110 single family dwellings (up to 2,700 SF) and townhomes (1,800 - 1,900 SF).

0-½ mi 0-1 mi 0-3 mi

**POPULATION**

Population	8,074	32,700	318,086
Male	44%	46%	49%
Female	56%	54%	51%
High School Graduate +	90%	87%	83%
Bachelor's Degree +	39%	36%	45%
Graduate/Professional Degree	19%	17%	23%

**HOUSEHOLDS**

Households (HH)	3,535	13,277	124,383
Average HH Size	2.3	2.4	2.5
Owner-occupied	50%	56%	42%
Renter-occupied	50%	44%	58%
Median HH Value	\$339,281	\$361,227	\$431,614

**INCOME**

Average HH	\$64,109	\$70,886	\$88,563
Median HH	\$52,770	\$52,770	\$62,834
HH Income <\$50k	47%	45%	40%
HH Income \$50-\$75k	19%	18%	17%
HH Income \$75k+	34%	38%	43%
Average HH Disposable	\$49,542	\$53,967	\$64,119

**AGE**

Age < 20	20%	21%	21%
Age 20-34	23%	22%	29%
Age 35-64	38%	38%	38%
Age 65+	19%	19%	12%
Median Age (years)	41.0	40.9	35.1

**CONSUMER EXPENDITURES (\$ thousands)**

Apparel	\$6,057	\$25,456	\$305,162
Computers & Accessories	\$614	\$2,569	\$31,239
Entertainment & Recreation	\$8,354	\$34,579	\$405,852
-Pets	\$1,406	\$5,747	\$67,566
Food at Home	\$14,978	\$61,575	\$716,852
Food away from Home	\$9,085	\$37,654	\$454,663
Health Care	\$15,160	\$61,666	\$684,015
-Medical Care	\$5,344	\$21,719	\$245,208
Home Improvement	\$5,621	\$22,916	\$241,789
Household Furnishings	\$5,029	\$20,844	\$246,720
Personal Care Products	\$2,143	\$8,866	\$105,043
Vehicle Maint. & Repair	\$2,910	\$11,970	\$140,121

**AVAILABLE VEHICLES PER HH¹**

0	26%	24%	29%
1	48%	48%	45%
2-3	25%	27%	25%
4+	1%	1%	2%

**METRORAIL EXITS² (Avg weekday/Avg weekend)**

Fort Totten **7,455 / 3,362**

**TRAFFIC COUNTS (Avg. annual daily volumes)**

**28,200** Riggs Road

**18,000** South Dakota Avenue

Source: ESRI, 2016 Estimates & Projections 1. American Community Survey (2010-2014), values are rounded to nearest whole percent 2. WMATA (FY 2016) 3. MRIS (single family and condos), courtesy of Kevin J. Wood, Slate Properties

**CONTACT**

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