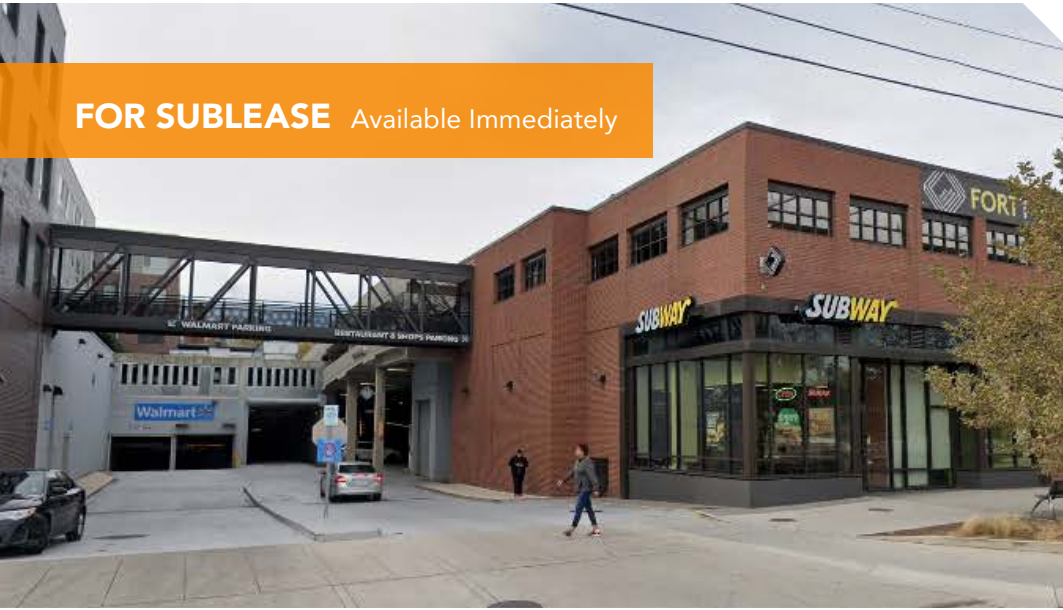


FOR SUBLEASE Available Immediately








318 Riggs Road NE

Washington, DC 20011






Overview

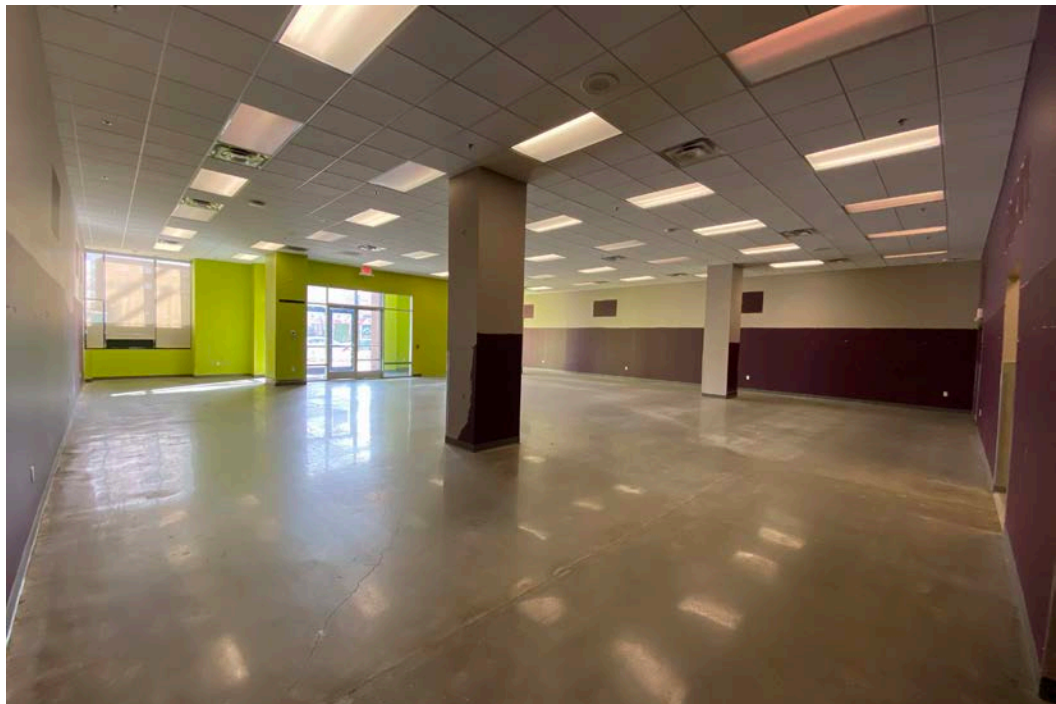
Strategically located at the corner of Riggs Road NE and South Dakota Avenue NE in one of DC's vibrant neighborhoods with future mixed-use projects such as Fort Totten South and the highly publicized Art Place at Fort Totten within eyeview. The opportunity is at the base of 250 modern residential units that is anchored by a 120,000 SF urban-format Walmart. Dedicated retail parking spaces available.

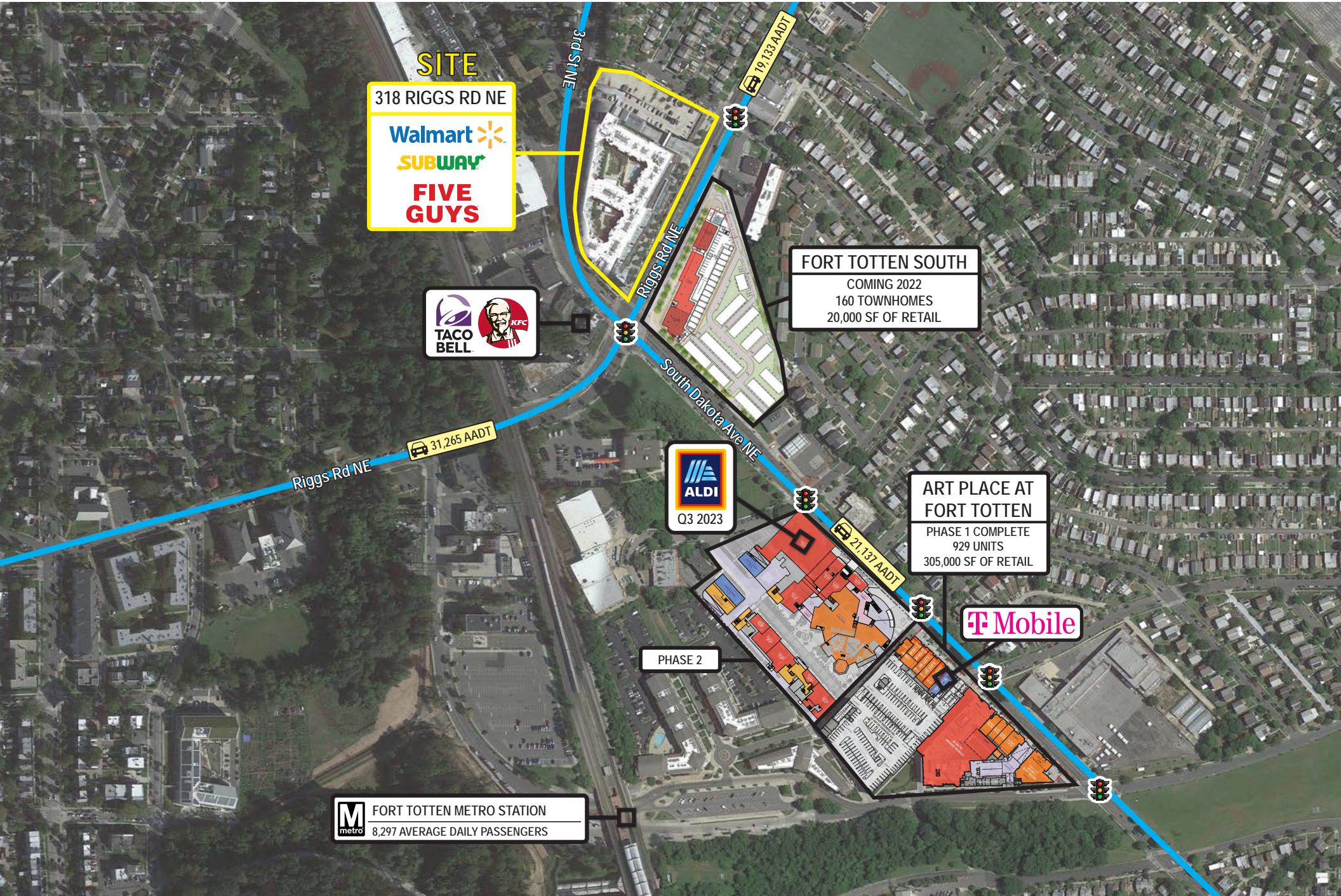
Quick Facts

Availability	Remaining Term - 1/31/27
Size	3,870 square feet
Rental Rate	Negotiable
Net Charges	TBD
Metro and Metro Bus	Fort Totten (8,297 AWR*)
Nearby Retailers	    

*AWR = Average Weekday Ridership

2020 Demographics	0.5 mile	1 mile	1.5 mile
 POPULATION	9,392	34,859	75,378
 HOUSEHOLDS	3,853	13,914	29,484
 AVG. HH INCOME	\$84,408	\$88,740	\$96,805
 DAYTIME POPULATION	8,098	28,761	66,088
 TRAFFIC COUNT	19,133 AADT (Riggs Rd NE)	21,137 AADT (South Dakota Ave NE)	





SITE
318 RIGGS RD NE
Walmart
SUBWAY
FIVE GUYS



FORT TOTTEN SOUTH
COMING 2022
160 TOWNHOMES
20,000 SF OF RETAIL

ALDI
Q3 2023

ART PLACE AT FORT TOTTEN
PHASE 1 COMPLETE
929 UNITS
305,000 SF OF RETAIL



PHASE 2

M metro FORT TOTTEN METRO STATION
8,297 AVERAGE DAILY PASSENGERS



Interested? Contact:

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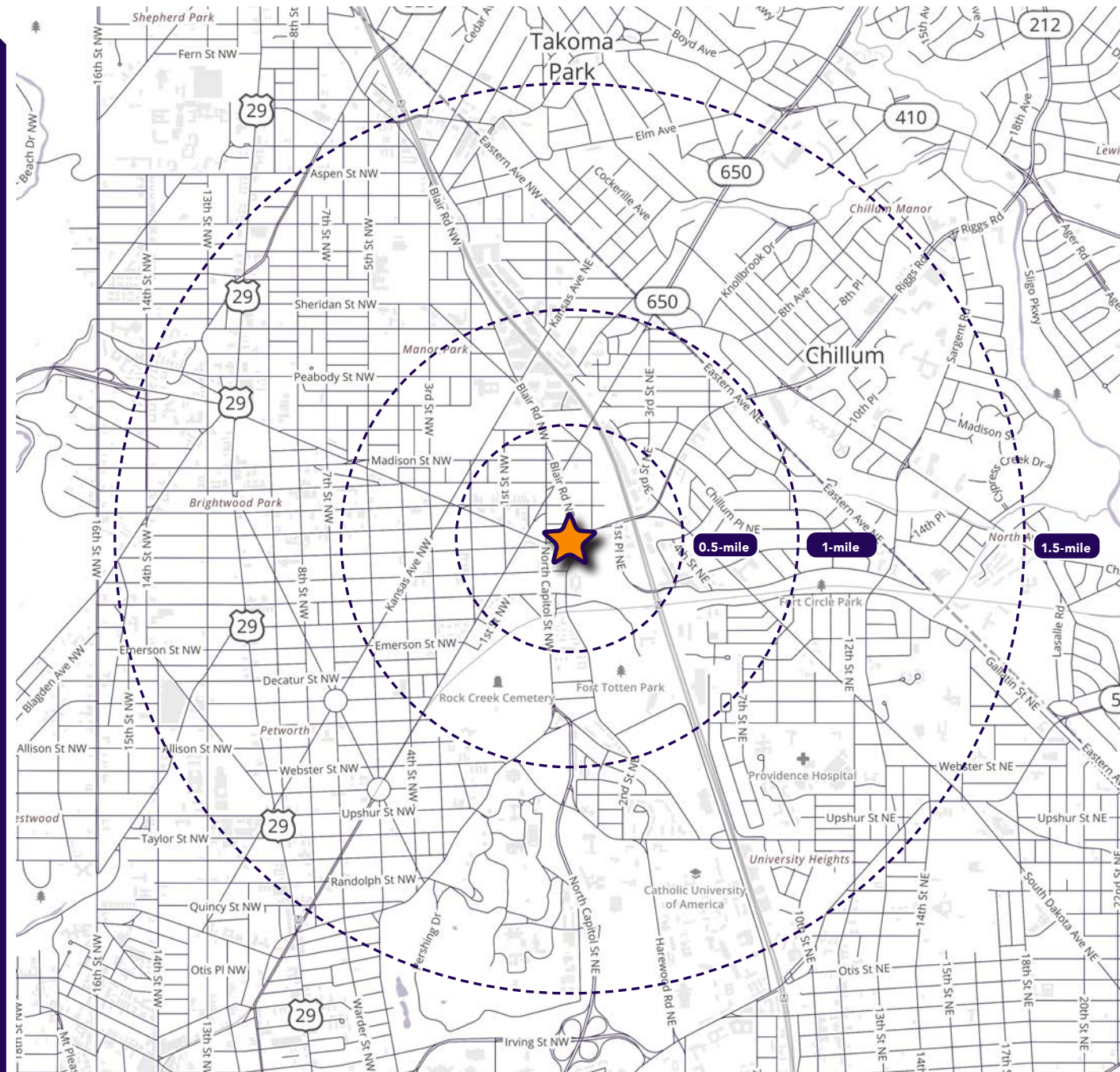
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