



**THE SECOND OLDEST COMMUNITY IN WASHINGTON**, Tenleytown overlooks the city from its highest point and blends a small town feel with a vibrant array of urban amenities along Wisconsin Avenue. Shopping, dining, recreation, and top-notch education are all within close walking distance of the neighborhood's tree-lined streets and two-story single-family homes. Multi-generational and family-oriented, Tenleytown continues to be among DC's most sought-after and stable communities.

## GREAT STREETS AND MAIN STREETS

As a designated Great Streets corridor small businesses can apply for grants to cover capital improvements and certain soft costs as funds become available. In 2019, up to \$50,000 was awarded per location. The corridor is also supported by the Tenleytown Main Street through community-based economic development programs.

## TOP LOCAL INDUSTRIES<sup>1</sup>

**25,962 Total Area Employment**

- Educational Services: **17%**
- Health Care & Social Assistance: **16%**
- Finance & Insurance: **10%**

## A VIBRANT COMMERCIAL CENTER

Tenleytown offers more than 30 restaurants, including the recently opened Bandit Taco (2019), Olive Bistro (2018), SEOULSPICE (2017), and Surfside (opening 2020). These establishments join anchor retailers Ace Hardware, The Container Store, Target, and Whole Foods, as well as iconic local businesses like Sullivan's Toys and Art Supplies and Middle C Music.

## NEW RESIDENTIAL DEVELOPMENT

- In 2018, Urban Investment Partners converted the former WAMU studios into a new, 100-unit apartment building.
- Over the next three years, more than 1,500 new residential units will be added to the market along with 305,000 SF of retail and 170,000 SF of office space.

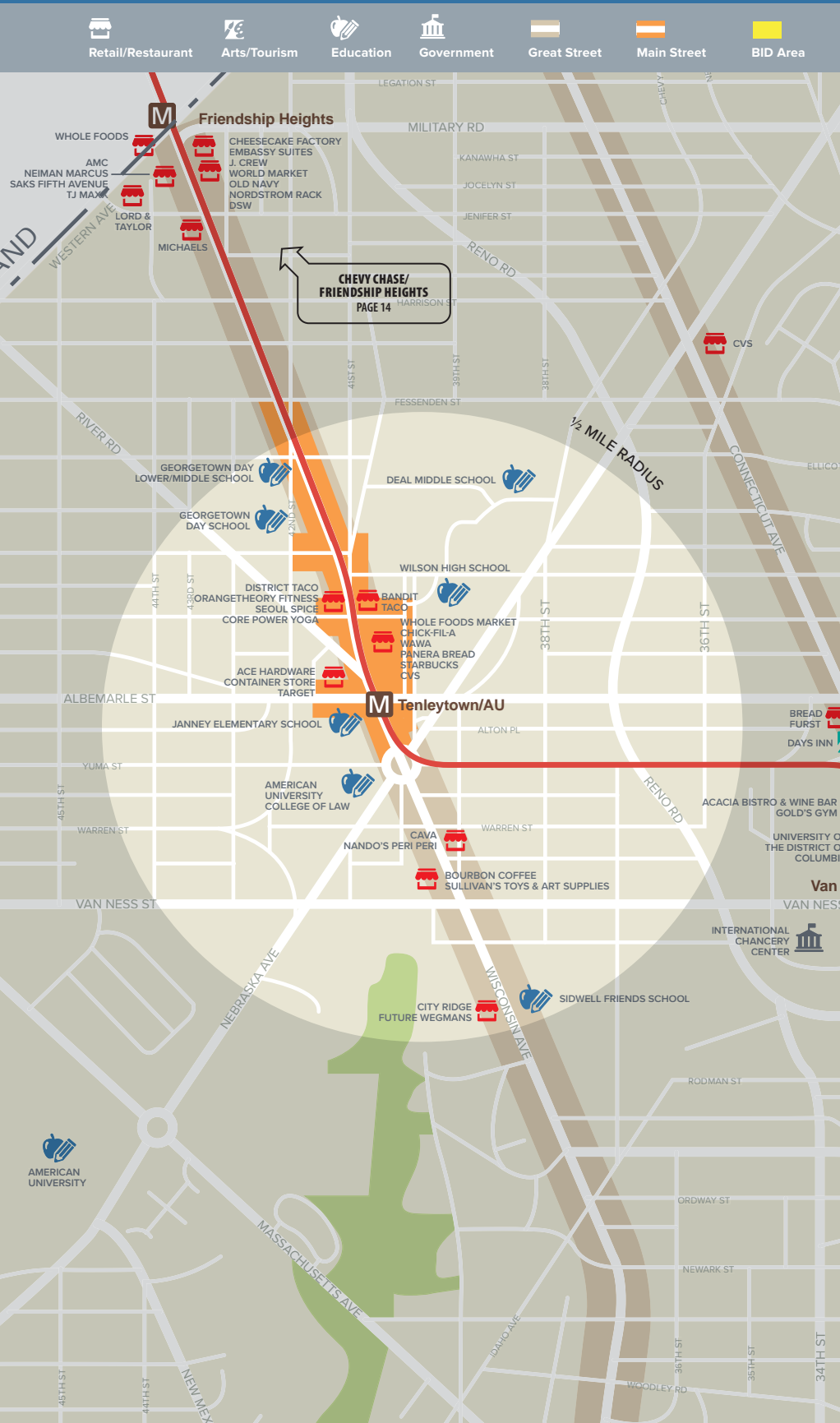


## WEGMANS + TARGET

- City Ridge, the redevelopment of the former Fannie Mae HQ, has started construction and will bring DC's first Wegmans, International Baccalaureate's Global Centre for the Americas, an Equinox gym, KinderCare, and additional retail & office space, plus 687 new residential units in 2021.
- Target opened a 46,000 SF store, its 8<sup>th</sup> small-format store in the DC metro area, above the Tenleytown Metrorail Station in November 2019.

1. JobsEQ (data for 2016 Zip Code, as of 2019 Q3)

# TENLEYTOWN



0-1/2 mi    0-1 mi    0-3 mi

## POPULATION

Population	6,100	34,405	249,774
Male	45%	44%	47%
Female	55%	56%	53%
High School Graduate +	97%	98%	94%
Bachelor's Degree +	86%	86%	78%
Graduate / Professional Degree	58%	57%	50%

## HOUSEHOLDS

Households (HH)	2,295	14,750	112,656
Average HH Size	2.4	2.1	2.1
Owner-occupied	66%	54%	49%
Renter-occupied	34%	46%	51%
Median HH Value	\$930,624	\$916,351	\$932,582

## INCOME

Average HH	\$224,341	\$197,380	\$181,167
Median HH	\$165,475	\$141,116	\$119,506
HH Income <\$50k	13%	18%	20%
HH Income \$50-\$75k	6%	8%	11%
HH Income \$75k+	81%	74%	68%
Average HH Disposable	\$129,415	\$116,081	\$108,192

## AGE

Age < 20	17%	20%	19%
Age 20-34	27%	28%	27%
Age 35-64	38%	34%	37%
Age 65+	17%	18%	17%
Median Age (years)	38.7	36.4	37.5

## CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$12,645	\$72,047	\$508,512
Child Care	\$3,555	\$19,643	\$135,591
Computers & Accessories	\$1,176	\$6,760	\$47,652
Entertainment & Recreation	\$18,287	\$103,769	\$726,889
- Pets	\$3,340	\$19,100	\$133,739
Food at Home	\$27,515	\$158,358	\$1,131,096
Food away from Home	\$21,194	\$121,567	\$860,230
Health Care	\$29,477	\$169,167	\$1,189,386
- Medical Care	\$9,836	\$56,481	\$396,276
Home Improvement	\$13,935	\$77,991	\$534,188
Household Furnishings	\$11,498	\$66,067	\$463,419
Personal Care Products	\$4,853	\$27,883	\$196,858
Vehicle Maint. & Repair	\$5,640	\$33,358	\$235,690

## AVAILABLE VEHICLES PER HH<sup>1</sup>

0	22%	19%	26%
1	45%	50%	44%
2-3	33%	30%	28%
4+	1%	1%	1%

## MOBILITY

MetroRail Exits <sup>2</sup> avg weekday/avg weekend	5,337 / 2,196	Tenleytown-AU
Traffic Counts <sup>3</sup>	29,500	Wisconsin Avenue
	4,900	Albemarle Street

Source: ESRI, 2019 Estimates & Projections; 1. American Community Survey (2013-2017), values are rounded to nearest whole percent; 2. WMATA (FY 2019); 3. DDoT (Daily Avg, 2017); 4. TransitScreen

## CONTACT

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<b>MetroRail Exits<sup>2</sup></b> 5,337 / 2,196 Avg weekday/Avg weekend	<b>Capital Bikeshare Arrivals</b> 1,614 2019 Avg Monthly	<b>Traffic Counts<sup>3</sup></b> 29,500 Wisconsin Avenue	<b>Mobility Score<sup>4</sup></b> 100 Excellent Mobility	<b>Walkscore</b> 90 Walker's Paradise	<b>Residents w/in 10 min. car ride</b> 160,251
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**MOBILITY**

# PHOTO CREDITS

## **Bellevue/South Capitol**

Bottom Left: Image courtesy of City Interests

## **Deanwood**

Top Left: Image courtesy of The Warrenton Group

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## **East Capitol / Capitol Gateway**

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## **Minnesota & Benning**

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## **Southwest Waterfront**

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## **Tenleytown**

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