



LOCATED ALONG THE RHODE ISLAND AVENUE CORRIDOR in northeast DC, the neighborhood of Brentwood is fast emerging as a major destination for retail and commerce with the Rhode Island Metrorail Station at the epicenter of this transformation. As one of Pierre L'Enfant's original streets, Rhode Island Avenue serves as a major commuter corridor, joining the heart of downtown DC to the heavily populated Maryland suburbs.

TRANSIT-ORIENTED MIXED-USE DEVELOPMENT

- Bryant Street (redevelopment of Rhode Island Avenue Shopping Center) will feature up to 1,600 residential units and 275,000 SF of retail, anchored by a 9-screen, Alamo Drafthouse Cinema. Phase I is under construction and will deliver in Q1 2021.
- RIA (redevelopment of Brookland Manor) will consist of 1,760 residential units and 181,000 SF of retail and is supported by a \$47M TIF.
- Brookland Press delivered 295 apartments in 2017.
- Barrow Milestone, developed by H Street CDC, delivered 116 affordable apartments and 5,000 SF of retail/restaurant space in 2016.
- Boundary Companies (1 acre), Jack Sarf's Franklin & Rocky Properties (2.75 acres), and Trammell Crow (1.2 acres) made land purchases along Reed Street in 2018.



RHODE ISLAND ROW

The neighborhood's "town center" features 274 apartments and 70,000 SF of retail/restaurant space. Anchor tenants include The Carolina Kitchen, Chipotle, CVS, the Department of Motor Vehicles, Dunkin' Donuts and Sala Thai.

GREAT STREETS RETAIL SMALL BUSINESS GRANTS

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 Rhode Island Avenue, NE Main Street through locally-focused economic development programs.



RHODE ISLAND AVE, NE / BRENTWOOD



0-1/2 mi 0-1 mi 0-3 mi

POPULATION

Population	11,352	37,451	406,561
Male	46%	48%	49%
Female	54%	52%	51%
High School Graduate +	84%	89%	90%
Bachelor's Degree +	42%	54%	61%
Graduate / Professional Degree	20%	28%	35%

HOUSEHOLDS

Households (HH)	4,899	14,920	184,098
Average HH Size	2.2	2.3	2.1
Owner-occupied	36%	42%	40%
Renter-occupied	64%	58%	60%
Median HH Value	\$518,539	\$620,087	\$640,437

INCOME

Average HH	\$85,672	\$101,525	\$126,766
Median HH	\$59,083	\$71,305	\$89,959
HH Income <\$50k	43%	37%	29%
HH Income \$50-\$75k	17%	15%	13%
HH Income \$75k+	41%	48%	58%
Average HH Disposable	\$60,234	\$68,717	\$81,960

AGE

Age < 20	23%	22%	17%
Age 20-34	23%	27%	32%
Age 35-64	38%	37%	38%
Age 65+	16%	14%	13%
Median Age (years)	37.6	35.6	35.6

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$11,257	\$39,142	\$601,584
Child Care	\$2,566	\$9,384	\$152,131
Computers & Accessories	\$1,007	\$3,599	\$56,175
Entertainment & Recreation	\$15,306	\$54,877	\$835,350
- Pets	\$2,732	\$10,036	\$152,944
Food at Home	\$26,066	\$90,505	\$1,366,116
Food away from Home	\$17,615	\$64,095	\$1,012,531
Health Care	\$26,163	\$93,108	\$1,387,017
- Medical Care	\$8,708	\$31,028	\$460,721
Home Improvement	\$9,791	\$37,217	\$554,061
Household Furnishings	\$9,387	\$34,377	\$532,923
Personal Care Products	\$3,981	\$14,603	\$228,308
Vehicle Maint. & Repair	\$4,791	\$17,817	\$277,019

AVAILABLE VEHICLES PER HH¹

0	40%	35%	37%
1	43%	44%	44%
2-3	16%	20%	17%
4+	1%	1%	1%

MOBILITY

Metrorail Exits ² avg weekday/avg weekend	5,383 / 1,900	Rhode Island Ave
Traffic Counts ³	39,000	Rhode Island Avenue, NE

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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Metrorail Exits² 5,383 / 1,900 Avg weekday/Avg weekend	Capital Bikeshare Arrivals 1,042 2019 Avg Monthly	Traffic Counts³ 39,000 Rhode Island Avenue, NE	Mobility Score⁴ 100 Excellent Mobility	Walkscore 83 Very Walkable	Residents w/in 10 min. car ride 176,679

MOBILITY

PHOTO CREDITS

Bellevue/South Capitol

Bottom Left: Image courtesy of City Interests

Deanwood

Top Left: Image courtesy of The Warrenton Group

Dupont Circle

Main: Photo by Sam Kittner Photographer
(courtesy of the Dupont Circle BID)

East Capitol / Capitol Gateway

Main: Rendering courtesy of A&R Development

Fort Totten

Main: Image courtesy of Perkins Eastman DC

Georgetown

Main: Image courtesy of the Georgetown BID

Georgia Avenue / Walter Reed

Main: Image courtesy of Urban Atlantic

Golden Triangle

Bottom Center: Image courtesy of the Golden Triangle BID

Hillcrest / Skyland

Main: Rendering courtesy of WC Smith

Minnesota & Benning

Main: Rendering courtesy of Cedar Realty Trust

Mount Vernon Triangle

Top Middle: Image courtesy of the Mt. Vernon Triangle CID
Bottom Left: Image courtesy of the Mt. Vernon Triangle CID
Bottom Right: Image courtesy of the Mt. Vernon Triangle CID

Parkside / Kenilworth

Bottom Right: Image courtesy of City Interests

Northwest One

Main: Image courtesy of WDG Architecture

Rhode Island Avenue, NE / Brentwood

Top Middle: Image courtesy of MRP Realty
Bottom Right: Image courtesy of MidCity

Southwest Waterfront

Bottom Left: Photo courtesy of the SW BID

Tenleytown

Top Center: Image courtesy of Roadside Development

The Wharf

Main: Image courtesy of the District Wharf
Bottom Middle: Image courtesy of the District Wharf



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