



HILL EAST WATERFRONT - PARK KENNEDY

1900 MASSACHUSETTS AVENUE, SE | AKA 1901 C STREET, SE, WASHINGTON, DC 20003

2 BLOCKS FROM
NEW RFK STADIUM
DEVELOPMENT

266 NEW
RESIDENTIAL UNITS

PARKKENNEDY.COM

NOW LEASING

DUFFY'S IRISH PUB

LAST SPACE AVAILABLE
3,072 SF

Alpha-Bet-A

SALA THAI



STADIUM-ARMORY
1,760 PPD

19TH STREET - 5,100 ADT

MASSACHUSETTS AVE - 5,300 ADT

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DEMOGRAPHICS | 2025:

10 MIN WALK	0.25-MILE	0.5-MILE	1-MILE
Population			
5,236	3,259	6,843	34,522
Daytime Population			
2,347	988	3,410	25,759
Average HH Income			
\$210,711	\$227,681	\$211,323	\$175,072
Median HH Income			
\$150,090	\$165,526	\$146,967	\$114,870

METRO RIDERSHIP | 2025:



RETAIL SPACE AVAILABLE

- Hill East Waterfront is a 60 plus acre multi-phased mixed use development.
- Park Kennedy is 266 unit apartment building which is over 95% occupied.
- Last Retail space available is 3,072 SF on Prime Corner.
- Can be vented for restaurant use and has huge outdoor seating area.
- Adjacent to Stadium/Armory Metro with approximately 1,760 riders per day.
- Easily accessible from I-295, Independence Avenue and East Capitol Street.

MATT SKALET

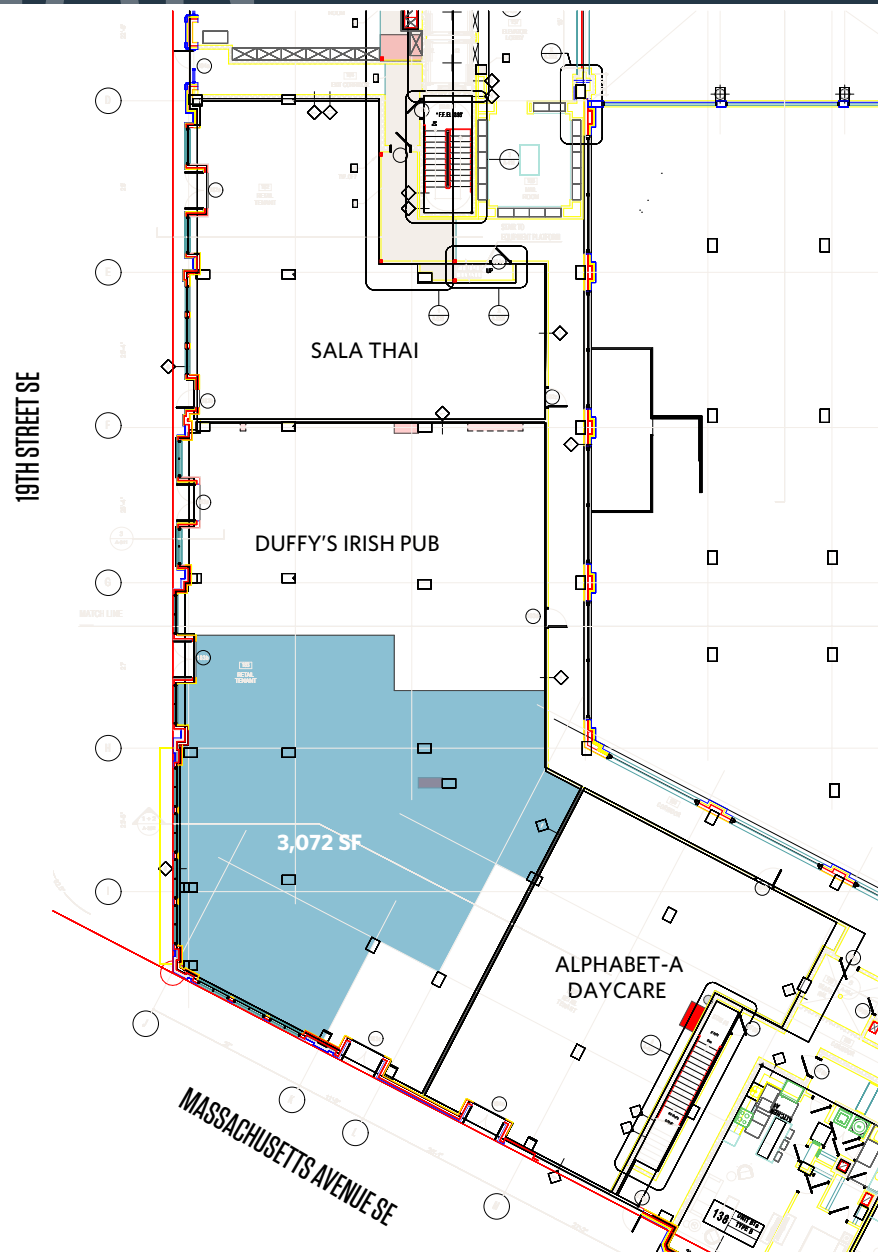
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PHASE 1
NOW AVAILABLE

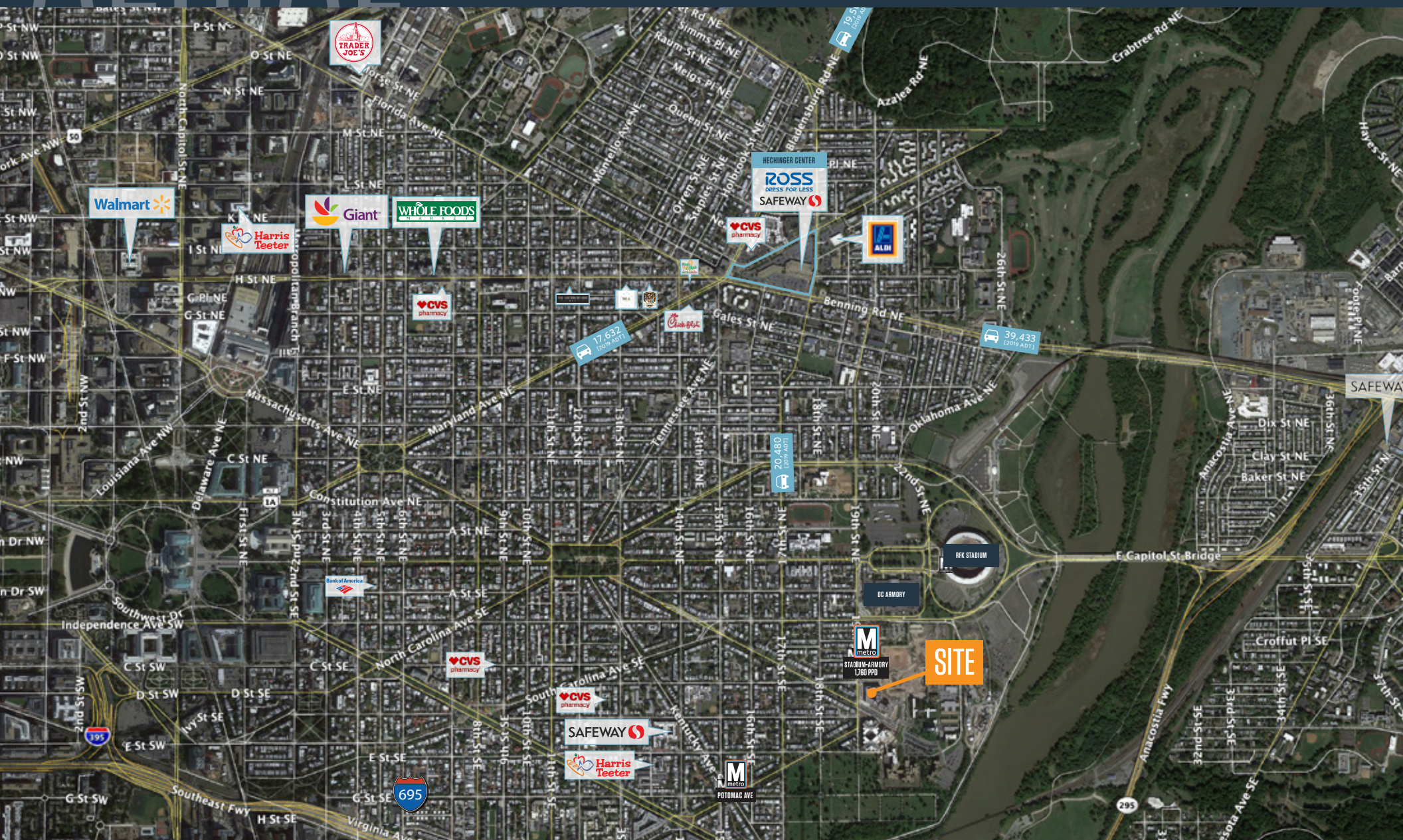


STADIUM-ARMORY
1,760 PPD

AERIAL

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DEVELOPMENT PLAN

BUILDING F
PHASE IIBUILDING G
PHASE I

HillEast Waterfront Redevelopment

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RENDERINGS | HILL EAST WATERFRONT - PARK KENNEDY

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