

# SKYLAND

TOWN CENTER

A PLACE TO CALL  
**YOUR OWN**



**RAPPAPORT**  
CULTIVATING PLACES



# DISCOVER D.C.'S NEWEST RETAIL DESTINATION

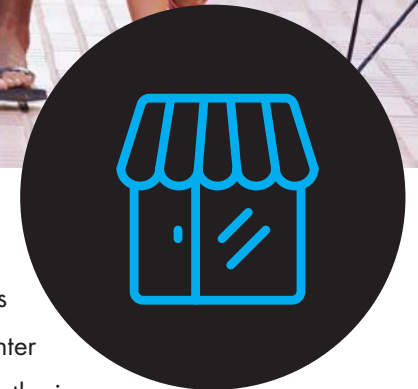


AN 18.5 ACRE, MIXED-USE RESIDENTIAL AND RETAIL DEVELOPMENT IN  
SOUTHEAST WASHINGTON, D.C. WITH 126 TOWNHOMES, 75-UNIT  
SENIOR CENTER, PARK SPACE, AND 10,000 ADDITIONAL SF OF  
GROUND-FLOOR RETAIL TO COME.

# A PLACETO CALL YOUR OWN

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As the largest retail development in southeast Washington, D.C., Skyland Town Center offers retailers the opportunity to expand by providing much-needed services and amenities to the community. Named Washington Business Journal's 2023 Deal of the Year, Skyland Town Center offers untapped market opportunity for anchors, full-service restaurants, quick-service restaurants, soft goods apparel and service retailers.



Skyland Town Center offers 480 residential units along 134,289 SF of first-floor retail. This vibrant, town-square setting combines living, shopping, and gathering into one place. Skyland Town Center offers new apartments, pedestrian-friendly streetscapes, outdoor gathering spaces, and retail stores with all the services and amenities residents of Washington, D.C., Maryland and Virginia need to thrive. Upcoming plans include the addition of 126 townhomes and a 75-unit senior living facility. Skyland Town Center has been designed to offer a unique shopping experience in an extremely dense, yet underserved urban market.

# TREMENDOUS OPPORTUNITY



AN UNDERSERVED  
RETAIL MARKET  
IN SOUTHEAST  
WASHINGTON, D.C.



LOCATED IN A  
NEIGHBORHOOD KNOWN  
FOR ITS COMMUNAL,  
SUBURBAN SETTING



FEW GROCERY  
OR RESTAURANT  
OPTIONS IN THE  
NEIGHBORHOOD



# RESIDENTIAL UNITS ABOVE

AROUND THE CLOCK ACTIVITY AND DEMAND  
FROM A CAPTIVE AUDIENCE

# PEDESTRIAN AMENITIES

OUTDOOR GATHERING SPACES TO PROVIDE AN ENJOYABLE  
SHOPPING EXPERIENCE AND ENTICE SHOPPERS TO STAY LONGER

# ACCESSIBLE DESIGN

BALANCE THE NEEDS OF RETAILERS, PEDESTRIANS AND  
AUTOMOBILES WITH ACCESS POINTS, WALKWAYS AND PARKING  
ENCOURAGING SHOPPERS TO STAY LONGER

LOGAN CIRCLE

MT VERNON SQUARE



NOMA

NORTH EAST WASHINGTON

H STREET CORRIDOR

UNION STATION



DEANWOOD



NATIONAL MALL

UNITED STATES CAPITOL

CAPITOL HILL

THE WHARF

CAPITOL RIVERFRONT

NAVY YARD



SKYLAND TOWN CENTER

FORT CIRCLE PARK

POTOMAC RIVER

ANACOSTIA RIVER

SOUTH EAST WASHINGTON

PENN BRANCH

HILLCREST

CAPITOL HEIGHTS



DOWNTOWN ANACOSTIA

DISTRICT OF COLUMBIA  
MARYLAND

ST. ELIZABETHS



JOINT BASE ANACOSTIA-BOLLING



CONGRESS HEIGHTS



HILLCREST HEIGHTS

ARNOLD HEIGHTS

DISTRICT HEIGHTS

# AREA OVERVIEW



**SKYLAND TOWN CENTER**

CVS pharmacy  
Starbucks  
CHASE  
LIDL

**PENN WAY MARKET**

PIZZA  
**PAPA JOHN'S**  
UNITED STATES POSTAL SERVICE



**GOOD HOPE MARKETPLACE**

SAFEWAY  
WELLS FARGO  
America's Best WINGS  
SUBWAY

7 ELEVEN  
LAX wine spirits  
PIZZA BOLIT'S



SUITLAND PARKWAY 42,500 VPD

25 TH ST 5,800 VPD

ALABAMA AVE 11,400 VPD

INAYLOR RD 11,540 VPD

GOOD HOPE RD 17,500 VPD

PENNSYLVANIA AVE 42,500 VPD

# DEMOGRAPHICS



## POPULATION

1 Mile	2 Miles	3 Miles
38,929	108,678	272,090



## AVERAGE HOUSEHOLD INCOME

1 Mile	2 Miles	3 Miles
\$70,118	\$791,893	\$96,363



## DAYTIME POPULATION

1 Mile	2 Miles	3 Miles
16,737	49,098	129,184

# EXPENDITURES



## APPAREL

0.5mi - \$7.73M



## ENTERTAINMENT

0.5mi - \$12.1M



## DINING AND DRINKS

0.5mi - \$32.8M



# ACCESSIBILITY

## VEHICLES PER DAY

25,269 on Alabama Ave at Good Hope & Naylor Rd  
36,684 on Naylor Rd at Alabama & Good Hope



## BUS ROUTES

Within walking distance to more than 15 bus stops



## METRO STOPS

Accessible from the Anacostia and Naylor Road Metro stations



## CAPITAL BIKESHARE

A dedicated station at the Skyland site

# SITE PLAN

SKYLAND TOWN CENTER I WASHINGTON D.C.



- LEASE PENDING
- LEASED
- AVAILABLE
- 126 TOWNHOMES
- 75 SENIOR APARTMENT UNITS

HALFSMOKE

PHONE SPOT



- LEASE PENDING
- AVAILABLE
- LEASED
- 75 SENIOR APARTMENT UNITS

# GROW YOUR BUSINESS IN D.C.



SKYLAND TOWN CENTER OFFERS RETAILERS UNPARALLELED OPPORTUNITIES TO START, GROW, RELOCATE OR EXPAND.

# NOW OPEN

AT SKYLAND TOWN CENTER

♥ **CVS** pharmacy<sup>®</sup>



**&pizza**



**CHASE**

**SKYLAND NAILS  
AND SPA**



**FUJI STEAKHOUSE  
& SUSHI**



**MAIZAL**  
LATIN STREET FOOD

**edenbridge** PAGE  
AT SKYLAND TOWN CENTER

**TREK**

**tropical** SMOOTHIE **CAFE**

**mezeh**

## SERVICES

Fitness & Health | Full Service

Sit-Down Dining | Quick Service | Casual Dining

- > **A prominent D.C. location**
- > **The largest retail development in southeast Washington, D.C.**
- > **An untapped market with high demand**
- > **A small investment with potential for big ROI**
- > **Maximum brand exposure**
- > **New commercial space**
- > **The first Starbucks drive-thru in D.C.**
- > **The first Lidl grocery store in D.C.**





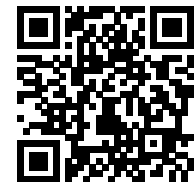
**COMING SOON  
TO SKYLAND**



**HALFSMOKE**



**CHECK US OUT!** [WWW.SKYLANDTOWNCENTER.COM](http://WWW.SKYLANDTOWNCENTER.COM)



**FOOD  
MARKET**



**SKYLAND**  
TOWN CENTER

**A PLACE TO CALL  
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