

TIVOLI SQUARE

COLUMBIA HEIGHTS, WASHINGTON, DC
1,732 SF AVAILABLE

RAPPAPORT



TIVOLI SQUARE

COLUMBIA HEIGHTS, WASHINGTON, DC

- | 216 onsite parking spaces with customer validation available
- | Columbia Heights metro rail is the 10th busiest station system wide and accommodates 11,497 passengers daily
- | Located in the hot Columbia Heights sub-market, Tivoli Square

DEMOGRAPHICS 2022

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	10,141	37,482	91,011
 DAYTIME POPULATION	5,381	16,407	50,777
 HOUSEHOLD INCOME	\$117,239	\$111,825	\$125,825
 TRAFFIC COUNTS	17,428 on 14th Street NW		

AREA RETAILERS



TIVOLI SQUARE
COLUMBIA HEIGHTS, WASHINGTON, DC

DC USA



16TH STREET NW

Wawa

Capital One

**CHILDREN'S
HOSPITAL**



TIVOLI SQUARE



MONROE STREET NW

216 PARKING SPACES

14TH STREET NW 17,428 VPD

PARK ROAD NW

13TH STREET

citibank & pizza

KENYON ST NW



CAVA



BB&T

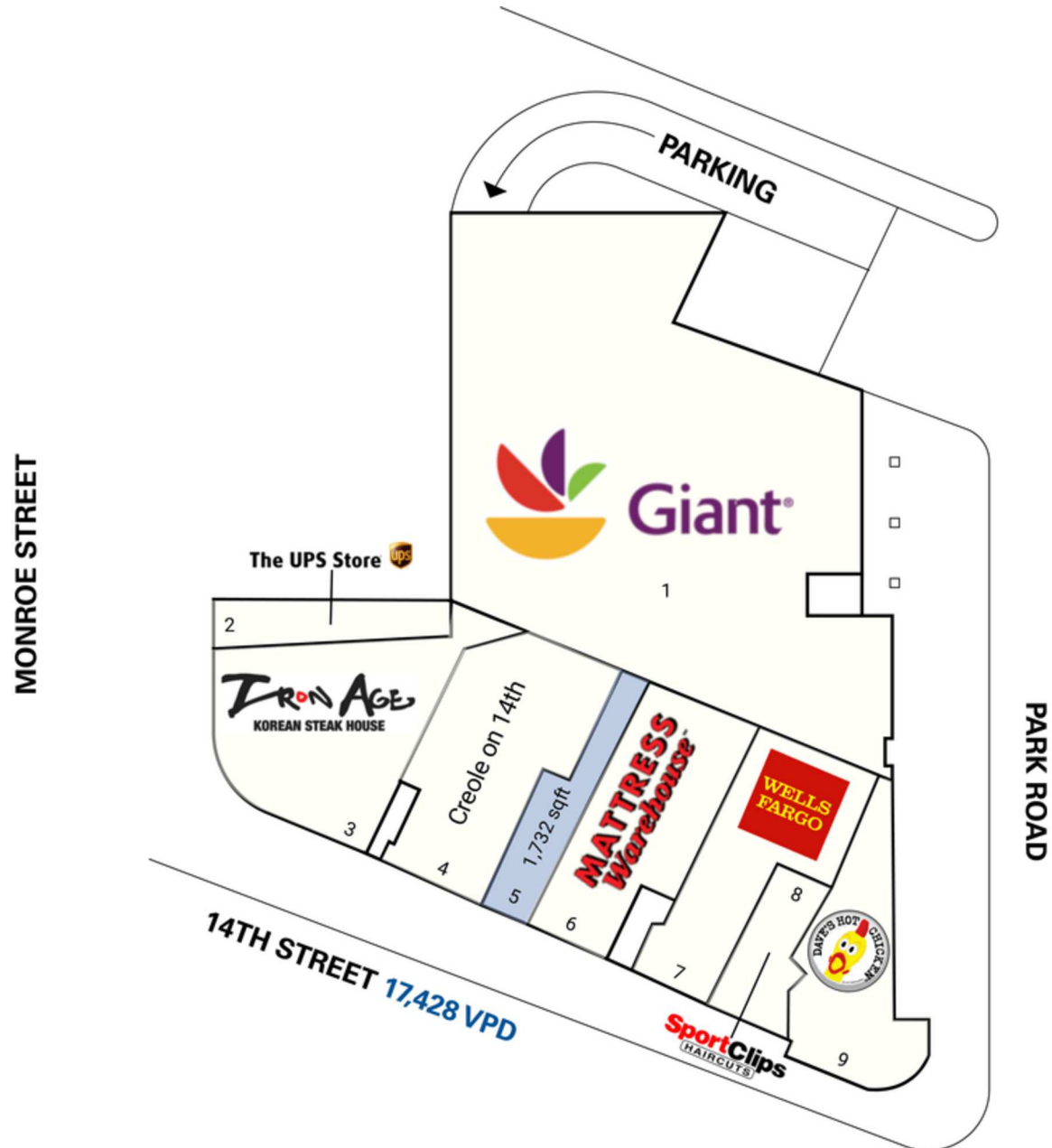
IRVING ST NW

CVS pharmacy

SITE PLAN

TIVOLI SQUARE | COLUMBIA HEIGHTS, WASHINGTON, DC

1,732 SF AVAILABLE



RAPPAPORT

TIVOLI SQUARE | 3339 14TH ST NW, COLUMBIA HEIGHTS, WASHINGTON, DC

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

rappaportco.com