

RHODE ISLAND AVENUE, NE/BRENTWOOD



1st

**Rhode Island Row—
Best Transit-Oriented
Development, Mid-Atlantic³**

\$105K+

**average income of Rhode
Island Row residents**

80

walk score—very walkable

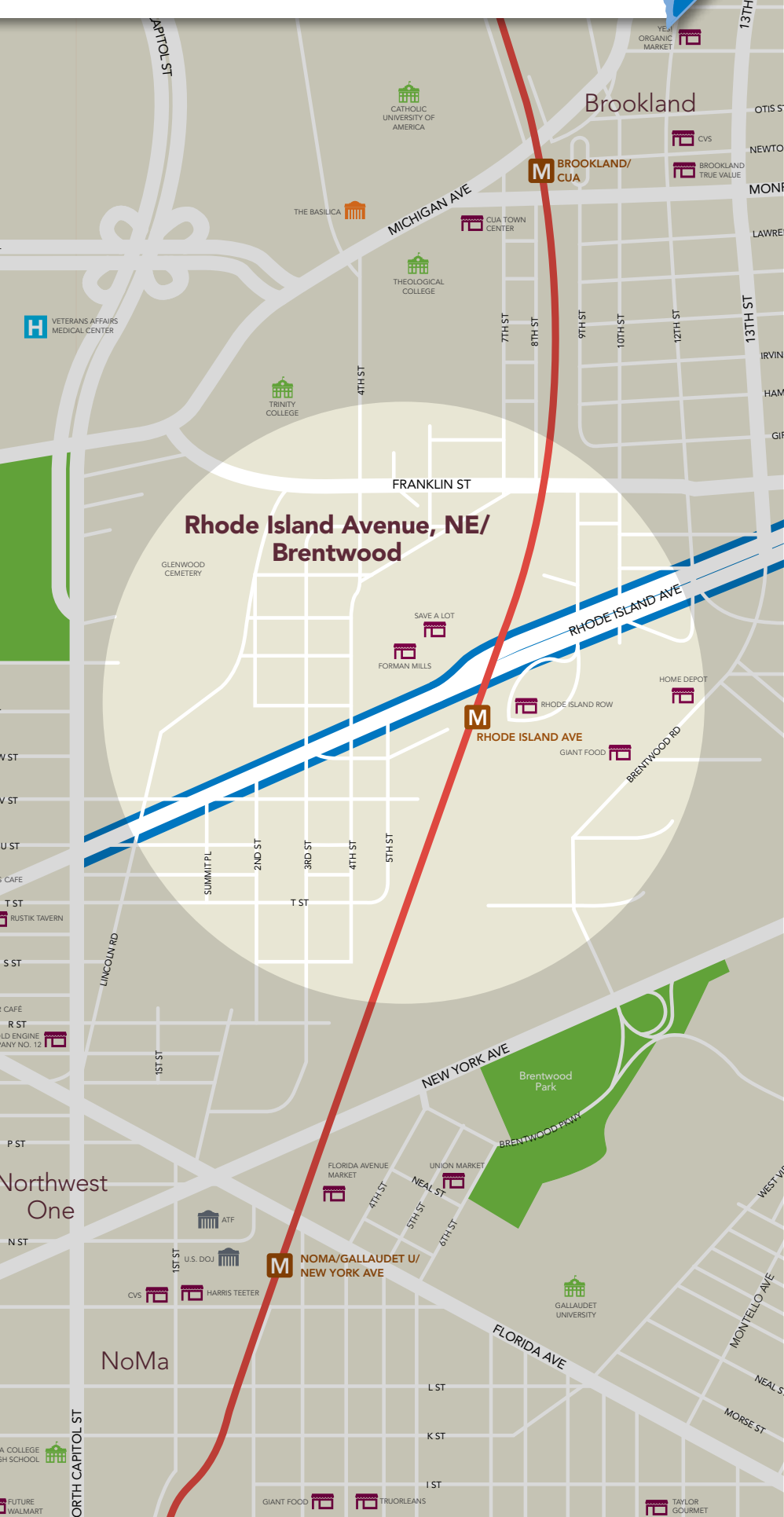
Located along the Rhode Island Avenue corridor in northeast DC, the neighborhood of Brentwood is fast emerging as a major destination for retail and commerce with the Rhode Island Metrorail station at the epicenter of this transformation.

Considered a transit-oriented development, Rhode Island Row has become a trendy new town center that includes 274 apartments and 70,000 square feet of retail/restaurant space. The retail space is anchored by CVS, Chipotle, Carolina Kitchen, CK Burger, and Sala Thai. Directly adjacent to the development at the Metrorail station is the Rhode Island Place, a shopping center anchored by a Home Depot, Giant Food and T.J. Maxx.

As one of Pierre L'Enfant's original streets, Rhode Island Avenue serves as a major commuter corridor, joining the heart of downtown to the heavily populated Maryland suburbs. Rhode Island Avenue is also a critical link connecting the neighborhoods of Shaw, Logan Circle, Truxton Circle, Bloomingdale, Edgewood, Eckington, Brookland, Brentwood, Langdon and Woodridge. Over 37,400 cars per day travel this grand tree-lined, four-mile corridor, linking Prince George's County with DC's downtown passing through a half-dozen culturally and economically distinct neighborhoods.

The DC Comprehensive Plan supports moderate density infill development to close the gaps in the fabric of the corridor. There is great demand by the neighborhoods surrounding Rhode Island Avenue for neighborhood serving retail and new businesses. Officially designated by the DC Council in 2012 as a "Great Street", as local funds become available, Rhode Island Avenue will benefit from a multi-agency strategy utilizing both public and private resources to enhance storefronts, streetscape and transit along the corridor.

- 0.5 mile radius
- Great Street
- Main Street
- BID Area
- Retail/Restaurant
- Arts/Tourism
- Education
- Government



Population

	0-0.5 mi	0-1 mi	0-3 mi
Population	8,259	31,847	348,621
Male	46%	48%	49%
Female	54%	52%	51%
High School Graduate ¹ +	72%	80%	83%
Bachelor's Degree ¹ +	19%	31%	46%
Graduate/Prof. Degree ¹	9%	15%	24%

Households

	0-0.5 mi	0-1 mi	0-3 mi
Households (HH)	3,689	12,142	158,552
Average HH Size	2.2	2.3	2.1
Owner-occupied	37%	43%	40%
Renter-occupied	63%	57%	60%
Median HH Value	\$302,679	\$336,722	\$374,943

Income

	0-0.5 mi	0-1 mi	0-3 mi
Average HH	\$53,727	\$68,102	\$81,828
Median HH	\$36,586	\$45,935	\$55,426
HH Income <\$49,999	65%	53%	45%
HH Income \$50-74,999	15%	17%	17%
HH Income \$75,000+	20%	30%	38%
Median HH Disposable	\$35,654	\$35,632	\$45,357

Age

	0-0.5 mi	0-1 mi	0-3 mi
Age <20	22%	23%	17%
Age 20-34	26%	30%	36%
Age 35-64	40%	35%	36%
Age 65+	13%	11%	11%
Median Age (years)	37.1	33.0	33.8

Consumer Expenditures (\$ thousands)²

	0-0.5 mi	0-1 mi	0-3 mi
Apparel & Services	\$5,850	\$20,950	\$331,804
Computers & Accessories	\$636	\$2,514	\$42,005
Entertainment & Rec	\$9,512	\$35,732	\$577,251
Pets	\$1,430	\$5,420	\$87,347
TV, Radio & Sound	\$4,084	\$14,642	\$232,912
Food at Home	\$15,117	\$54,040	\$846,800
Food away from Home	\$10,514	\$38,470	\$616,946
Home Improvement & Services	\$19,234	\$89,992	\$437,807
Household Furnishings	\$3,578	\$13,535	\$220,767
Personal Care	\$1,171	\$4,411	\$72,194
Vehicle Maint. & Repair	\$2,748	\$10,356	\$168,060
Avg. Spent per HH	\$19.1	\$21.8	\$26.7

Source: ESRI, 2012 Estimates & Projections 1. American Community Survey 2005-2009
 2. ESRI, 2011 Estimates & Projections 3. Mid-Atlantic (Delta Associates, 2012)

Metrorail Exits (avg. weekday | avg. weekend)
5,208 | 4,662 Rhode Island Avenue/Brentwood

Traffic Count (avg. weekday)
34,600-37,400 Rhode Island Avenue

Contact
Washington, DC Economic Partnership
 Chad Shuskey, SVP, Research & Visual Communications
 p| 202.661.8670
 e| cshuskey@wdcep.com
 w| www.wdcep.com