

# RHODE ISLAND AVENUE, NE/WOODRIDGE



## 22.3K

average traffic volume on  
Rhode Island Avenue

## 12-30FT

sidewalk widths along  
Rhode Island Avenue

## 520

on-street parking spaces  
along Rhode Island Avenue

A peaceful, family-friendly neighborhood of sturdy, vintage houses lines Rhode Island Avenue, one of Pierre L'Enfant's original streets, and serves as a major commuter corridor, linking the heart of downtown DC to Maryland's suburbs.

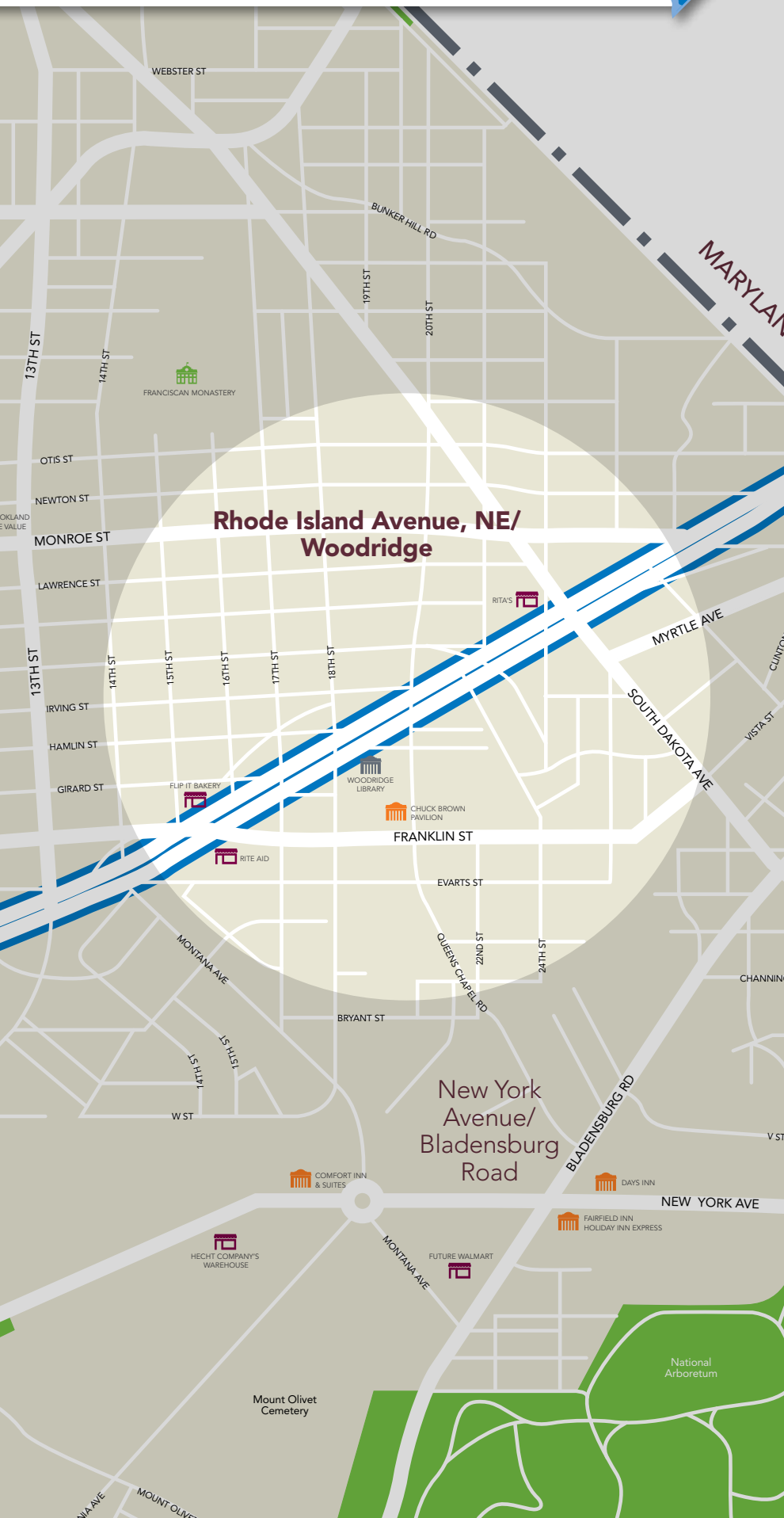
There is a growing demand for business development and investment in Woodridge. Recent additions and announcements to the retail and cultural landscape have paved the way for new opportunities. La Table DC, Oliver Friendly's roving restaurant project, will get a permanent Woodridge home in 2013 along with Zeke's Coffee of DC, Manny & Olga's Pizza and Bikes of the World.

The 2010 plan led by the Office of the Deputy Mayor for Planning and Economic Development provides a vision for Woodridge as a future arts district that is rich in historic assets. Several arts galleries and creative entities already line the Avenue, such as Art Enables, a soon to be constructed 200-seat Chuck Brown Pavilion in Langdon Park that will become a cultural destination for concerts, art, and performances and in 2015 a new \$17.5 million Woodridge Neighborhood Library.

Woodridge is bisected by Rhode Island Avenue and bounded by Eastern Avenue, South Dakota Avenue, Michigan Avenue and Bladensburg Road, NE. Historically, like many northeast DC neighborhoods, Woodridge was farmland which developed due to the creation and expansion of the railroad and streetcars lines. Today, this area is characterized by an abundance of two-story single-family homes with large lots and beautiful tree-lined streets.

Rhode Island Avenue is a designated Great Street by the District government and as funds become available the corridor will benefit from a multi-agency strategy utilizing both public and private resources to enhance storefronts, streetscape and transit access.

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



## Rhode Island Avenue, NE/ Woodridge

## New York Avenue/ Bladensburg Road

Population	0-0.5 mi	0-1 mi	0-3 mi
Population	6,364	22,376	257,146
Male	47%	46%	48%
Female	53%	54%	52%
High School Graduate <sup>1</sup> +	88%	83%	80%
Bachelor's Degree <sup>1</sup> +	35%	31%	32%
Graduate/Prof. Degree <sup>1</sup>	16%	15%	15%

Households	0-0.5 mi	0-1 mi	0-3 mi
Households (HH)	2,391	8,823	103,685
Average HH Size	2.5	2.4	2.4
Owner-occupied	70%	60%	45%
Renter-occupied	30%	40%	55%
Median HH Value	\$360,173	\$342,535	\$312,357

Income	0-0.5 mi	0-1 mi	0-3 mi
Average HH	\$76,282	\$75,481	\$68,372
Median HH	\$61,961	\$55,562	\$48,549
HH Income <\$49,999	35%	44%	51%
HH Income \$50-74,999	25%	21%	18%
HH Income \$75,000+	40%	35%	31%
Median HH Disposable	\$55,283	\$54,750	\$49,769

Age	0-0.5 mi	0-1 mi	0-3 mi
Age <20	20%	21%	21%
Age 20-34	19%	21%	30%
Age 35-64	44%	41%	37%
Age 65+	18%	17%	12%
Median Age (years)	43.8	41.5	34.4

Consumer Expenditures (\$ thousands) <sup>2</sup>	0-0.5 mi	0-1 mi	0-3 mi
Apparel & Services	\$4,799	\$16,110	\$179,886
Computers & Accessories	\$580	\$1,948	\$22,521
Entertainment & Rec	\$8,953	\$29,495	\$317,722
Pets	\$1,408	\$4,599	\$48,654
TV, Radio & Sound	\$3,437	\$11,556	\$127,198
Food at Home	\$12,450	\$41,985	\$467,500
Food away from Home	\$9,033	\$30,262	\$335,382
Home Improvement & Services	\$19,234	\$89,992	\$437,807
Household Furnishings	\$3,469	\$11,340	\$121,317
Personal Care	\$1,064	\$3,569	\$39,524
Vehicle Maint. & Repair	\$2,567	\$8,518	\$92,565
Avg. Spent per HH	\$34.1	\$38.0	\$32.4

Source: ESRI, 2012 Estimates & Projections 1. American Community Survey 2005-2009  
2. ESRI, 2011 Estimates & Projections

### Traffic Counts (avg. weekday)

**21,500-22,300** Rhode Island Avenue  
**22,000-28,400** South Dakota Avenue

### Contact

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