



LOCATE YOUR BUSINESS ON PENNSYLVANIA AVENUE EAST

WHY INVESTING ALONG THE CORRIDOR CAN PROVIDE A STRONG RETURN



COMPETITIVE ADVANTAGES FOR YOUR BUSINESS



ROBUST VEHICULAR ACCESS & VISIBILITY

Pennsylvania Avenue East is a major arterial road with direct connections to Downtown DC and Maryland. The corridor has some of the highest vehicular traffic counts in the city, with an average of 29,400 vehicles per day. Many retail spaces are in shopping centers with surface-level parking lots – a limited resource in DC that provides customer confidence in parking availability.



AFFORDABLE RENTS

With retail rents approximately 36% lower than the DC average, Pennsylvania Avenue East is an affordable place to start, relocate, or expand your business.



WIDE RANGE OF RETAIL SPACE SIZES AND TYPES

Pennsylvania Avenue East offers an array of retail spaces, from traditional ground-floor storefronts to larger spaces in strip shopping centers.



STRONG RETAIL PERFORMANCE & UNTAPPED LOCAL DEMAND

The major shopping centers along the corridor, Shops at Penn Branch, Fort Davis Shopping Center, and Fairfax Village Shopping Center, all feature high occupancy rates, reflecting the strong performance of current retail tenants. Additional pent-up demand exists, particularly for dining and grocery options.



SURGE IN RECENT LEASING AND INVESTMENT

A Chipotle, Planet Fitness, and multiple new sit-down restaurants have recently signed leases along Pennsylvania Avenue East. In addition, the corridor recently received significant streetscape improvements and a new Small Area Plan is expected to bring further public investment in pedestrian conditions and public transportation. With this recent surge on investment, now is the time to be a part of the corridor's growth. Lastly, the Mayor's office has earmarked significant funds to attract additional food-related businesses to the neighborhood.



WE HAVE THE MAIN STREET ADVANTAGE

All businesses along the corridor will be supported by a new Main Street program, with the sole purpose of supporting the growth of local businesses. The Main Street offers services such as facade and signage enhancements, interior improvements, marketing assistance, and regulatory support.



NEED INFORMATION ON CURRENT LEASING & COMMERCIAL SALES OPPORTUNITIES? GET IN TOUCH!

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