



# DEANWOOD

**Historically an entertainment hub** for African-American neighborhoods, this community is highly regarded for its collection of homes designed by Black architects H.D. Woodson and Lewis Giles, Sr. With new development on the horizon, Deanwood is expecting residential deliveries as well as new retail, office, and civic spaces.

DAYTIME  
POPULATION

**28,882**

within one-mile

## NEW RESIDENTIAL DEVELOPMENT

- The Strand Residences delivered in early 2022 adjacent to the historic Strand Theater and feature 86 affordable residential units. The historic theater will be transformed into the planned Deanwood Smokehouse (from owners of Ivy City Smokehouse) - a restaurant, music, venue, bar, and community space.
- Providence Place, a new 93-unit affordable housing development located at 50th & Fitch Streets, opened in 2022.
- 11Hundred Apartments, located at 1100 Eastern Avenue NE, delivered 63 affordable residential units and 3,600 SF of ground floor retail space in 2021.

## NEW RESTAURANTS

- The Deanwood Deli (4505 Sheriff Road, NE) opened in June 2023.
- The Deanwood Smokehouse (5131 Nannie Helen Burroughs Ave., NE) is scheduled to open in Fall 2023 in the historic Strand Theater.

## GREAT STREETS AND MAIN STREETS

Nannie Helen Burroughs is a designated Great Streets corridor. As funds become available, small businesses may apply for grants for capital improvements and certain soft costs. In fiscal year 2023, there was \$3.2 million available with individual awards of up to \$80,000. The Ward 7 Business Partnership (W7BP) also offers business support and other community-based economic development initiatives.



# DEANWOOD

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



**0-1/2 mi    0-1 mi    0-3 mi**

## POPULATION

Population	9,895	32,855	195,876
Daytime Population	9,329	28,882	169,731
Male	47%	45%	47%
Female	53%	55%	53%
High School Graduate +	85%	88%	88%
Bachelor's Degree +	20%	20%	30%
Graduate / Professional Degree	8%	7%	13%

## HOUSEHOLDS

Households (HH)	3,343	12,795	77,867
Average HH Size	2.6	2.4	2.4
Owner-occupied	47%	40%	49%
Renter-occupied	53%	60%	51%
Median Home Value	\$323,944	\$335,329	\$356,989

## INCOME

Average HH	\$79,301	\$74,822	\$97,826
Median HH	\$54,776	\$51,033	\$65,545
HH Income <\$50k	43%	49%	38%
HH Income \$50-\$75k	26%	20%	17%
HH Income \$75k+	32%	31%	45%
Average HH Disposable	\$55,650	\$53,605	\$68,680

## AGE

Age < 20	24%	27%	24%
Age 20-34	20%	21%	21%
Age 35-64	38%	36%	38%
Age 65+	18%	16%	16%
Median Age (years)	40.4	36.7	38.2

## CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$6,504	\$24,486	\$188,758
Child Care	\$1,358	\$5,160	\$42,610
Computers & Accessories	\$534	\$1,951	\$15,893
Entertainment & Recreation	\$9,352	\$32,823	\$259,378
- Pets	\$2,049	\$6,992	\$55,421
Food at Home	\$16,725	\$61,011	\$471,228
Food away from Home	\$11,235	\$41,208	\$324,373
Health Care	\$19,233	\$63,694	\$496,565
- Medical Care	\$6,361	\$20,858	\$163,537
Home Improvement	\$8,536	\$28,179	\$241,762
Household Furnishings	\$6,519	\$23,110	\$183,008
Personal Care	\$2,707	\$9,848	\$77,259
Vehicle Maint. & Repair	\$3,385	\$11,313	\$88,163

## AVAILABLE VEHICLES PER HH'

0	35%	39%	27%
1	49%	42%	45%
2-3	15%	18%	26%
4+	1%	1%	3%

## MOBILITY

Traffic Counts <sup>2</sup>	13,100	Nannie Helen Burroughs Ave NE
	4,000	Division Ave NE
	6,000	Sheriff Rd NE

Source: Esri forecasts for 2022: 1. American Community Survey (2016-2020) values are rounded to the nearest whole percent; 2. Open Data - 2022 Traffic Volumes (DDOT 2020 AADT)

## CONTACT

Ward 7 Business Partnership/  
Deanwood Heights Main Streets  
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-  **Metrolink Stations**  
Deanwood, Minnesota Ave
-  **Capital Bikeshare Stations**  
3 within 1/2 mile
-  **Traffic Counts<sup>2</sup>**  
13,100 N.H. Burroughs Ave NE
-  **Walkscore**  
67 Somewhat Walkable
-  **Residents w/in 10 min. car ride**  
165,000

**MOBILITY**