



# FORT TOTTEN / RIGGS PARK / MANOR PARK

**With an increasingly diverse housing stock** and strong transportation connections, this neighborhood continues to grow as a dynamic residential community and multimodal center prime for future business opportunities. The neighborhood's residents, businesses, and mixed-use developments support the area as an up-and-coming transit village for local and regional markets.

## LEGACY BUSINESSES

- Bene' Millinery (hat & bridal shop), home of the "DC Hat Lady" (44 years in business)
- The Davis Center (dance studio, 54 years in business)
- Hunan Shrimp Boat (27 years in business)
- Lovely Lady Boutique, women's fashions (32 years in business)
- Manor Park Barber Shop (60 years in business)
- Peaches Kitchen Restaurant, Jamaican and American cuisine (16 years in business)
- Riggs Dry Cleaners (32 years in business)
- Riggs Wine & Liquor (37 years in business)
- Senbeb Café (vegan and vegetarian soul food) & Senbeb Natural Foods Co-op (16+ years)
- Troka Insurance (16 years in business)
- The V.I.P. Room, event venue (44 years in business)

## DEVELOPMENT PIPELINE

- Phase II of the Art Place at Fort Totten project will transform 5.1 acres into a 25,000 SF Aldi grocery store, Explore! Children's Museum, a family entertainment zone, and up to 294 apartments in late 2024.
- Riggs Park Place is a four-acre site located at the northeast intersection of South Dakota Avenue and Riggs Road. Phase I delivered 90 for-sale townhomes in 2022/23. Phase II includes Riggs Crossing Senior Residence, a new 93-unit senior affordable housing development, and up to 20,000 SF of retail.
- The neighborhood welcomed the new 20,000 SF Lamond Riggs/Lillian J. Huff Library in 2022.
- Phase I of the Art Place at Fort Totten project includes 520 residential units with 93,000 SF of retail space anchored by Onelife Fitness, Phenix Salon Suites, Love & Care Daycare, and Shining Stars Dentistry.

DAYTIME  
POPULATION  
**27,601**  
within one-mile



# FORT TOTTEN / RIGGS PARK / MANOR PARK

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



BROOKLAND  
PAGE 8

	0-1/2 mi	0-1 mi	0-3 mi
<b>POPULATION</b>			
Population	9,125	34,304	331,923
Daytime Population	7,042	27,601	304,521
Male	44%	46%	49%
Female	56%	54%	51%
High School Graduate +	92%	88%	84%
Bachelor's Degree +	38%	37%	48%
Graduate / Professional Degree	14%	15%	25%

<b>HOUSEHOLDS</b>			
Households (HH)	4,005	13,552	127,830
Average HH Size	2.3	2.5	2.5
Owner-occupied	69%	54%	47%
Renter-occupied	31%	46%	53%
Median Home Value	\$435,264	\$440,680	\$539,664

<b>INCOME</b>			
Average HH	\$111,732	\$110,407	\$137,110
Median HH	\$86,442	\$80,687	\$92,526
HH Income <\$50k	28%	31%	27%
HH Income \$50-\$75k	17%	16%	14%
HH Income \$75k+	56%	54%	59%
Average HH Disposable	\$78,726	\$77,331	\$90,626

<b>AGE</b>			
Age < 20	17%	20%	22%
Age 20-34	18%	20%	25%
Age 35-64	36%	37%	38%
Age 65+	29%	22%	15%
Median Age (years)	48.7	42.1	36.7

<b>CONSUMER EXPENDITURES (\$ thousands)</b>			
Apparel	\$10,345	\$36,331	\$422,796
Child Care	\$2,270	\$8,027	\$104,669
Computers & Accessories	\$927	\$3,152	\$38,269
Entertainment & Recreation	\$15,455	\$50,961	\$583,833
- Pets	\$3,389	\$10,948	\$123,596
Food at Home	\$26,799	\$91,970	\$1,047,753
Food away from Home	\$18,292	\$63,243	\$752,866
Health Care	\$31,288	\$98,474	\$1,047,267
- Medical Care	\$10,500	\$32,807	\$345,794
Home Improvement	\$16,504	\$49,323	\$563,794
Household Furnishings	\$10,787	\$35,719	\$407,183
Personal Care	\$4,529	\$15,237	\$172,060
Vehicle Maint. & Repair	\$5,265	\$17,210	\$191,673

<b>AVAILABLE VEHICLES PER HH<sup>1</sup></b>			
0	21%	23%	27%
1	43%	43%	44%
2-3	35%	31%	26%
4+	1%	2%	3%

<b>MOBILITY</b>			
Traffic Counts <sup>2</sup>	14,000	Riggs Rd NE	
	14,500	South Dakota Ave 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**  
The Parks Main Street  
(Center for Nonprofit Advancement)  
Edwin D. Washington, Executive Director  
(202) 423-1014 • info@theparksmainstreet.org

**THE PARKS MAIN STREET**  
RIGGS & MANOR

-  **Metrorail Stations**  
Fort Totten
-  **Capital Bikeshare Stations**  
2 within 1/2 mile
-  **Traffic Counts<sup>2</sup>**  
14,000 Riggs Rd NE
-  **Walkscore**  
51 Somewhat Walkable
-  **Residents w/in 10 min. car ride**  
138,900

**MOBILITY**