



RHODE ISLAND AVENUE NE / WOODRIDGE

Bisected by Rhode Island Avenue, and bounded by Eastern, South Dakota, and Michigan Avenues and Bladensburg Road NE, Woodridge offers large single-family lots, beautiful tree-lined streets, and wide sidewalks for outdoor seating and programming. As one of Pierre L'Enfant's original streets, the corridor serves as a major commuter thoroughfare that connects the heart of downtown DC with Maryland's suburbs.

DAYTIME
POPULATION
23,527
within one-mile

GROWTH ALONG RHODE ISLAND AVENUE

- Mills Place (1736 Rhode Island Avenue NE) delivered 61 units in 2021, while The Heritage DC (2027 Rhode Island Avenue NE) delivered 43 units with retail in 2022.
- A new 49-unit residential development on the former site of Flip-it Bakery & Deli (1544 Rhode Island Avenue) will deliver in 2023.
- Additional development slated at 2026 Jackson St., NE and 2911 Rhode Island Avenue are planned to bring approximately 130 residential units to the neighborhood.

ANNUAL EVENTS

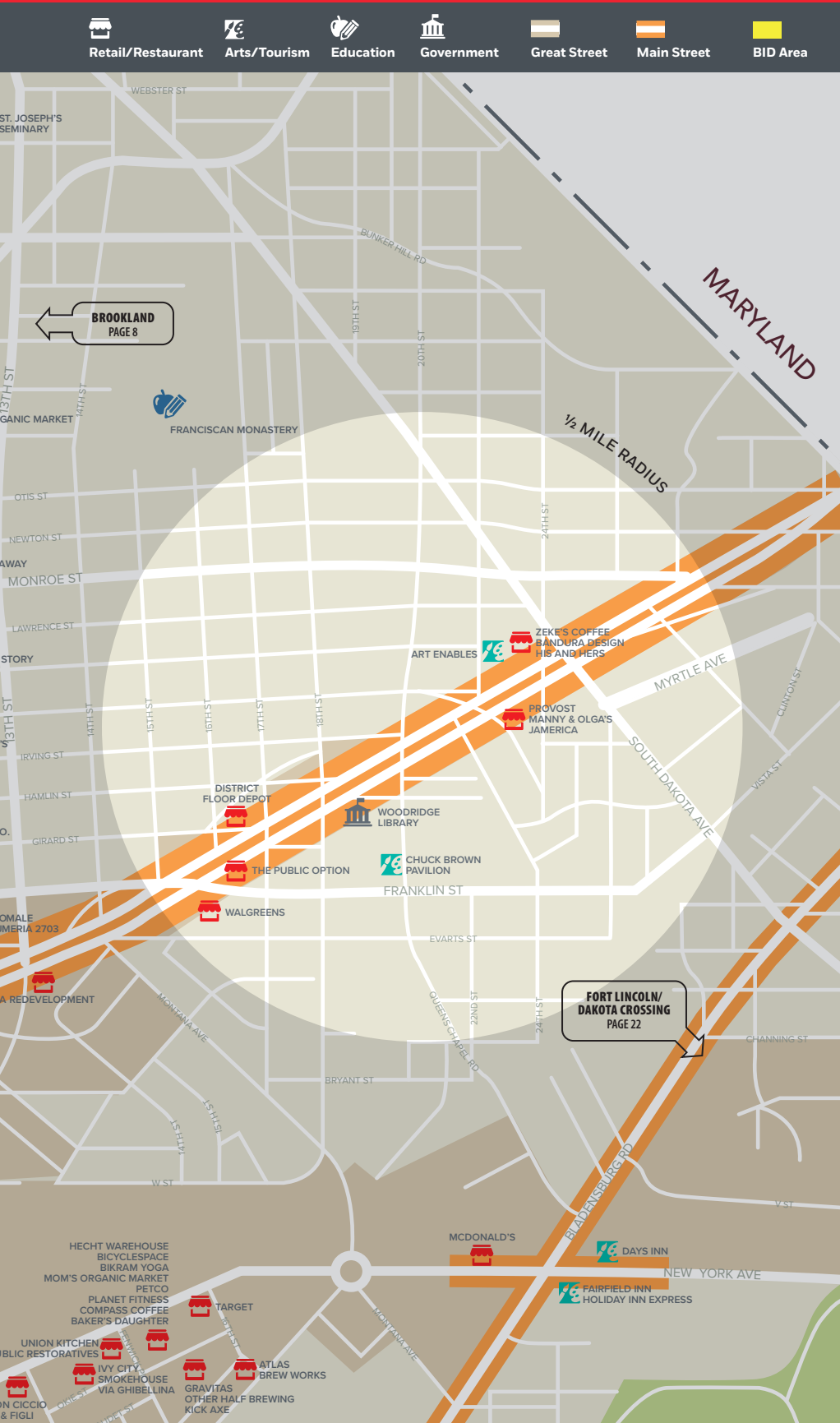
In 2023, Rhode Island Avenue's Porch Fest will take place in the summer and host an array of additional performances under the new branding of "The Fest." Northeast Summer Nights, a series of pop-ups at local businesses, will also take place in the summer followed by a pop-up holiday market on Rhode Island Avenue in the winter.

GREAT STREETS + MAIN STREETS

The Rhode Island Avenue corridor is supported by two programs that help maintain it as a viable business district. Rhode Island Avenue NE (RIA-NE) Main Street, which promotes annual community events and other economic development initiatives, works closely with area businesses to assess their needs, and provides technical assistance and storefront improvement grants. In addition, the corridor's designation as a Great Street allows its small businesses to apply for additional grant funds to cover capital upgrades and certain soft costs.



RHODE ISLAND AVENUE NE / WOODRIDGE



POPULATION

	0-1/2 mi	0-1 mi	0-3 mi
Population	6,671	23,195	304,464
Daytime Population	6,494	23,527	330,400
Male	48%	47%	48%
Female	52%	53%	52%
High School Graduate +	91%	91%	89%
Bachelor's Degree +	49%	50%	52%
Graduate / Professional Degree	26%	25%	26%

HOUSEHOLDS

	0-1/2 mi	0-1 mi	0-3 mi
Households (HH)	2,496	9,256	126,900
Average HH Size	2.5	2.4	2.3
Owner-occupied	76%	64%	44%
Renter-occupied	24%	36%	56%
Median Home Value	\$584,898	\$525,011	\$545,874

INCOME

	0-1/2 mi	0-1 mi	0-3 mi
Average HH	\$148,226	\$135,641	\$140,464
Median HH	\$109,667	\$93,454	\$95,369
HH Income <\$50k	23%	27%	27%
HH Income \$50-\$75k	10%	14%	13%
HH Income \$75k+	67%	59%	60%
Average HH Disposable	\$98,136	\$90,213	\$91,405

AGE

	0-1/2 mi	0-1 mi	0-3 mi
Age < 20	20%	19%	21%
Age 20-34	18%	20%	26%
Age 35-64	40%	40%	38%
Age 65+	22%	21%	15%
Median Age (years)	44.2	43.5	36.7

CONSUMER EXPENDITURES (\$ thousands)

	0-1/2 mi	0-1 mi	0-3 mi
Apparel	\$8,372	\$29,179	\$435,874
Child Care	\$2,143	\$7,105	\$106,869
Computers & Accessories	\$779	\$2,677	\$38,591
Entertainment & Recreation	\$12,524	\$42,774	\$595,025
- Pets	\$2,717	\$9,262	\$125,937
Food at Home	\$21,301	\$74,205	\$1,072,529
Food away from Home	\$14,866	\$51,638	\$768,927
Health Care	\$23,699	\$81,954	\$1,073,860
- Medical Care	\$7,778	\$27,156	\$353,804
Home Improvement	\$14,379	\$45,567	\$550,531
Household Furnishings	\$8,794	\$29,980	\$414,900
Personal Care	\$3,553	\$12,345	\$176,700
Vehicle Maint. & Repair	\$4,080	\$14,383	\$195,766

AVAILABLE VEHICLES PER HH¹

	0-1/2 mi	0-1 mi	0-3 mi
0	21%	22%	29%
1	40%	47%	47%
2-3	35%	29%	23%
4+	4%	3%	2%

MOBILITY

Traffic Counts² 11,600 Rhode Island 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

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Capital Bikeshare Stations
 2 within 1/2 mile

Traffic Counts²
 11,600 Rhode Island Ave NE

Walkscore
 82 Very Walkable

Residents w/in 10 min. car ride
 204,800

MOBILITY