



# RHODE ISLAND AVENUE NE / BRENTWOOD

*The Brentwood neighborhood* in northeast DC is quickly emerging as a major retail and commercial hub centered around the Rhode Island Avenue-Brentwood Metrorail Station. As one of Pierre L'Enfant's original streets, Rhode Island Avenue serves as a major commuter corridor joining the heart of downtown DC to the highly populated Maryland suburbs. Adding to the area's residential density, hundreds of housing units have delivered over the last five years and thousands more remain in the pipeline.

## RESIDENTIAL POPULATION

**40,728**  
within one mile

### SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Bar Alegria (Latin American bar)
- Bryant Street Market (food hall)
- Chadol (Korean BBQ restaurant)
- Ivy City Food Works (restaurant co-op)
- Kraken Kourts (sports venue)

### RHODE ISLAND ROW

The neighborhood's 'town center' features 274 apartments and 70,000 SF of retail and restaurant space. Tenants include The Carolina Kitchen, Chipotle, CVS, the DC Department of Motor Vehicles, Dunkin', and Sala Thai.

### COMMUNITY ACTIVATIONS

Kraken Kourts repurposed a former 70,000 SF Forman Mills department store into a community gathering space offering pickleball courts, roller skating, and a beer garden.

### MAIN STREETS + GREAT STREETS

- The corridor receives support from Rhode Island Avenue NE (RIA-NE) Main Street, which works closely with area businesses to provide technical assistance and storefront improvement grants.

- Neighborhood events: Rhode Island Avenue's Porch Fest takes place in the summer and hosts an array of additional performances now under the new branding of "The Fest." Northeast Summer Nights, a series of pop-ups at local businesses, and pop-up holiday markets support businesses along on Rhode Island Avenue.

### TRANSIT-ORIENTED MIXED-USE DEVELOPMENT

- Bryant Street (redevelopment of Rhode Island Avenue Shopping Center) is supported by a \$24M TIF and will feature up to 1,600 residential units and 275,000 SF of retail. Phase I opened in 2021 and included a 9-screen, Alamo Drafthouse Cinema, 487 residential units, and 40,000 SF of retail space anchored by a food hall, Metrobar, F45, and Inspire Nails.
- Rowan (2607 Reed St) delivered 353 units in 2021 and Rialto (410 Rhode Island Ave) is a new 74-unit residential building built in 2022.



# RHODE ISLAND AVENUE NE / BRENTWOOD

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



**0-1/2 mi    0-1 mi    0-3 mi**

## POPULATION

Population	12,692	40,728	403,540
Daytime Population	13,445	63,658	745,581
Male	47%	47%	49%
Female	53%	53%	51%
High School Graduate +	92%	95%	94%
Bachelor's Degree +	61%	68%	71%
Graduate / Professional Degree	31%	37%	41%

## HOUSEHOLDS

Households (HH)	5,936	18,519	190,447
Average HH Size	2.1	2.0	2.0
Owner-occupied	32%	35%	37%
Renter-occupied	68%	65%	63%
Median Home Value	\$688,360	\$762,916	\$728,160

## INCOME

Average HH	\$131,124	\$153,831	\$167,194
Median HH	\$80,724	\$100,539	\$113,872
HH Income <\$50k	32%	25%	21%
HH Income \$50-\$75k	14%	11%	12%
HH Income \$75k+	54%	64%	67%
Average HH Disposable	\$82,551	\$94,695	\$102,085

## AGE

Age < 20	18%	16%	16%
Age 20-34	35%	40%	37%
Age 35-64	36%	34%	36%
Age 65+	11%	9%	11%
Median Age (years)	33.9	32.8	34.2

## CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$18,466	\$65,764	\$724,362
Child Care	\$4,150	\$15,352	\$171,046
Computers & Accessories	\$2,372	\$8,708	\$97,535
Entertainment & Recreation	\$26,827	\$98,416	\$1,101,654
- Pets	\$6,327	\$23,669	\$267,850
Food at Home	\$53,233	\$189,625	\$2,096,259
Food away from Home	\$28,625	\$104,997	\$1,174,545
Health Care	\$44,278	\$164,238	\$1,855,779
- Medical Care	\$15,372	\$57,275	\$648,691
Home Improvement	\$25,894	\$99,609	\$1,153,706
Household Furnishings	\$20,239	\$75,099	\$847,199
Personal Care	\$7,265	\$26,594	\$297,765
Vehicle Maint. & Repair	\$9,027	\$34,050	\$388,299

## COMMUTING PREFERENCE

Drove alone	32%	30%	27%
Public transportation (excluding taxicab)	27%	27%	24%
Bicycle	3%	5%	4%
Walked	7%	7%	12%
Worked at home	25%	25%	26%
Other means	7%	7%	7%

## MOBILITY

Traffic Counts<sup>1</sup> 25,600-30,500 Rhode Island Ave NE

ESRI, 2024.1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)

## CONTACT

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- Metrorail Stations**  
Rhode Island Ave-Brentwood
- Capital Bikeshare Stations**  
7 within 1/2 mile
- Traffic Counts<sup>1</sup>**  
30,500 Rhode Island Ave NE
- Walkscore**  
86 Very Walkable
- Residents w/in 10 min. car ride**  
213,200

**MOBILITY**