



TENLEYTOWN

The second oldest community in Washington, Tenleytown overlooks the city from its highest natural point and serves as the civic commons of upper Wisconsin Avenue. Shopping, Fessenden & Fort Reno Parks, dining at more than 40 restaurants, and top-notch educational institutions are all within walking distance of tree-lined streets and two-story single-family homes. Multi-generational and family oriented, Tenleytown continues to rank among the District’s most sought-after neighborhoods.

SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- 2D Noodles (restaurant)
- Botiwalla (Indian restaurant)
- Chopt (restaurant)
- Ice Cream Jubilee (ice cream shop)
- King Street Oyster (restaurant)
- Lidl (grocery)
- Onelife Fitness
- Salon Maison de Beaute
- Saya Salteña (Bolivian restaurant)
- Shinwa Izakaya (sushi restaurant)
- Taco Bamba (restaurant)
- Yu Noodles (restaurant)

NEIGHBORHOOD ACTIVATIONS

- Fall: Art All Night
- Winter: Tenley WinterFest
- Spring:
 - Tenleytown Blossoms
 - Get Fit at Fessenden
- Summer:
 - Bastille Day at the Park
 - Fort Reno Concert Series

RESIDENTIAL + COMMERCIAL GROWTH

Several significant residential and commercial developments are in various stages of development will bring more than 1,500 new apartments, 185,000 SF of retail, and 160,000 SF of office space.

- City Ridge delivered 690 residential units in 2022 and is home to commercial tenants such as the International Baccalaureate’s Global Centre for the Americas, CAVA, Industrious workspaces, and DC’s first Wegmans.
- Upton Place comprises 689 multifamily residences atop 110,000 SF, anchored by Lidl and Onelife Fitness, and delivered in 2024.
- Broadcast is the conversion and expansion of an existing office building into a 144-unit apartment project with 11,000 SF of retail space. Expected delivery in Q1 2025.

RESIDENTIAL POPULATION

>31,000
within one mile



TENLEYTOWN



0-1/2 mi 0-1 mi 0-3 mi

POPULATION

Population	5,491	31,789	241,244
Daytime Population	8,481	40,644	264,378
Male	46%	45%	47%
Female	54%	55%	53%
High School Graduate +	99%	99%	97%
Bachelor's Degree +	89%	90%	84%
Graduate / Professional Degree	62%	63%	55%

HOUSEHOLDS

Households (HH)	2,155	13,378	109,650
Average HH Size	2.4	2.1	2.1
Owner-occupied	67%	51%	49%
Renter-occupied	34%	49%	51%
Median Home Value	\$1,244,208	\$1,187,500	\$1,131,064

INCOME

Average HH	\$242,499	\$215,925	\$211,823
Median HH	\$200,001	\$158,659	\$149,073
HH Income <\$50k	21%	18%	16%
HH Income \$50-\$75k	7%	10%	10%
HH Income \$75k+	72%	72%	74%
Average HH Disposable	\$136,529	\$124,958	\$124,441

AGE

Age < 20	23%	23%	19%
Age 20-34	22%	28%	28%
Age 35-64	36%	32%	36%
Age 65+	18%	16%	17%
Median Age (years)	39.1	33.8	37.0

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$10,424	\$61,251	\$503,558
Child Care	\$2,817	\$15,891	\$125,523
Computers & Accessories	\$1,431	\$8,285	\$67,739
Entertainment & Recreation	\$18,274	\$100,233	\$805,842
- Pets	\$4,579	\$24,722	\$197,430
Food at Home	\$31,777	\$180,333	\$1,475,045
Food away from Home	\$17,850	\$102,200	\$830,632
Health Care	\$31,135	\$168,022	\$1,358,773
- Medical Care	\$10,927	\$58,882	\$476,099
Home Improvement	\$25,755	\$124,316	\$955,350
Household Furnishings	\$13,782	\$76,094	\$613,138
Personal Care	\$4,610	\$26,048	\$211,681
Vehicle Maint. & Repair	\$6,099	\$33,885	\$275,631

COMMUTING PREFERENCE

Drove alone	25%	32%	31%
Public transportation (excluding taxicab)	27%	26%	22%
Bicycle	3%	3%	3%
Walked	6%	7%	8%
Worked at home	33%	28%	29%
Other means	7%	6%	6%

MOBILITY

Traffic Counts¹ 18,800-32,100 Wisconsin Ave NW

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

CONTACT

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Metro
 Stations
 Tenleytown-AU

Bike
 Stations
 5
 within 1/2 mile

Traffic
 Counts¹
 32,100
 Wisconsin Ave

Walk
 Score
 94
 Walker's Paradise

Residents w/in
 10 min. car ride
 169,800

MOBILITY