



Tap into DC's newest urban marketplace

Shade Island Station continues the Renaissance living plan at the Shade Island Metro stop in Northeast Washington. A high quality, mixed-use development, Shade Island Station will include 270 residential units and 70,000 square feet of lifestyle retail.



Conceptual Retail Plan



Metrolink Station





The Advantages of Brentwood/Brookland

Buying Power

- \$54,000 average income (www.cba.com)
- Median L31 Wright is one of the top values in the nation (www.cba.com)
- Median Home Depot is among top three values in the region (www.cba.com)

Capable Population

- 11,000 office and retail workers within one mile radius (www.cba.com)
- 10,000 office and retail workers within a two-mile radius (www.cba.com)
- 11,000 students, faculty and staff at five universities within a two-mile radius

(Source of all data: University of Tennessee College of the Real Estate, Nashville University, Howard University, Longwood University)

Transportation & Traffic

- 625 retail parking spaces at one corner (www.cba.com)
- Whole Island Avenue Brentwood Station on the Red Line averages 3,400 passengers boarding daily as well as 10 bus routes
- 11,000 daily traffic at Whole Island bus entry location (www.cba.com)
- 20,000 daily traffic at Whole Island bus & 1000 to 1400 cars (www.cba.com)
- 10,000 daily traffic at Brentwood Rd. & 900 to 1400 cars (www.cba.com)
- 60,000 daily traffic at New York Ave. & 900 to 1400 cars (www.cba.com)

Whole Island Station Residential Development

- 270 upscale urban living apartments
- One to three bedroom luxury units
- Rents range from \$1,600 to \$2,000 monthly



For listing information
 Please Contact
 Commercial Real Estates
 6200 New York Ave
 Washington DC 20014

www.cba.com

Jeff Hunter
 202.333.4444 Home
 jh@brentwood.com

John Mackintosh
 202.333.4444 Home
 jm@brentwood.com

Partnership



MID-CITY URBAN, LLC



AAR DEVELOPMENT



The Advantages of Brentwood/Brookland

Buying Power

- \$63,000 average income/yr. (2008)
- Adjacent S.J. Temple is one of the top sellers in the nation (2008-2010)
- Adjacent Home Depot is among top three sellers in the region (2008, 2009)

Daytime Population

- 17,273 office and retail workers within one mile radius (2008-2010)
- 86,000 office and retail workers within a two mile radius (2008-2010)
- 21,000 students, faculty and staff at five universities within three mile radius

(Source: U.S. Census Bureau, Census of Economic and Demographic Statistics, 2008)

Transportation & Traffic

- 403 retail parking spaces on one city block (2008) (2008) (2008)
- Rhode Island Avenue-Brentwood Station on the Red Line averages 1,481 passengers boarding daily, as well as 73 bus routes
- 11,000 daily traffic at Rhode Island Ave. entry (2008) (2008) (2008)
- 25,000 daily traffic at Rhode Island Ave. & 10th St. NE (2008) (2008) (2008)
- 18,000 daily traffic at Brentwood Rd. & 10th St. NE (2008) (2008) (2008)
- 40,000 daily traffic at New York Ave. & 8th St. NE (2008) (2008) (2008)

Rhode Island Avenue Residential Development

- 270 upscale urban living apartments
- One-to-three bedroom luxury units
- Rents range from \$1,500 to \$2,000 monthly



For leasing information,
please contact:
Washington Retail Properties
10000 Woodloch Way
Washington, DC 20007

www.wrpdc.com

Call Heather
Daly, Director of Leasing
at 202.462.6000 or
hdaly@wrpdc.com

Call Heather
Daly, Director of Leasing
at 202.462.6000 or
hdaly@wrpdc.com

Company



MID-CITY URBAN, INC.



A&B DEVELOPMENT

Thanks to recent location developments and adjacent Clouds Island Place Mapping Center, we focus on future design and layout. The combination of these major investments creates a regional center that anchors an increasingly self-sufficient community and environment for jobs.

Clouds Island Place

Future Station

City Center

Future Station

Future Station

Clouds Island Place

Clouds Island Place Retailers

- City Center
- Best's Center
- Best City
- America's Best Option
- RedHawk
- Best Center
- CityCenter
- Downtown Center West
- RedHawk

Clouds Island Place center by design is one of the top centers for retail and office space in the region.