



the
SHOPS
AT DAKOTA CROSSING



RARE RETAIL AVAILABILITY

Strategically perched along the major New York Avenue/Route 50 thoroughfare, the Shops at Dakota Crossing benefits from easy access and excellent visibility to an average of 100,000+ vehicles per day. In addition to the commuters and visitors on New York Avenue, the Shops are also convenient to the residents of the adjacent Fort Lincoln neighborhood – one of the most vibrant and successful planned residential communities in the area.

PARKING RATIO

2,500 spaces at a ratio of 4.3 per 1,000

PROJECT SIZE

430,000 Square Feet

ANCHOR TENANTS

COSTCO
WHOLESALE

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

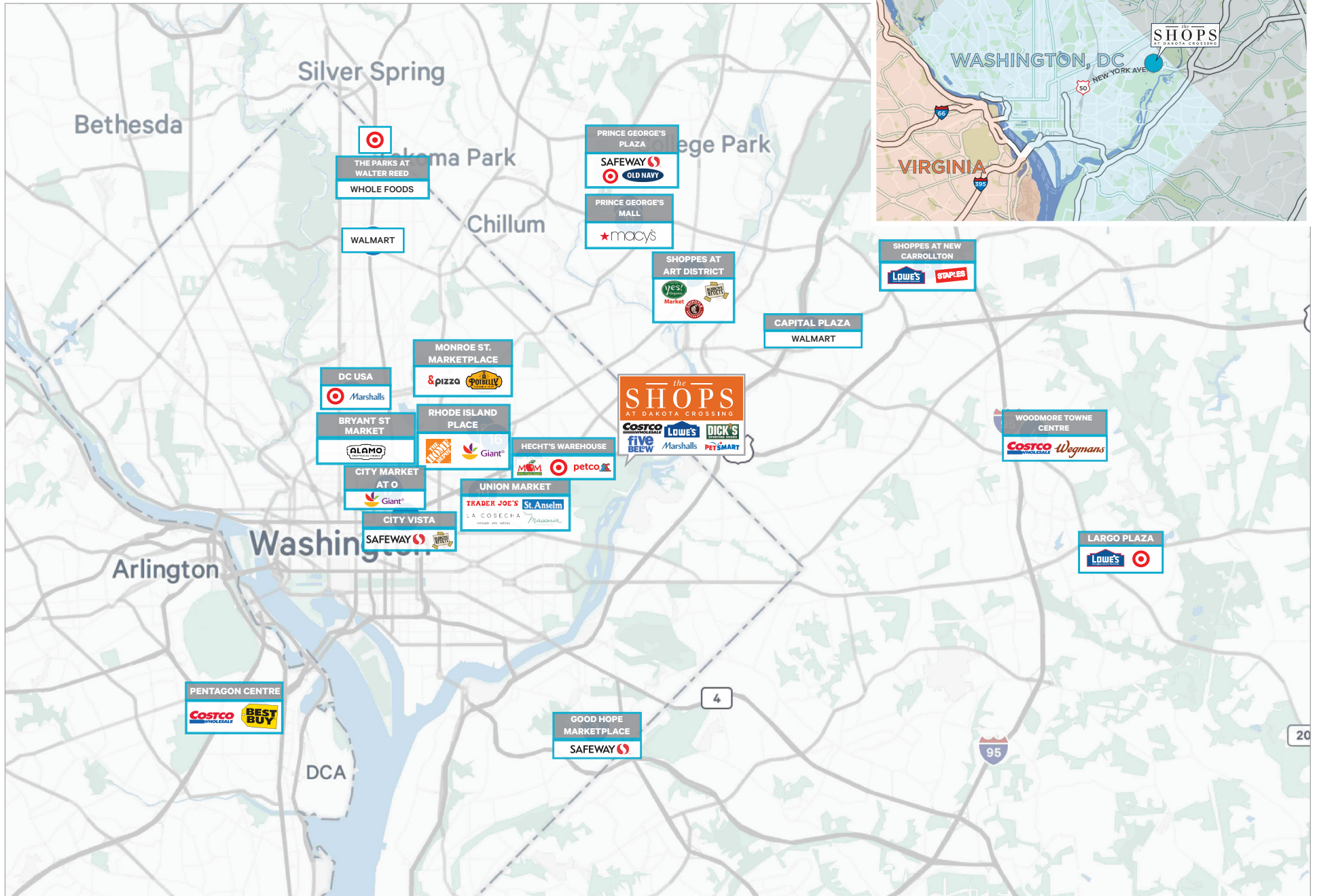
LOWE'S

Marshalls **PETSMART**

Chick-fil-A

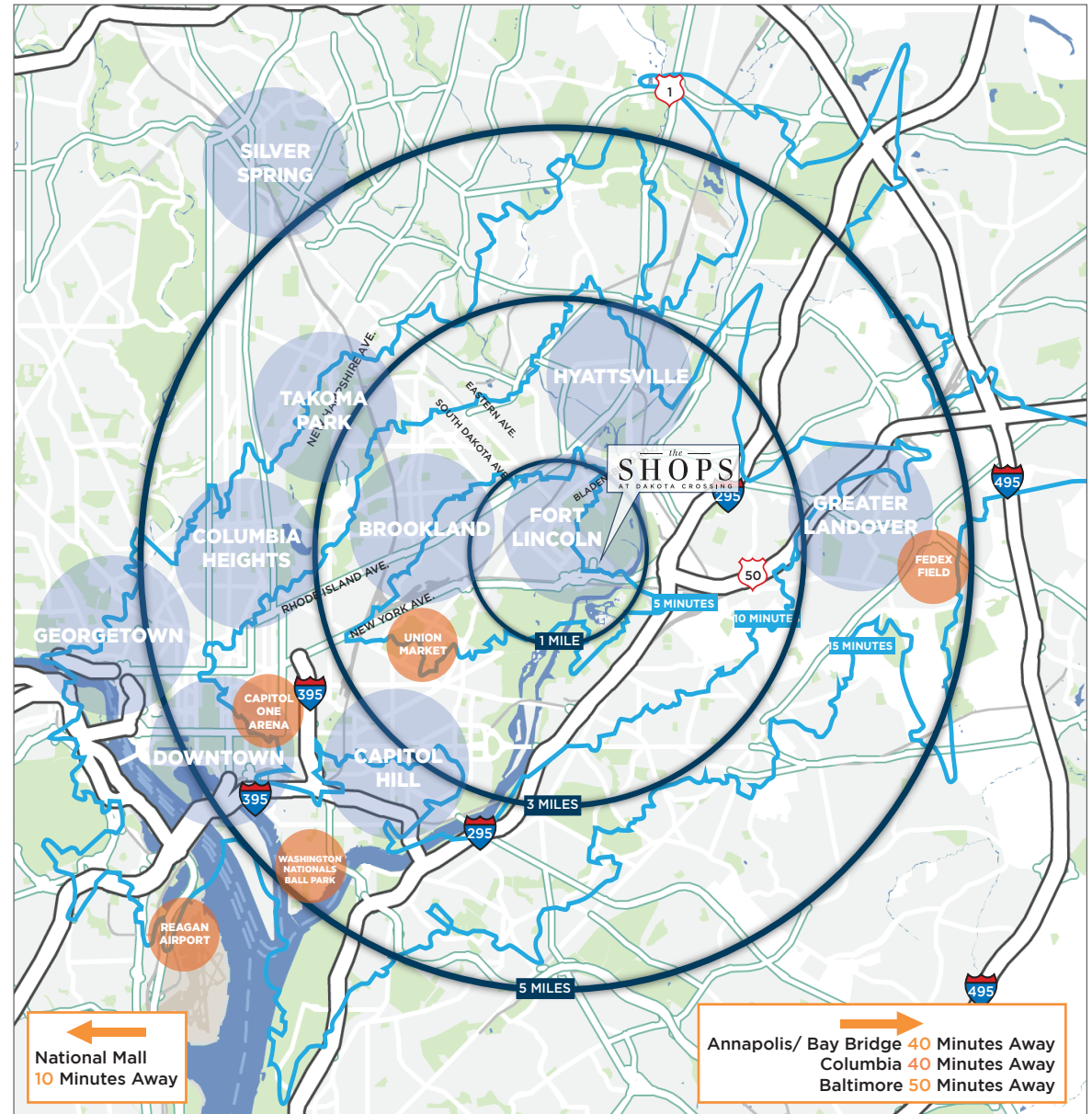


TRADE AREA



TRADE AREA DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS	 DAYTIME POPULATION
1 MILE	9,580	\$129,640	3,925	12,920
3 MILES	256,074	\$137,233	106,676	224,237
5 MILES	774,593	\$145,716	337,547	1,054,203
5 MIN. DRIVE TIME	7,735	\$132,595	3,272	9,820
10 MIN. DRIVE TIME	92,100	\$115,408	35,039	87,093
15 MIN. DRIVE TIME	378,407	\$127,312	262,165	338,407



MEET YOUR CUSTOMERS



Laptops & Lattes

Average Household Size: 1.95
 36.2
 Median Household Income: \$145,759

21%
WITHIN 3 MILE RADIUS

- Earn upper-tier incomes
- Prioritize travel, fine dining entertainment, and fashion
- Stay connected via laptop, iPad, mobile phone
- Emphasize healthy eating
- Take longer commutes or work remote

1%
10 MINUTE DRIVE



City Strivers

Average Household Size: 2.75
 38.5
 Median Household Income: \$76,919

14.4%
WITHIN 3 MILE RADIUS

- Young foreign-born population
- Earn middle-tier incomes
- Bold purchasing decisions, seek out deals
- Nearly a quarter commute 60 minutes or more
- Prioritize spending on personal care services

17%
10 MINUTE DRIVE



Trendsetters

Average Household Size: 2.17
 37.6
 Median Household Income: \$91,444

9.3%
WITHIN 3 MILE RADIUS

- Singles living alone and married couples
- Follow specific diets while remaining open to new foods
- Often use online transactions such as ride share and food delivery apps
- Incorporate daily exercise

9.1%
10 MINUTE DRIVE



URBANICITY

The trade area is predominantly **affluent** and **urban**, with a smaller segment of low income urban residents. There are some suburban pockets containing a range of incomes.



LIFESTAGES

The trade area has **more singles** - both young and elderly - **than families**. Most young people are high income, young professionals, whereas there are elderly residents of all income levels.

RETAIL OPPORTUNITY

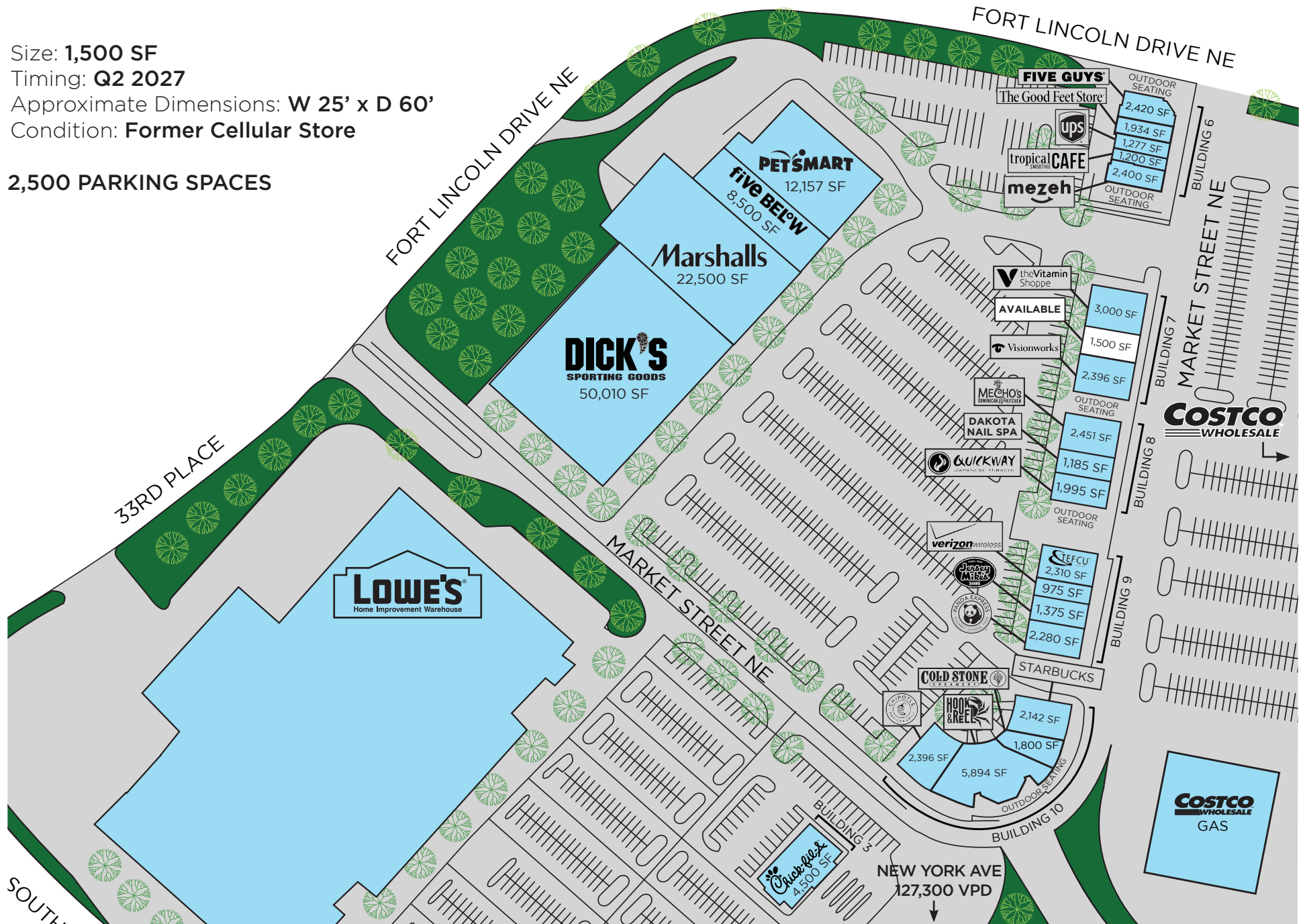
Size: **1,500 SF**

Timing: **Q2 2027**

Approximate Dimensions: **W 25' x D 60'**

Condition: **Former Cellular Store**

2,500 PARKING SPACES





FOR LEASING INFORMATION CONTACT:

CBRE

+1 202 783 8200

LISA STODDARD	JEN FINK
202.585.5519	202.585.5742
LISA.STODDARD@CBRE.COM	JEN.FINK@CBRE.COM

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