



Fort Totten Square

Washington, DC

Project Summary

8.6 acre parcel

345 Apartments Units

120,000 SF Walmart

10,000 SF Additional Retail

775 Parking Spaces

Services Provided

Property Acquisition

Leasing

Redevelopment

Property Management

Development Management

Project Timeline

Acquisition - 2006

Construction Start - Q1 2013

Completion - Q1 2015

Lowes Enterprises secured the opportunity to acquire 8.6 acres of developable mixed-use land located in the Northeast quadrant of Washington, DC. Situated at a major transportation hub in what is considered to be one of DC's best working class neighborhoods, this unique opportunity positions Lowe, in joint venture with The JBG Companies, to create a new mixed-use community in one of the last underdeveloped transit-oriented neighborhoods at a basis that will enable the development of attractive product, which is both affordable to the market and profitable for the partners.

Fort Totten Square will include 345 apartment units and a 120,000 square foot urban-format Walmart with full-service grocery on the ground floor, including 10,000 square feet of additional retail for select smaller retailers. There will be approximately 775 total parking spaces, which includes 450 designated retail parking spaces and 325 designated residential parking spaces.

The Walmart will provide about 100 construction jobs starting in 2013 and generate 300 retail jobs once the store is open. Fort Totten Square is designed to combine the best qualities of urban living with the feel of less densely populated suburban communities.

Construction at Fort Totten Square began in the first quarter of 2013 with completion scheduled for the first quarter of 2015.

