



NEARBY RETAILERS



RETAIL FOR LEASE

- Dominant regional shopping center with great and easy access from Capitol Hill, H Street, Union Market and Ivy City
- Strategically located at the intersection of five heavily traveled traffic corridors - Benning Road (39,433 ADT), H Street NE, Bladensburg Road (19,504 ADT), 17th St (20,480 ADT) & Maryland Ave (17,632 ADT)
- Strong incomes with continuing residential growth in the trade area

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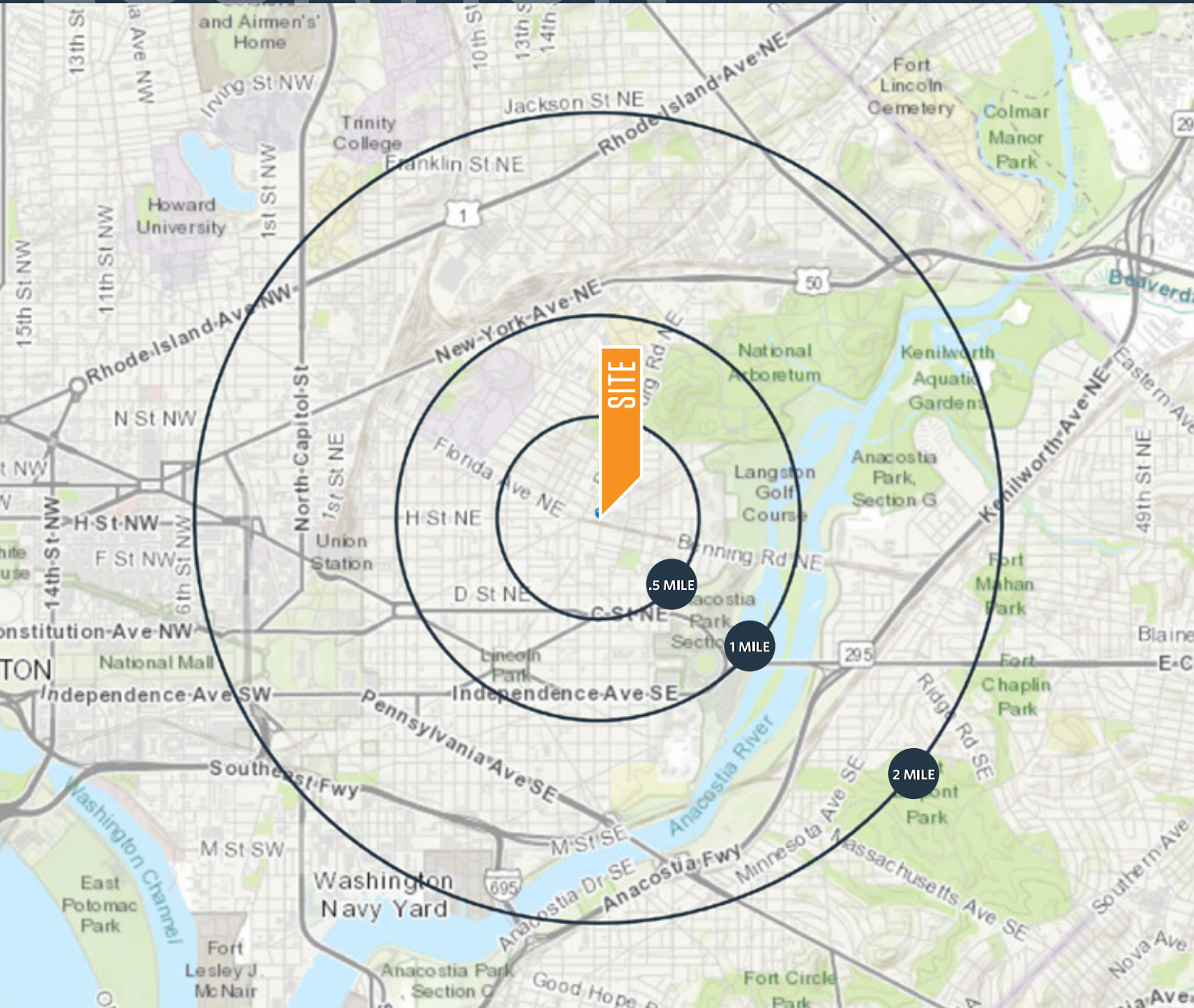
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LOCATION

HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002



AVAILABLE SPACES

SIZE	ASKING RENT
562 SF	\$75.00 PSF NNN
1,497 SF	\$45.00 PSF NNN
2,411 SF	\$60.00 PSF NNN
3,052 SF	\$55.00 PSF NNN

*Estimated NNNs are \$13.50 PSF

DEMOGRAPHICS | 2022:

10-MIN	.5-MILE	1-MILE	2-MILE	
Population	222,377	18,622	48,576	157,525
Daytime Population	297,664	17,016	43,162	221,501
Households	100,248	8,315	21,704	73,720
Average HH Income	\$144,156	\$126,760	\$168,832	\$156,572

TRAFFIC COUNTS | 2021:

Benning Rd NE	39,433 ADT
Bladensburg Rd NE	19,504 ADT
17th St	20,480 ADT
Maryland Ave	17,632 ADT

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SITE PLAN

HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002

UPPER LEVEL (MARYLAND AVE FACING)



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SITE PLAN

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LOWER LEVEL (BENNING ROAD FACING)



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BIRD'S EYE

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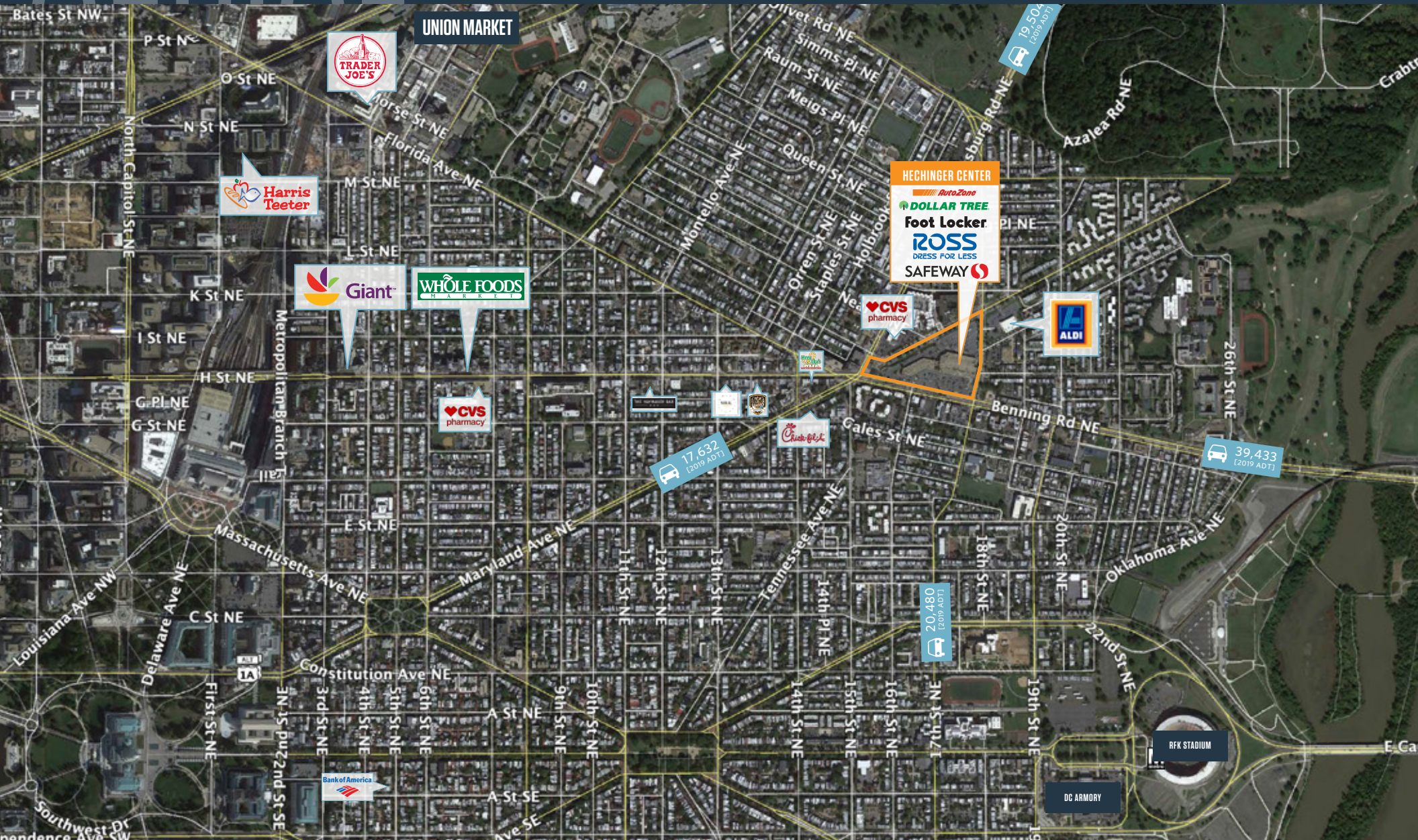
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AERIAL

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