klnb

SENATOR SQUARE

3932 - 3968 MINNESOTA AVENUE NE, WASHINGTON DC



NEARBY RETAILERS













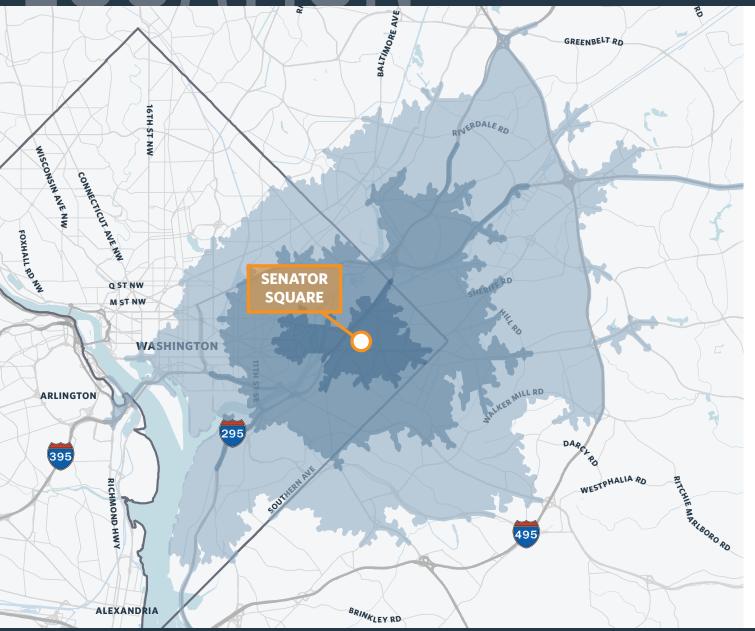


RETAIL FOR LEASE

- Senator Square Shopping Center acts as a cornerstone for the ongoing evolution within Ward 7 in Northeast Washington, D.C. and is a convenient, accessible locale for neighborhood necessities
- Retail opportunities available along Minnesota Avenue NE (19,374 VPD): 1,000 SF, 1,200 SF, 3,150 SF, 3,500 SF, 4,233 SF, and 8,200 SF spaces available. Up to 18,294 SF available combined corner space at lighted intersection.
- Located adjacent to the new 250,000 SF Department of General Services Headquarters (approx. 700 employees).
- The retail opportunities are located 0.4 miles from the Minnesota Avenue Metro- Orange Line (2,251 daily riders) and 1 mile away from the Benning Road Metro- Blue/Silver Line (2,638 daily riders).
- With priority given to locations in Ward 7 and Ward 8, DC's Food Access Fund Grant will support qualified businesses with capital for tenant improvements related to expansion in order to increase equitable access to fresh, healthy, and affordable food for grocery stores, full service restaurants and fast casual restaurants.

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PROPERTY HIGHLIGHTS:

1,000 SF, 1,200 SF, 3,150 SF, 3,500 SF, 4,233 SF, and 8,200 SF spaces available. Up to 18,294 SF available combined corner space at lighted intersection.

DEMOGRAPHICS | 2023:

| 5 MINUTE DRIVE | 10 MINUTE DRIVE | 15 MINUTE DRIV |
|------------------------------|-----------------|----------------|
| Population 47,095 | 218,173 | 583,098 |
| Daytime Population 39,195 | on 187,201 | 692,890 |
| Households 19,871 | 91,831 | 243,653 |
| Average HH Incor \$82,585 | me \$123,006 | \$116,718 |
| | | |

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2022:

Kenilworth Avenue Freeway 72,273 ADT Benning Road NE 20,356 ADT



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SENATOR SQUARE 3932 - 3968 MINNESOTA AVENUE NE, WASHINGTON DC **SENATOR BENNING ROAD, NE SQUARE H STREET CORRIDOR Total Population:** 20,877 **NORTHEAST** Average HH Income: 29,127 VPD \$211,034 DC Total Daytime Pop: Total Population: 17.623 3,768 Average HH Income: 21,280 VPD \$76,424 Total Daytime Pop: 2,270 CAPITOL 295 HILL 1 **Total Population:** 2,793 WHITNEY YOUNG CAPITO Average HH Income: **MEMORIAL BRIDGE** \$214,712 Rehabilitation Complete **RIVERFRONT** Total Daytime Pop: 45.236 **Total Population:** 11,642 Average HH Income: \$145,332 25,036 66,796 VPD Total Daytime Pop: **SOUSA BRIDGE WARD 8: ANACOSTIA Total Population: FREDERICK DOUGLASS** 8,441 Average HH Income: **BRIDGE** \$70,502 Construction Complete Total Daytime Pop: 8,274 11TH STREET BRIDGE PARK "Highline of DC" Planning



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