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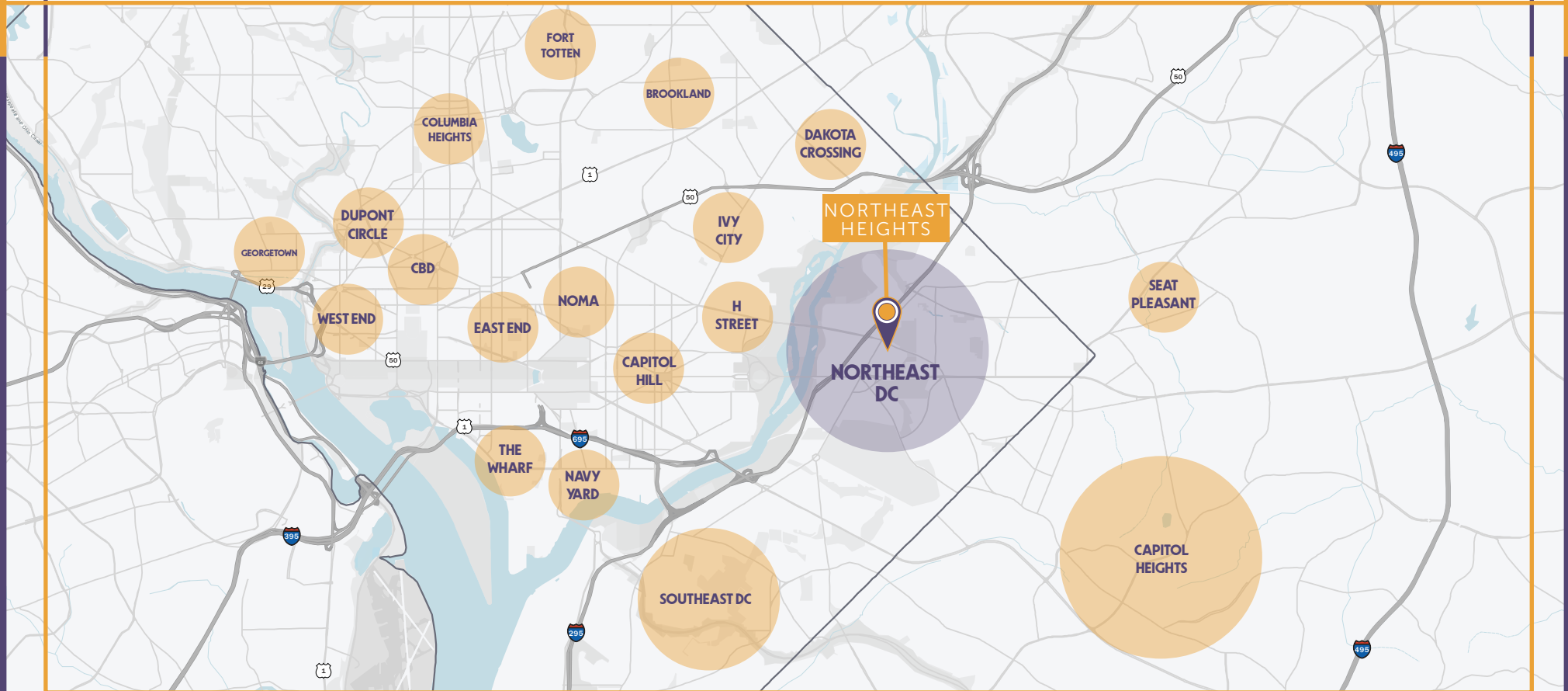
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NORTHEAST HEIGHTS

322 40TH STREET NE, WASHINGTON, DC

MARKET SNAPSHOT



- Anchor and in-line retail opportunities available. The 13-acre site is located at the bustling intersection of Minnesota Ave NE (20,112 VPD) and Benning Road NE (36,151 VPD) and comprises the majority of the Northeast Heights master plan.
- Mixed-use redevelopment offering 1,500 residential units and 145,000 square feet of community serving retail space.
- The retail opportunities are located 0.2 miles from the Minnesota Avenue Metro-Orange Line (2,251 daily riders) 0.3 miles from the 200,000 SF Department of Employment Services Headquarters.
- 0.7 miles away from the Benning Road Metro- Blue/Silver Line (2,638 daily riders) and across the street from the new Department of General Services 250,000 SF Headquarters.

SURROUNDING DEVELOPMENTS



SITE PLAN - 1ST FLOOR



- Available
- At Lease

RENDERING



VIEW FROM BENNING ROAD & MINNESOTA AVE

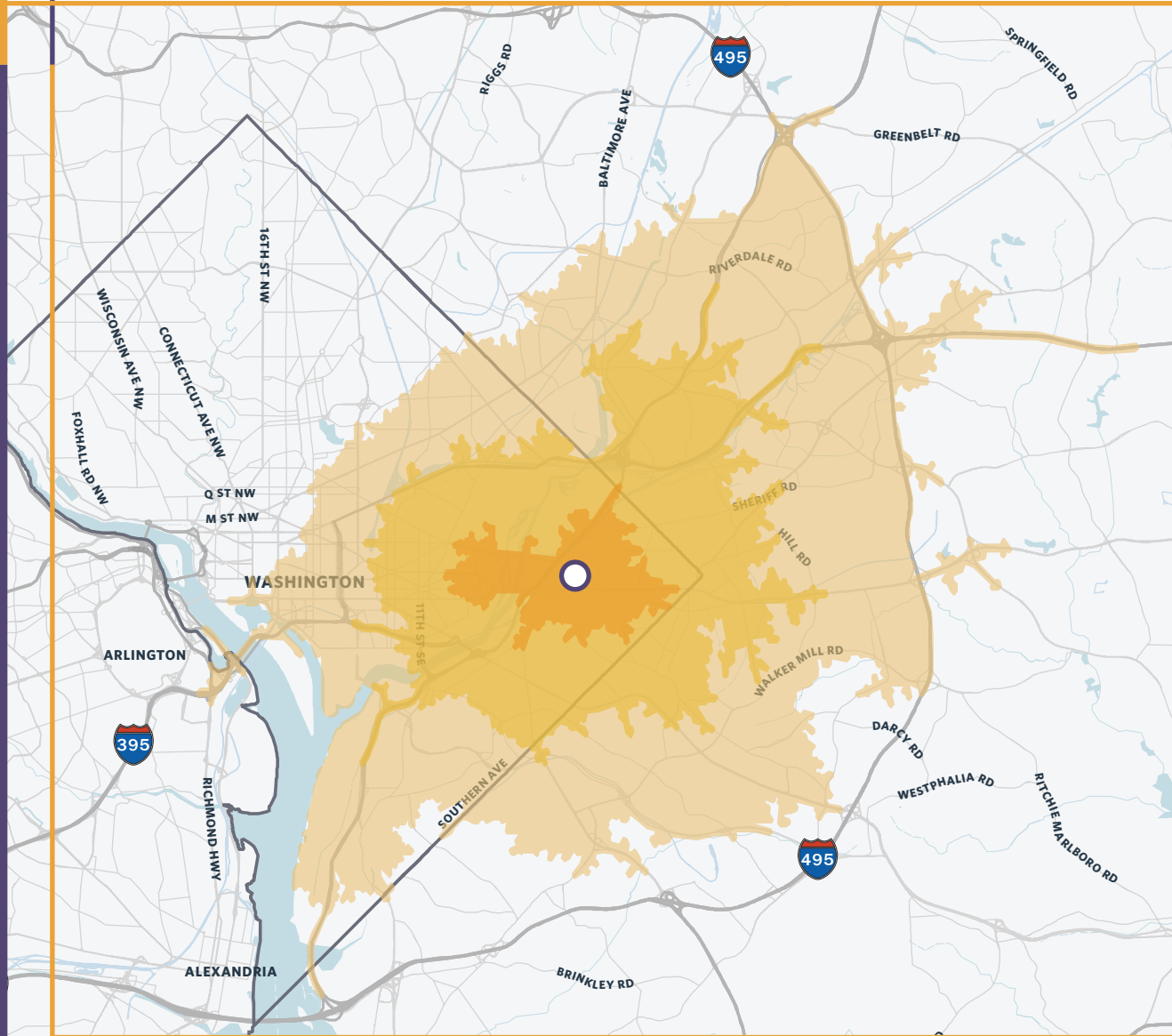
RENDERING



VIEW FROM BENNING ROAD

DEMOGRAPHICS

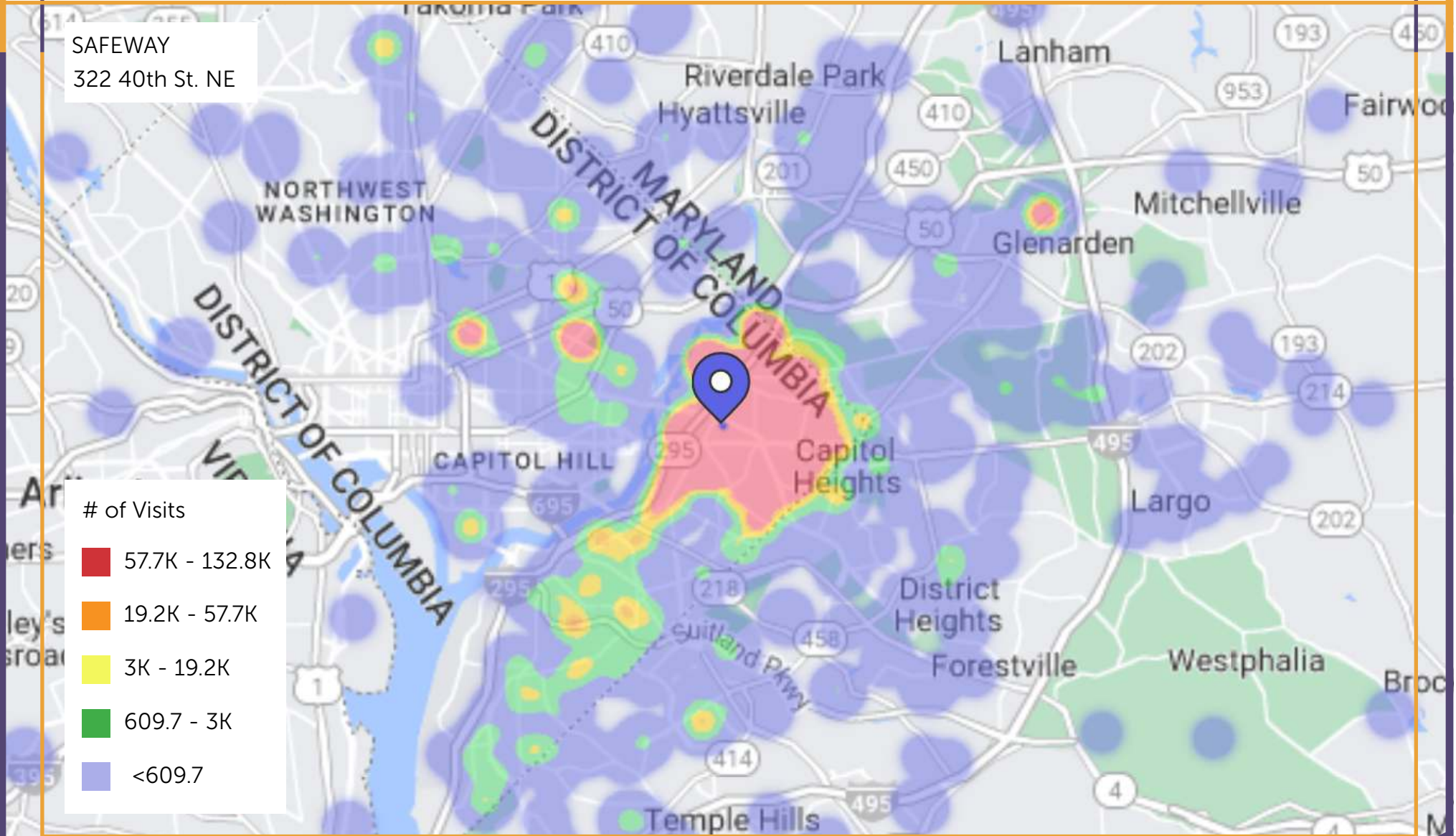
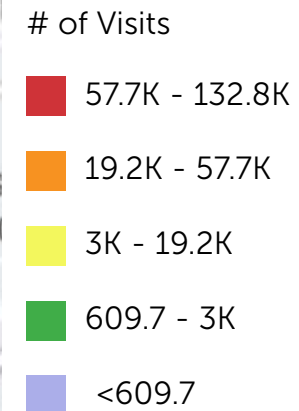
DRIVE TIMES



5 MIN	10 MIN	15 MIN
POPULATION		
30,124	164,849	473,277
DAYTIME POPULATION		
24,621	136,090	556,150
HOUSEHOLDS		
12,675	69,243	199,121
AVERAGE HH INCOME		
\$88,099	\$132,470	\$122,173

TRADE AREA

SAFEWAY
322 40th St. NE



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