

MATT SKALET
MSKALET@KLN.B.COM
202-420-7775

STEVE COMBS
SCOMBS@KLN.B.COM
202-420-7776

LINDSEY ST. MAXENS
LSTMAXENS@KLN.B.COM
202-420-7769

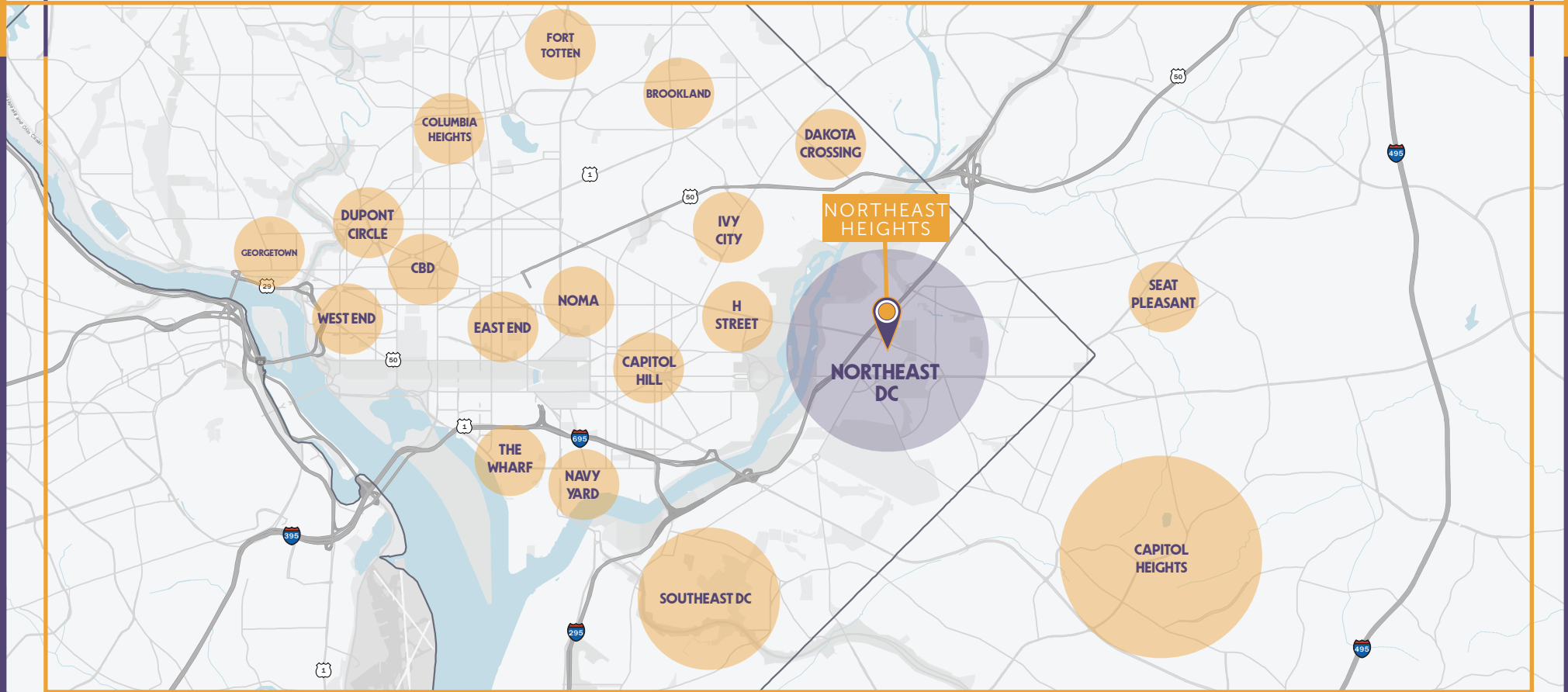
klnb

An architectural rendering of the Northeast Heights development in Washington, DC. The scene depicts a vibrant urban street lined with modern, multi-story residential and commercial buildings. The buildings feature a mix of materials, including dark brick, light-colored panels, and large glass windows. Many units have balconies with glass railings. The ground floor is filled with various shops and restaurants, including 'Web Coffee', 'FUSION FLOOR', and 'SUN FISH'. A central green space with a blue water feature and yellow umbrellas serves as a focal point, where many people are walking, playing, and socializing. The sky is clear and blue, and the overall atmosphere is one of a lively, walkable neighborhood.

NORTHEAST HEIGHTS

322 40TH STREET NE, WASHINGTON, DC

MARKET SNAPSHOT

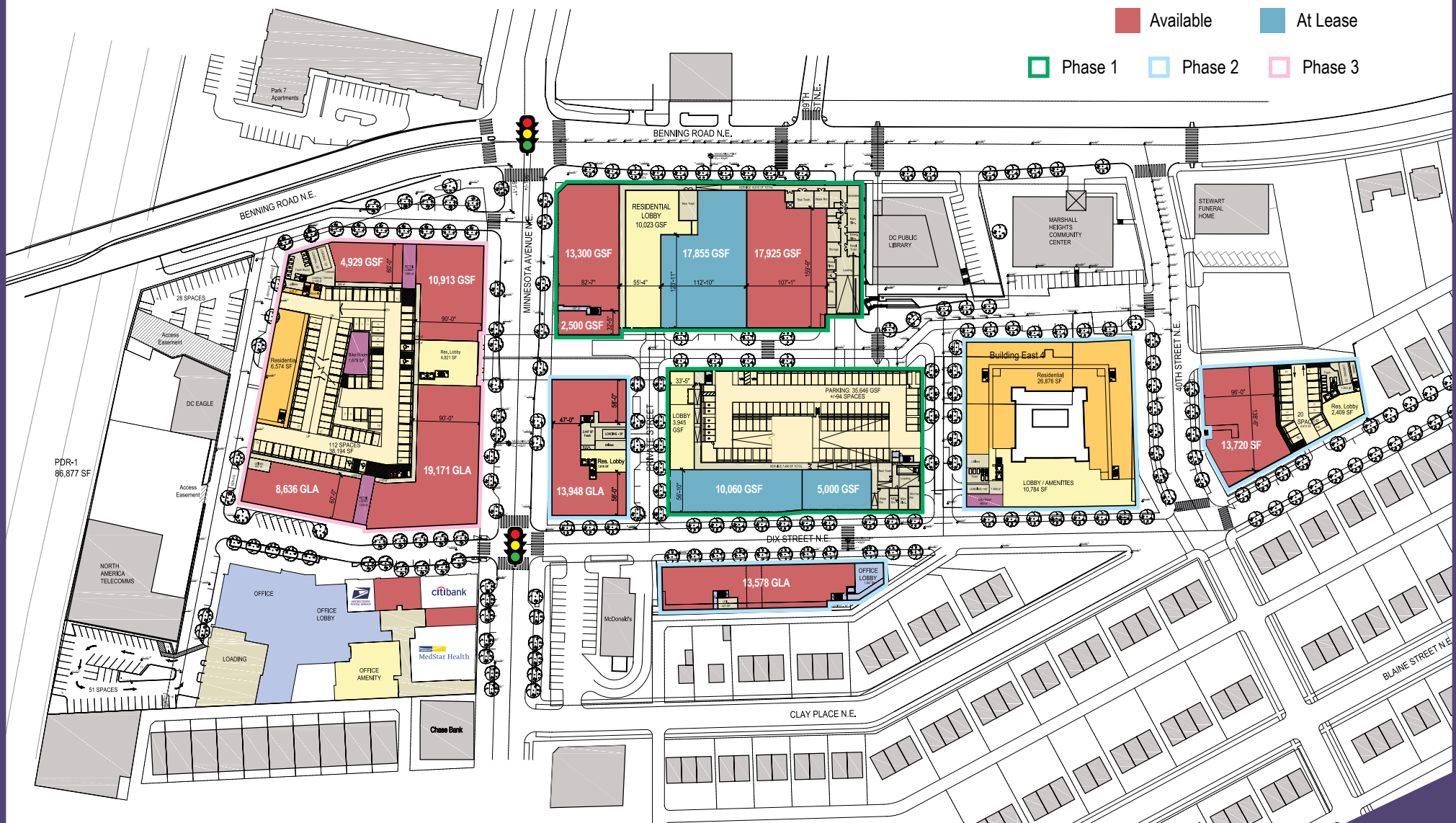


- Anchor and in-line retail opportunities available. The 13-acre site is located at the bustling intersection of Minnesota Ave NE (20,112 VPD) and Benning Road NE (36,151 VPD) and comprises the majority of the Northeast Heights master plan.
- Mixed-use redevelopment offering 1,500 residential units and 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 - GROUND LEVEL



SITE PLAN - 1ST FLOOR



RENDERING



VIEW FROM BENNING ROAD & MINNESOTA AVE

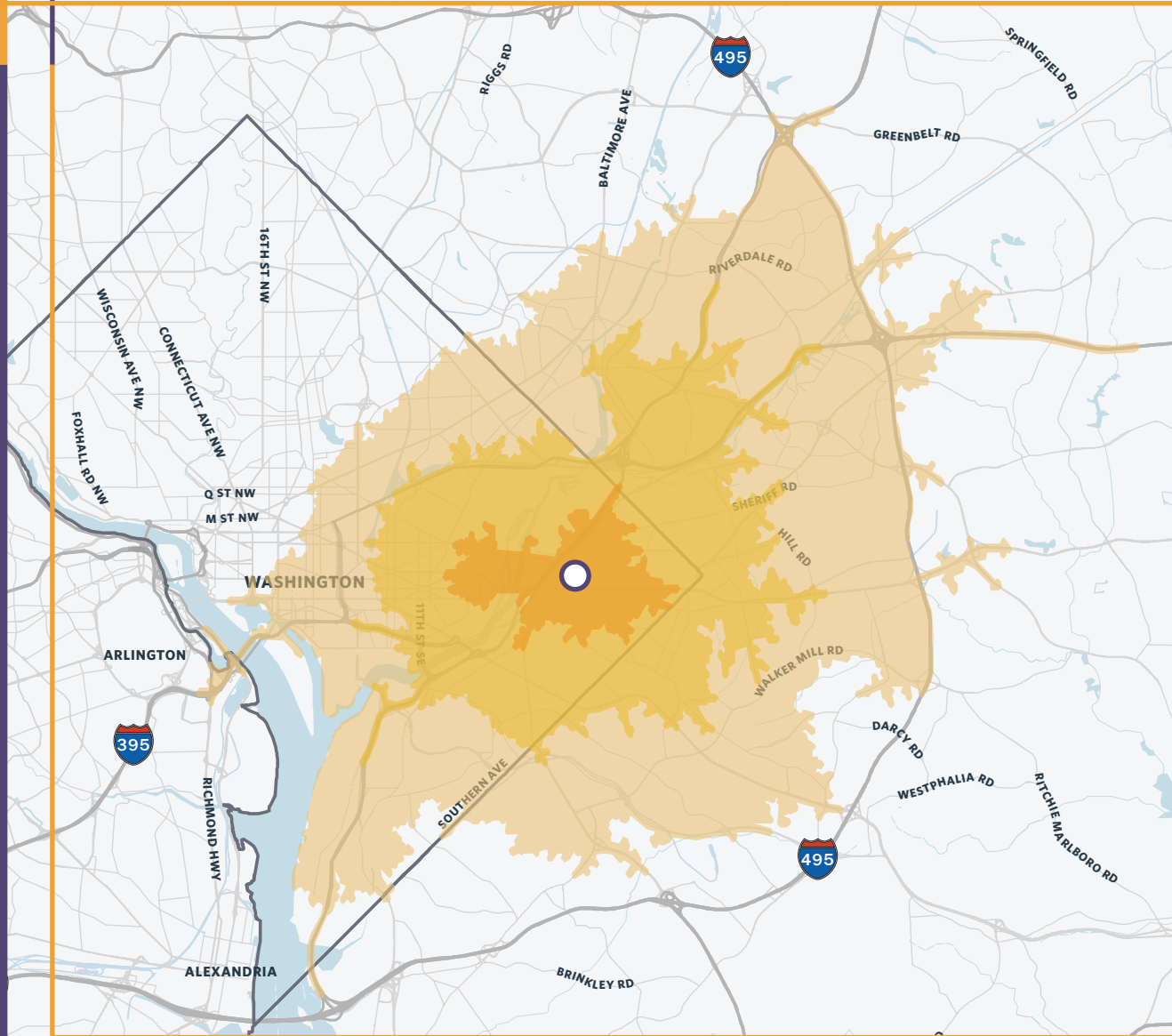
RENDERING



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



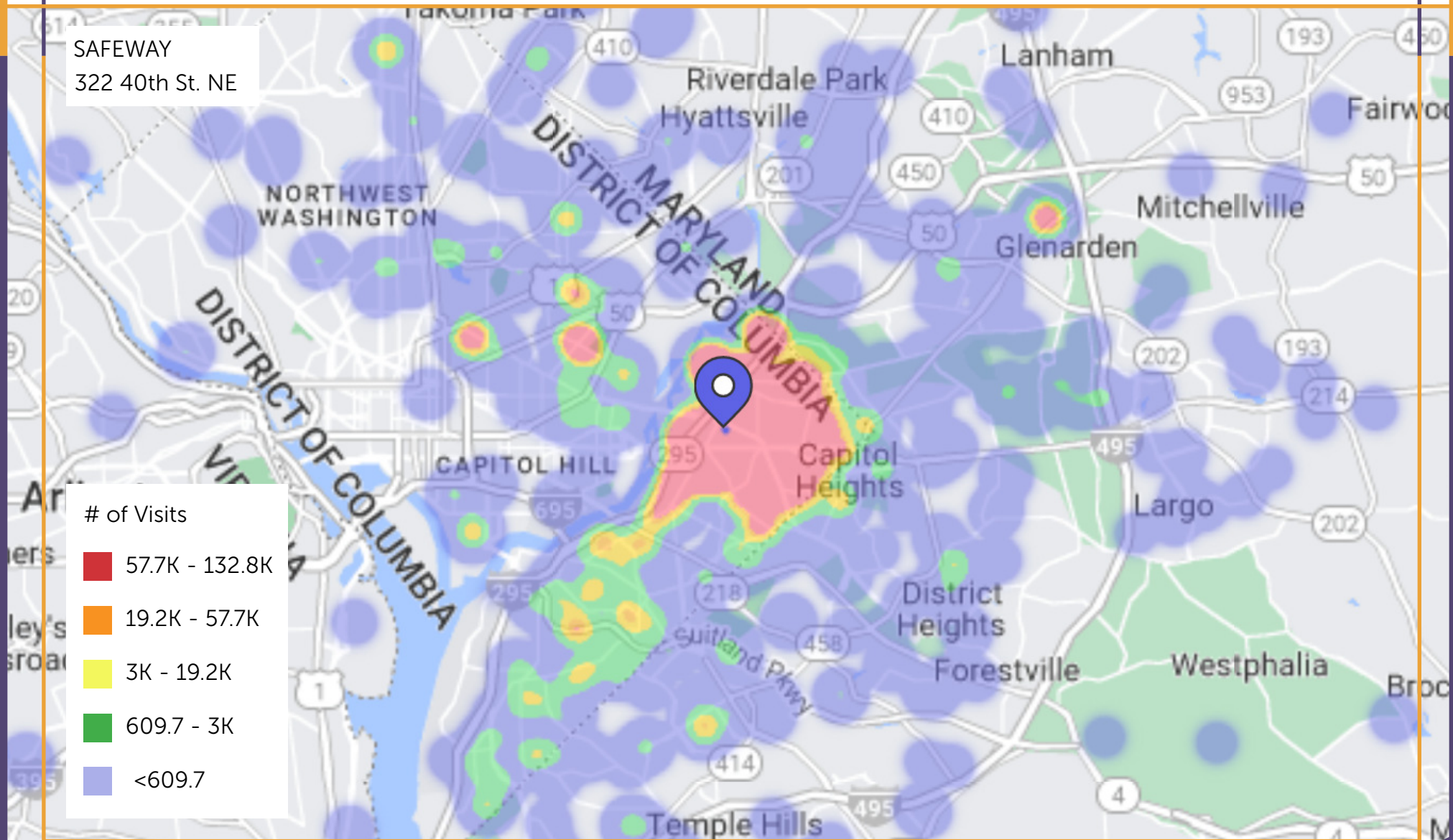
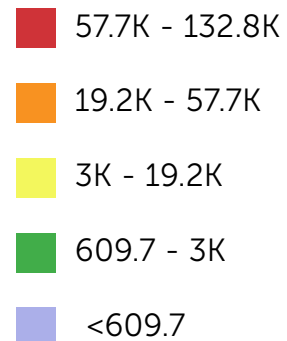
AVERAGE HH INCOME

\$88,099 | \$132,470 | \$122,173

TRADE AREA

SAFEWAY
322 40th St. NE

of Visits



AERIAL



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