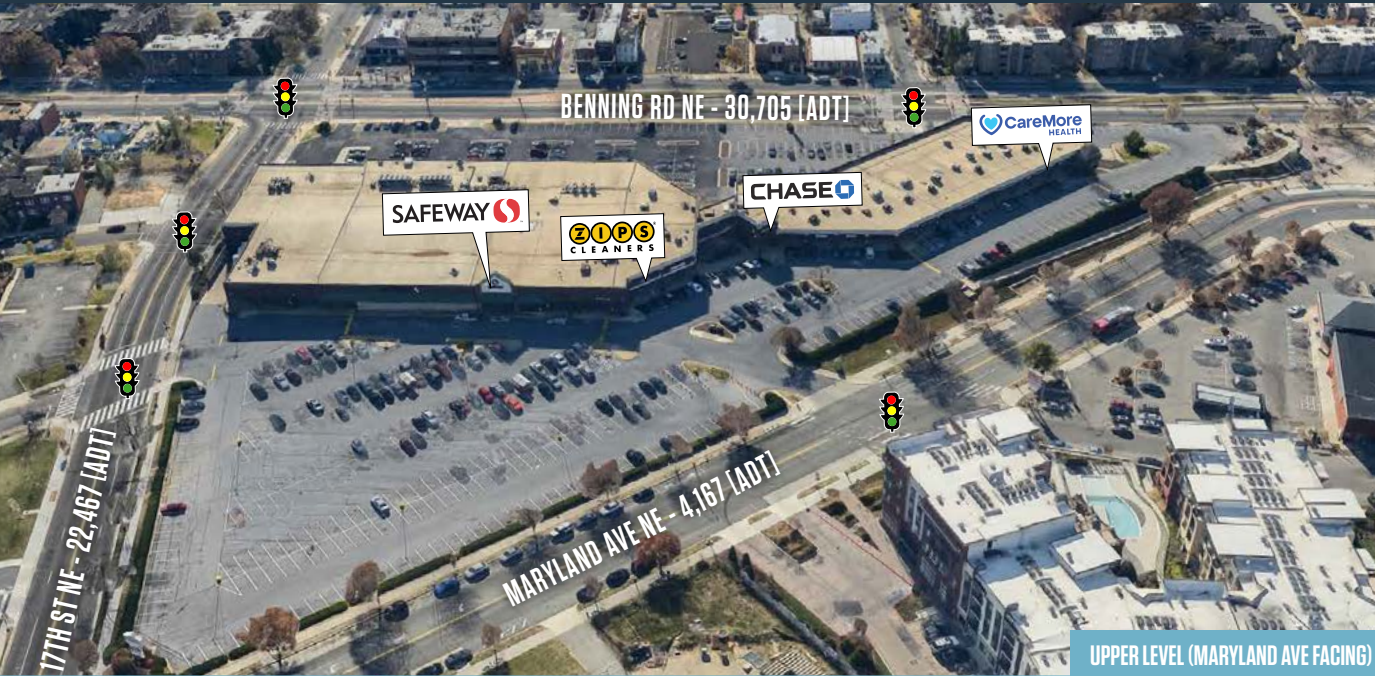
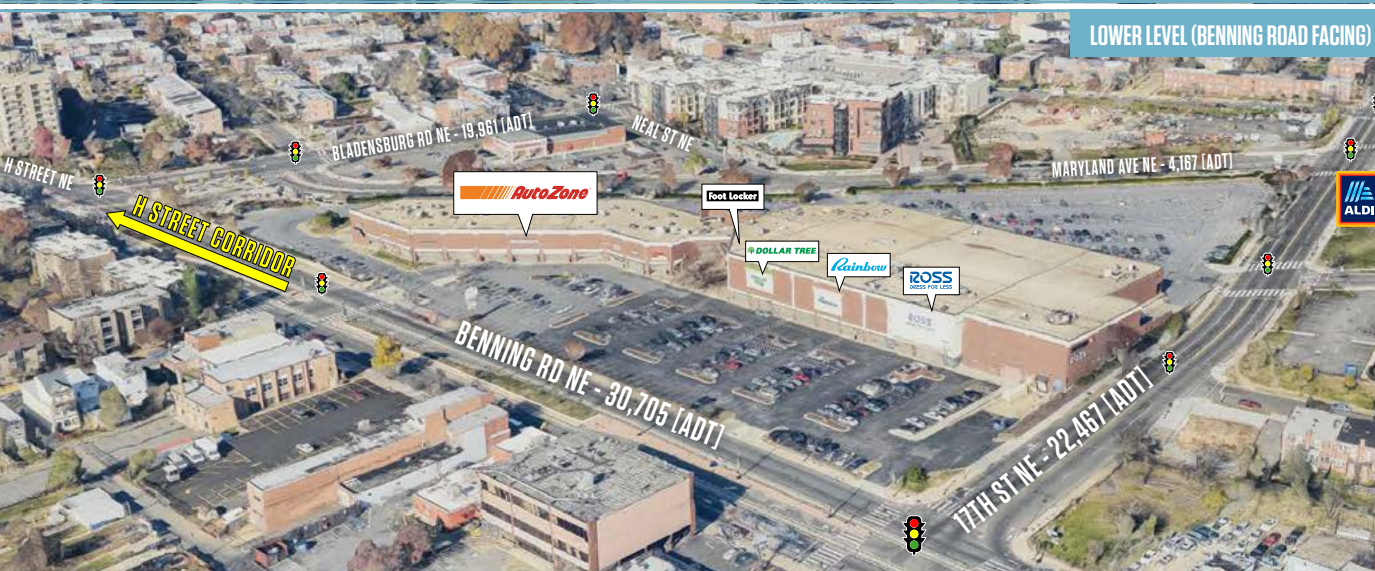




UPPER LEVEL (MARYLAND AVE FACING)



LOWER LEVEL (BENNING ROAD FACING)

NEARBY RETAILERS

SAFeway

WHOLE FOODS MARKET



Foot Locker

AutoZone

DOLLAR TREE

CHASE

Rainbow

ROSS DRESS FOR LESS

Chick-fil-A

CVS pharmacy



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 (30,705 ADT), H Street NE, Bladensburg Road (19,961 ADT), 17th St (22,467 ADT) & Maryland Ave (4,167 ADT)
- Strong incomes with continuing residential growth in the trade area

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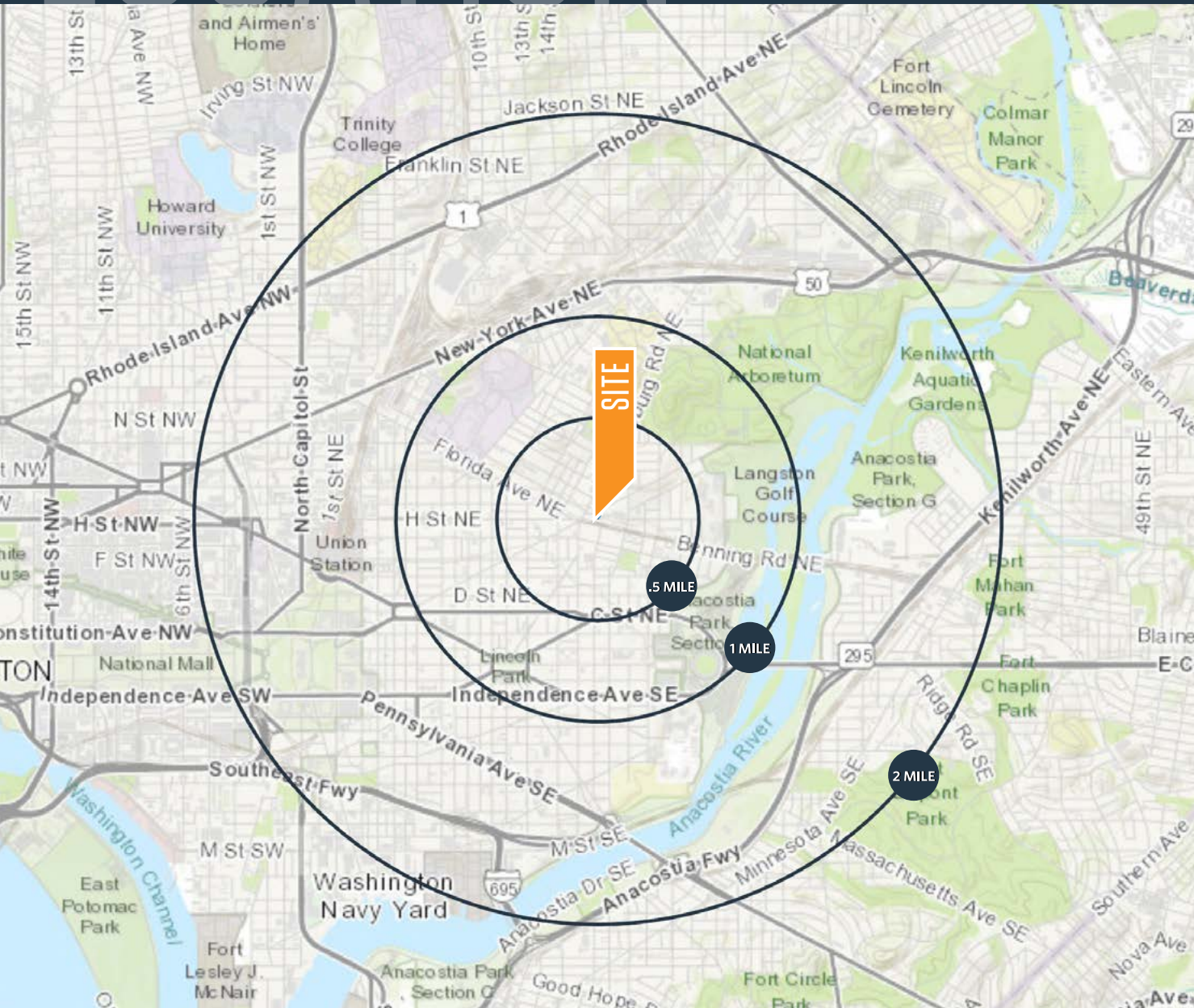
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LOCATION

HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002



AVAILABLE SPACES

SIZE	ASKING RENT	CAN BE COMBINED UP TO 9,588 SF
562 SF	\$75.00 PSF NNN	
3,052 SF	\$55.00 PSF NNN	
5,974 SF	\$50.00 PSF NNN	

*Estimated NNNs are \$13.50 PSF

DEMOGRAPHICS | 2023:

10- MIN DRIVE	.5-MILE	1-MILE	2-MILE
Population			
155,253	18,538	48,094	160,250
Daytime Population			
233,147	15,749	38,556	237,726
Households			
71,165	8,367	21,701	76,100
Average HH Income			
\$144,006	\$128,334	\$168,366	\$155,703

TRAFFIC COUNTS | 2022:

Benning Rd NE	30,705 ADT
Bladensburg Rd NE	19,961 ADT
17th St	22,467 ADT
Maryland Ave	4,167 ADT

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UPPER LEVEL (MARYLAND AVE FACING)



SITE PLAN

HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002

LOWER LEVEL (BENNING ROAD FACING)



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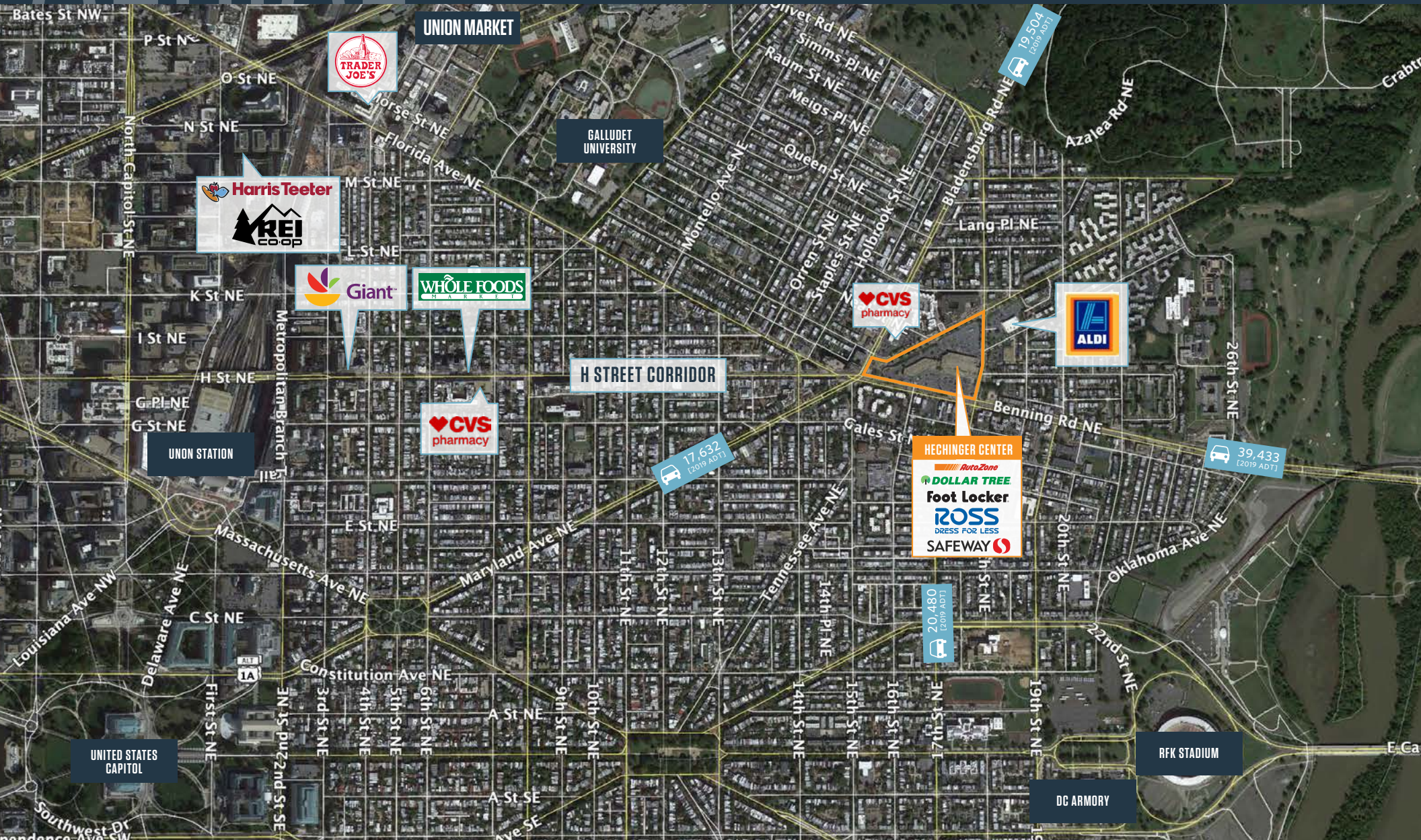
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AERIAL

HECHINGER CENTER

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HECHINGER CENTER

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