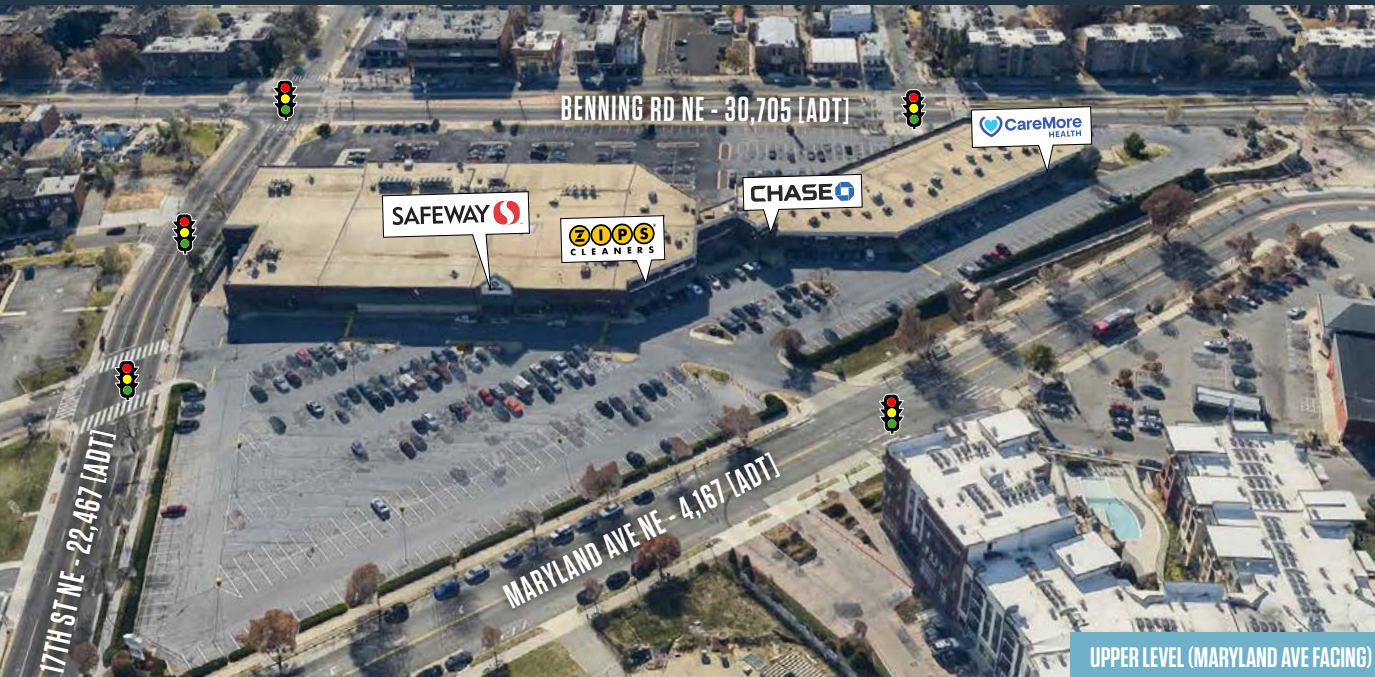
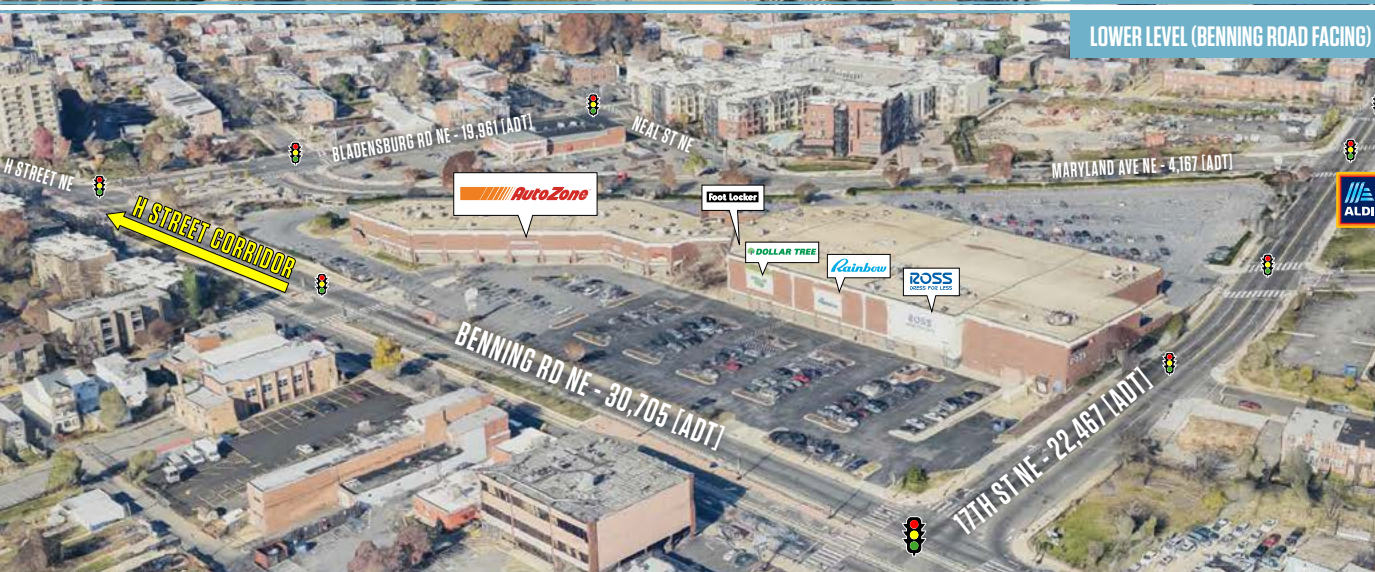




UPPER LEVEL (MARYLAND AVE FACING)



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

BEN BECKER

bbecker@klnb.com | 202-420-7773

MATT SKALET

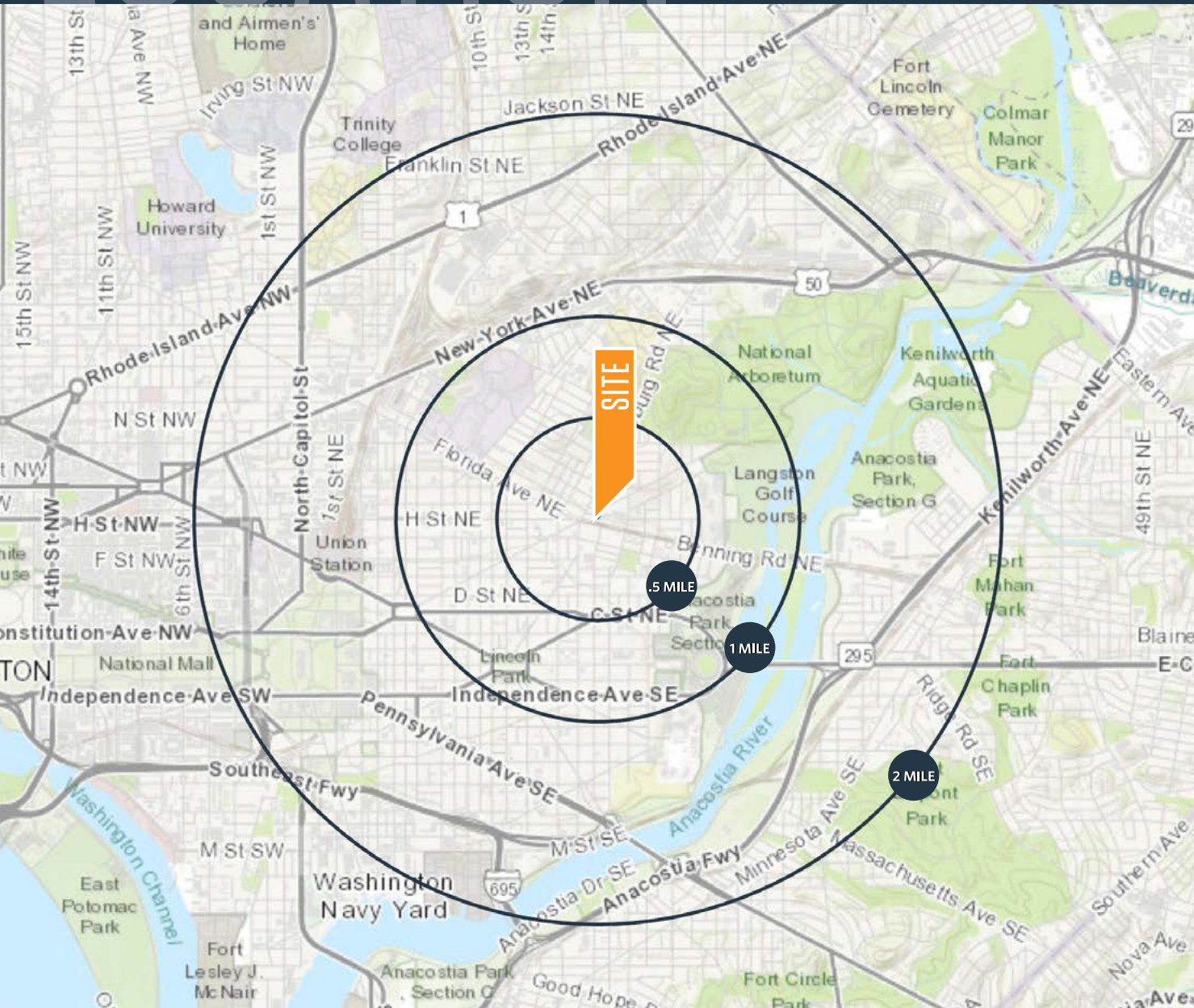
mkalet@klnb.com | 202-420-7775

klnb.com

LOCATION

HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002



AVAILABLE SPACES

SIZE

3,052 SF

5,974 SF

9,856 SF

CAN BE
COMBINED
UP TO
9,026 SF

*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

BEN BECKER

bbecker@klnb.com | 202-420-7773

MATT SKALET

m skalet@klnb.com | 202-420-7775



UPPER LEVEL (MARYLAND AVE FACING)



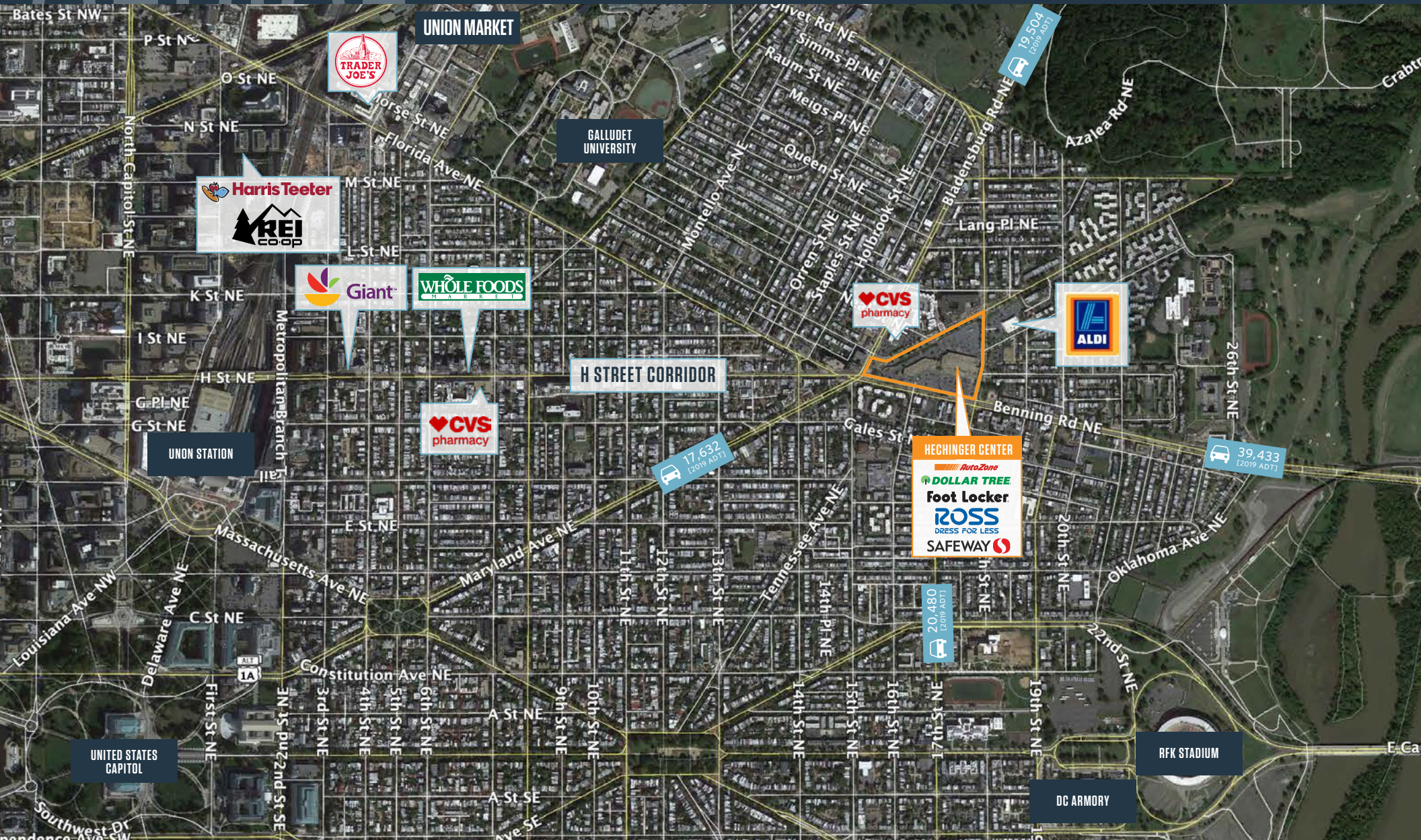
LOWER LEVEL (BENNING ROAD FACING)



AERIAL

HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002



BEN BECKER

bbecker@klnb.com | 202-420-7773

MATT SKALET

mksalet@klnb.com | 202-420-7775

klnb



HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002

FOR MORE INFORMATION, PLEASE CONTACT:

BEN BECKER

bbecker@klnb.com

202-420-7773

MATT SKALET

mskalet@klnb.com

202-420-7775

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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klnb.com



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