

klnb

**JUST SIGNED!** **BENNING**  
**ACE**

SMALL SHOP & ANCHOR SPACES AVAILABLE  
CONSTRUCTION STARTING IN 2026



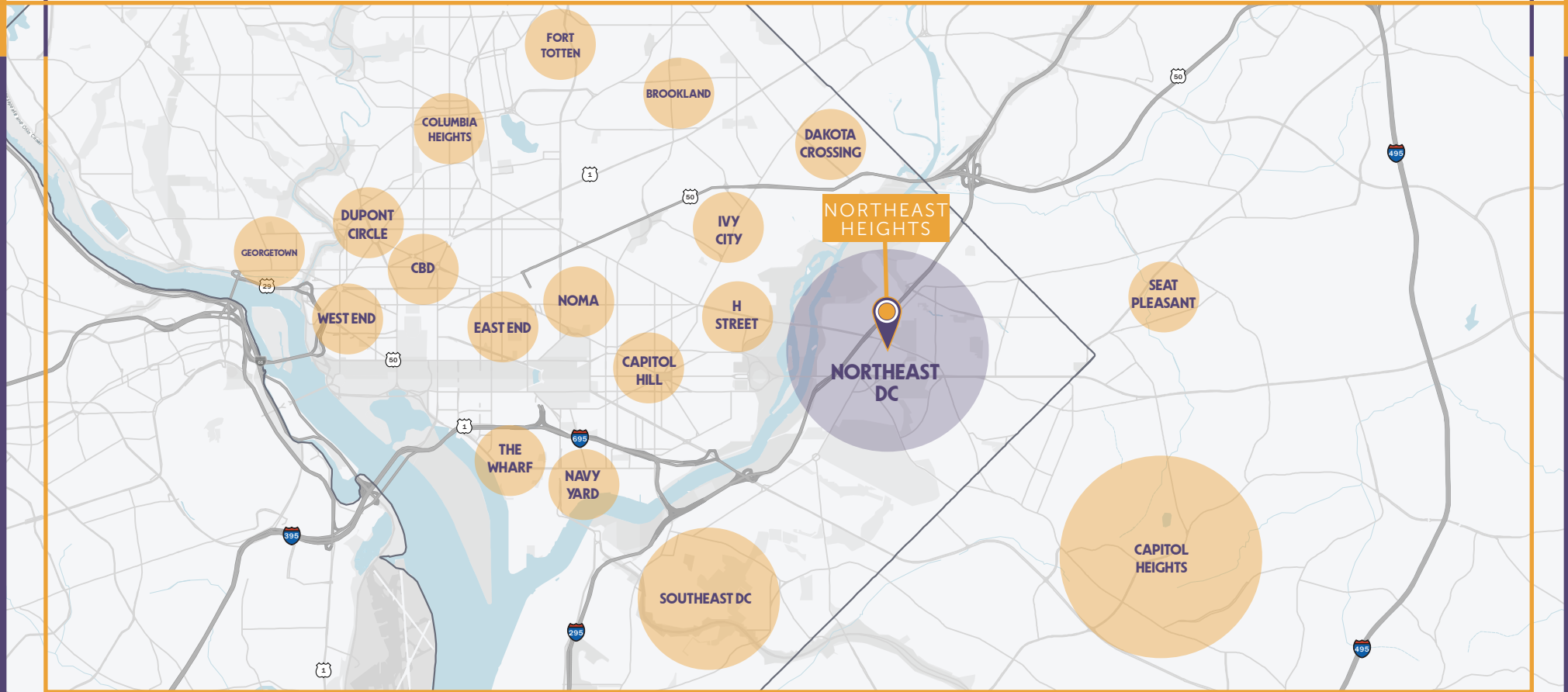
# NORTHEAST HEIGHTS

322 40TH STREET NE, WASHINGTON, DC

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# MARKET SNAPSHOT

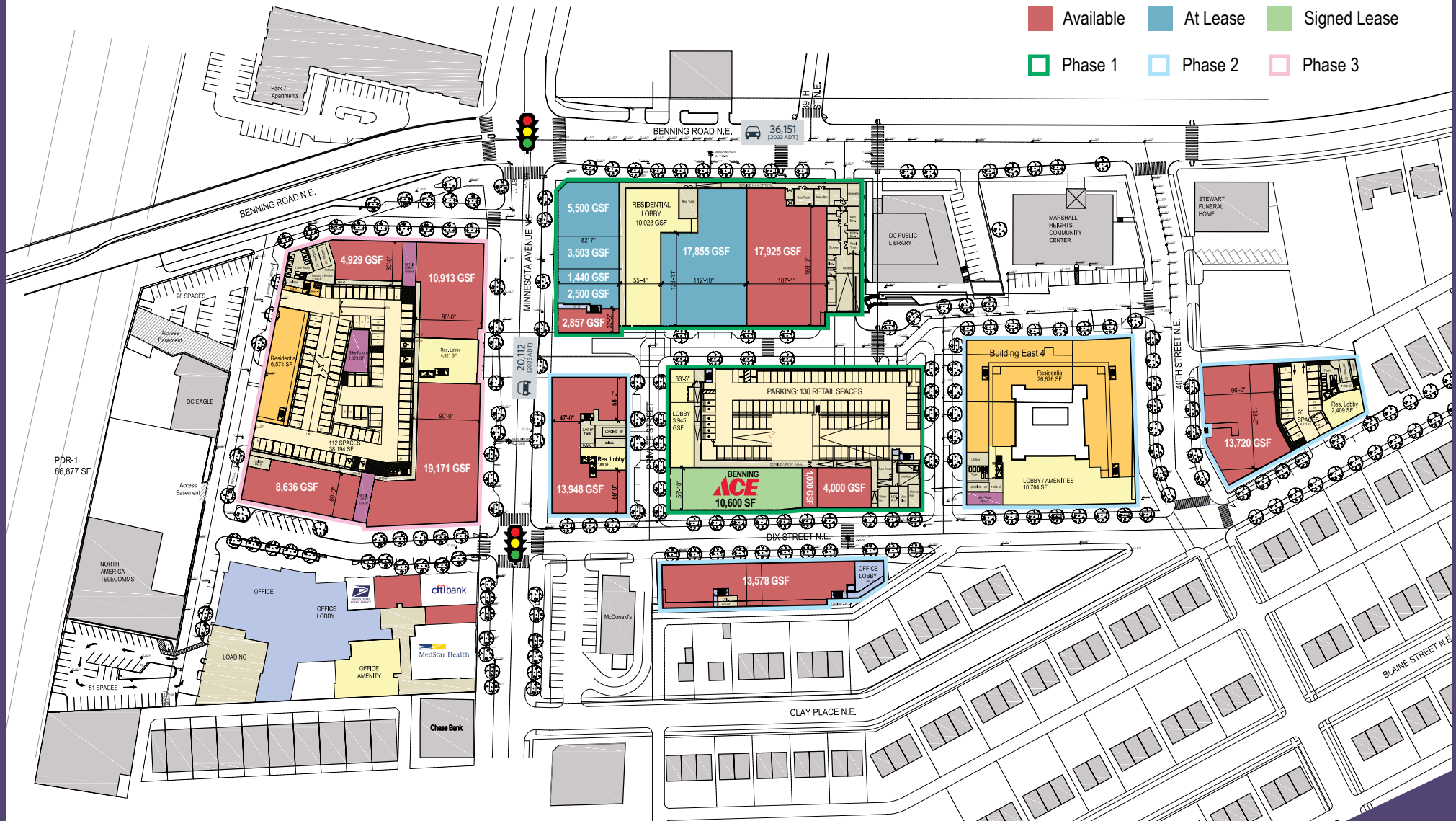


- Anchor and in-line retail opportunities available. The 13-acre site is located at the bustling intersection of Minnesota Ave NE (20,112 VPD) and Benning Road NE (36,151 VPD) and comprises the majority of the Northeast Heights master plan.
- Mixed-use redevelopment offering approximately 1,500 residential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



# RENDERING



VIEW FROM BENNING ROAD & MINNESOTA AVE

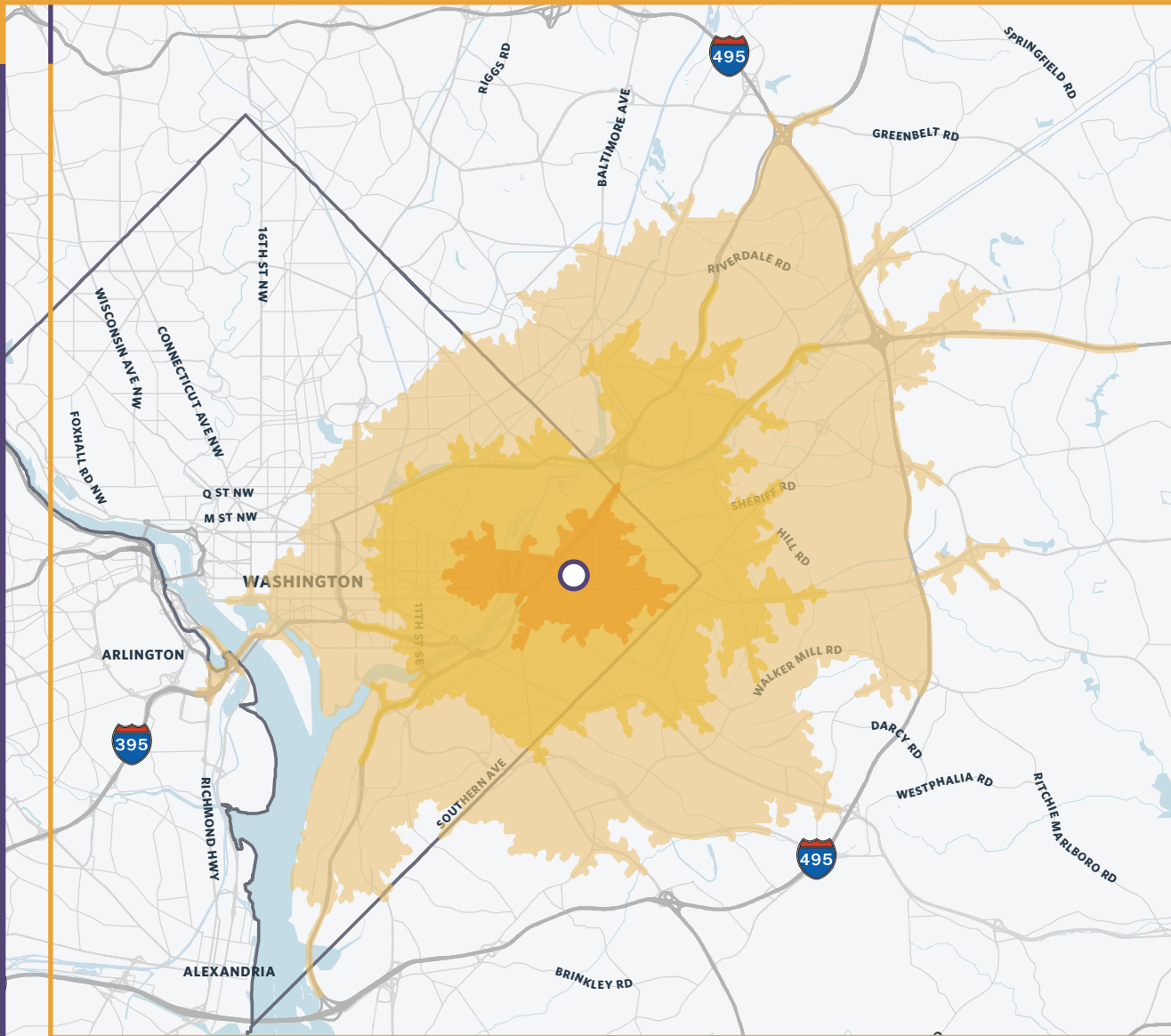
# RENDERING



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





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