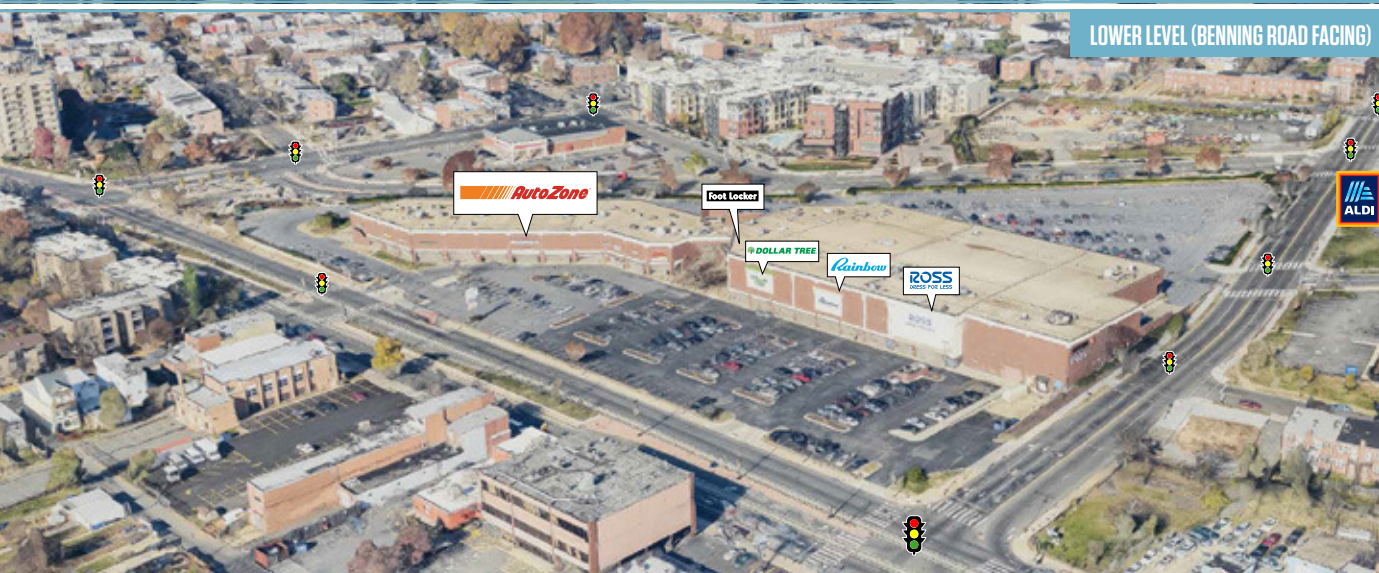


UPPER LEVEL (MARYLAND AVE FACING)



LOWER LEVEL (BENNING ROAD FACING)

NEARBY RETAILERS



RETAIL FOR LEASE

- Dominant regional shopping center with surface parking
- Strategically located at the intersection of five heavily traffic retail corridors
- Minutes from massive Commanders stadium development
- Strong incomes with continuing growth in the trade area

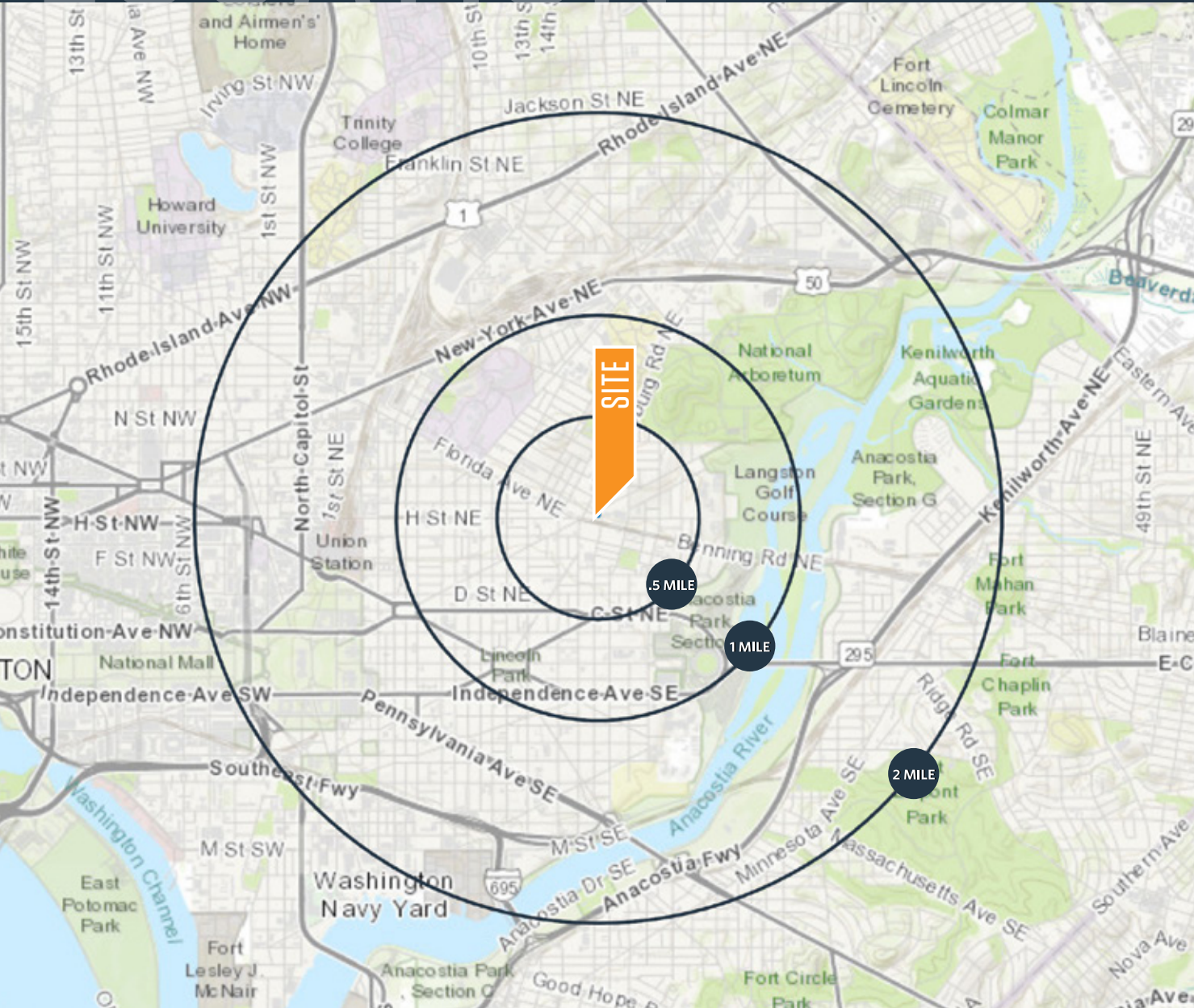
CLICK HERE FOR ID PLANS

3,052 SF
5,974 SF
9,856 SF
58,368 SF

LOCATION

HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002



AVAILABLE SPACES

SIZE

- 58,368 SF
 - 9,856 SF
 - 5,974 SF
 - 3,052 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	18,538	48,094	160,250
Daytime Population	15,749	38,556	237,726
Households	8,367	21,701	76,100
Average HH Income	\$128,334	\$168,366	\$155,703

TRAFFIC COUNTS | 2022:

Benning Rd NE	30,300 ADT
Bladensburg Rd NE	19,954 ADT
17th St	23,167 ADT
Maryland Ave	7,052 ADT

BEN BECKER

bbecker@klnb.com | 202-420-7773

MATT SKALET

mkalet@klnb.com | 202-420-7775



SITE PLAN

HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002

UPPER LEVEL (MARYLAND AVE FACING)

[CLICK HERE FOR ID PLANS](#)

3,052 SF

5,974 SF

9,856 SF

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bbecker@klnb.com | 202-420-7773

MATT SKALET

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



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LOWER LEVEL (BENNING ROAD FACING)



BEN BECKER

bbecker@klnb.com | 202-420-7773

MATT SKALET

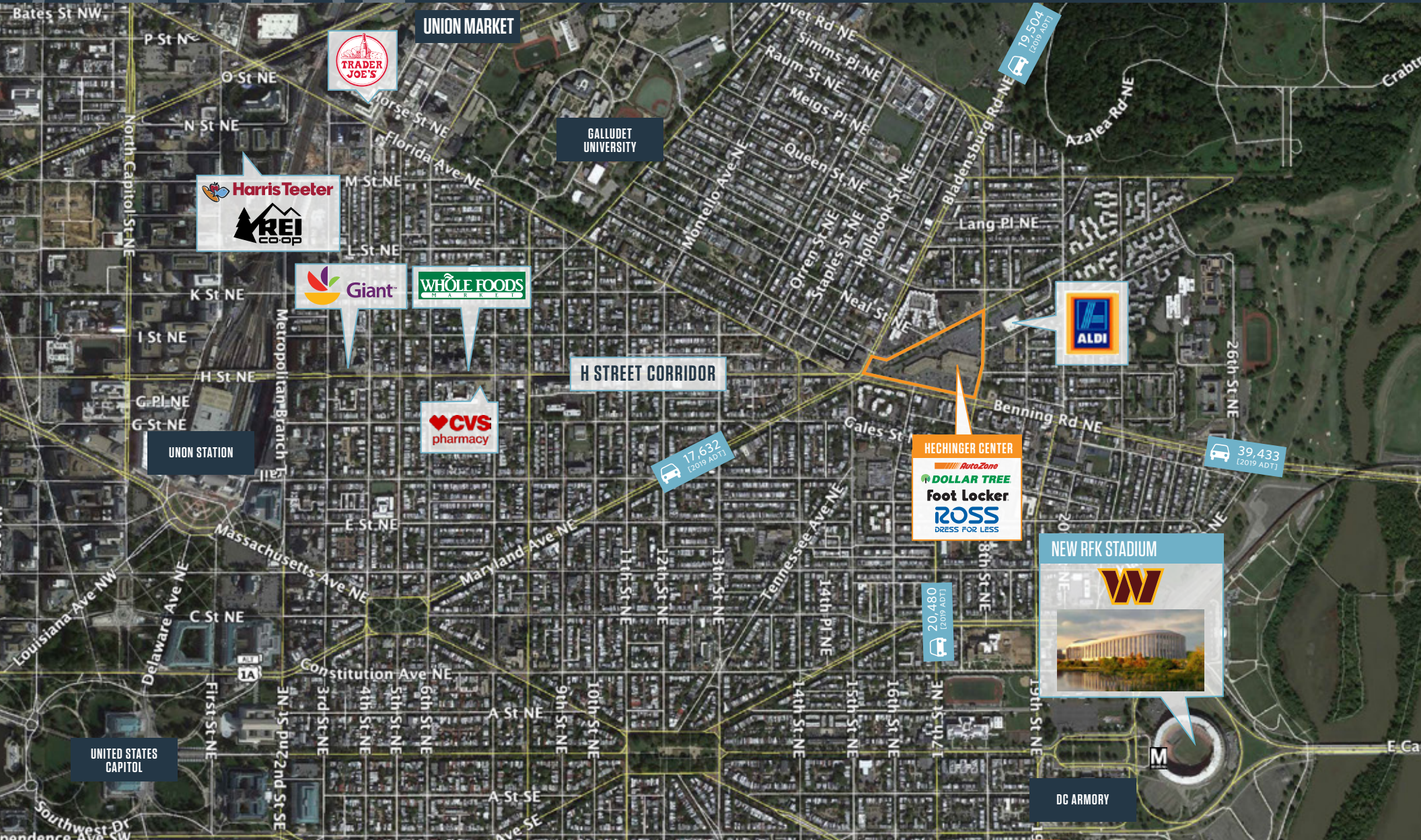
m skalet@klnb.com | 202-420-7775

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AERIAL

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1500 BENNING ROAD NE, WASHINGTON, DC 20002



BEN BECKER

bbecker@klnb.com | 202-420-7773

MATT SKALET

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





HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002

FOR MORE INFORMATION, PLEASE CONTACT:

BEN BECKER

bbecker@klnb.com
202-420-7773

MATT SKALET

mkalet@klnb.com
202-420-7775

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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klnb.com



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