



NEARBY RETAILERS



RETAIL FOR LEASE

- Senator Square Shopping Center acts as a cornerstone for the ongoing evolution within Ward 7 in Northeast Washington, D.C. and is a convenient, accessible locale for neighborhood necessities
- Retail opportunities available along Minnesota Avenue NE (19,374 VPD): 1,200 SF and 3,500 SF spaces available. Up to 10,089 SF available combined corner space at lighted intersection.
- Located adjacent to the new 250,000 SF Department of General Services Headquarters (approx. 700 employees).
- The retail opportunities are located 0.4 miles from the Minnesota Avenue Metro- Orange Line (2,251 daily riders) and 1 mile away from the Benning Road Metro- Blue/Silver Line (2,638 daily riders).
- With priority given to locations in Ward 7 and Ward 8, DC's Food Access Fund Grant will support qualified businesses with capital for tenant improvements related to expansion in order to increase equitable access to fresh, healthy, and affordable food for grocery stores, full service restaurants and fast casual restaurants.

STEVE COMBS

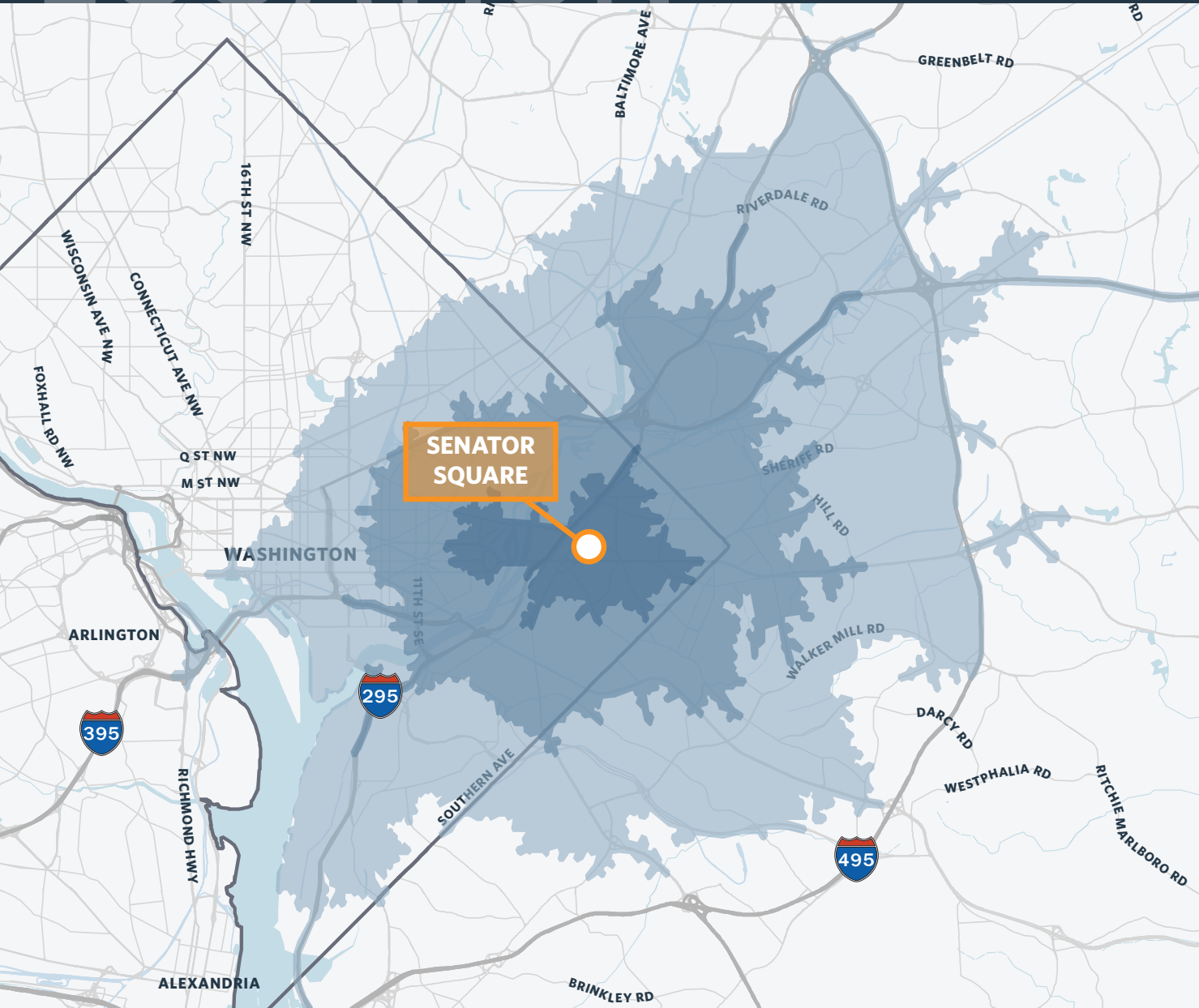
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SENATOR SQUARE

3932 - 3968 MINNESOTA AVENUE NE, WASHINGTON, DC



PROPERTY HIGHLIGHTS:

1,200 SF and 3,500 SF spaces available.
Up to 10,089 SF available combined corner space at lighted intersection.

DEMOGRAPHICS | 2024:

5 MINUTE DRIVE	10 MINUTE DRIVE	15 MINUTE DRIVE
Population		
31,109	178,184	495,569
Daytime Population		
25,617	148,730	616,925
Households		
13,228	75,620	209,044
Average HH Income		
\$87,571	\$133,238	\$121,814

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Kenilworth Avenue Freeway	118,000 ADT
Benning Road NE	39,800 ADT

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■ AVAILABLE ■ AT LEASE





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