



NOW OPEN!

MedStar Family  
Choice



**citibank**

1,659 SF - 2,876 SF  
AVAILABLE

MedStar Family  
Choice

2,876 SF

1,659 SF

**citibank**



klnb

# DEPT. OF GENERAL SERVICES HQ

3924 MINNESOTA AVENUE NE, WASHINGTON, DC 20019

# MARKET SNAPSHOT

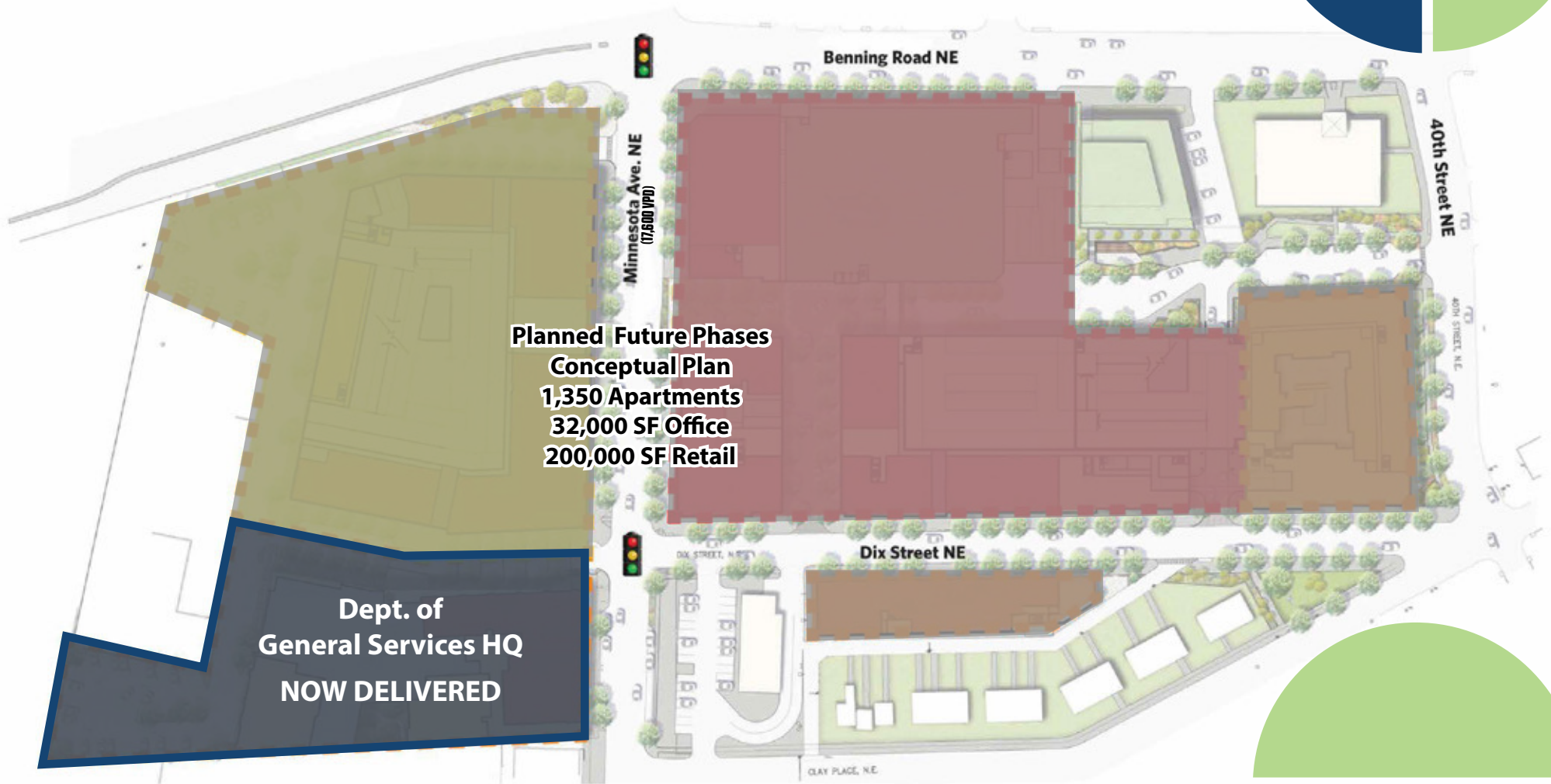


- 3924 Minnesota Avenue NE is home to the new 250,000 SF Department of General Services Headquarters (approximately 700 employees).
- The site includes 15,000 SF of street facing retail located at a lighted intersection on Minnesota Avenue NE (17,600 VPD).
- The retail opportunities are located 0.4 miles 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.

# SURROUNDING DEVELOPMENTS

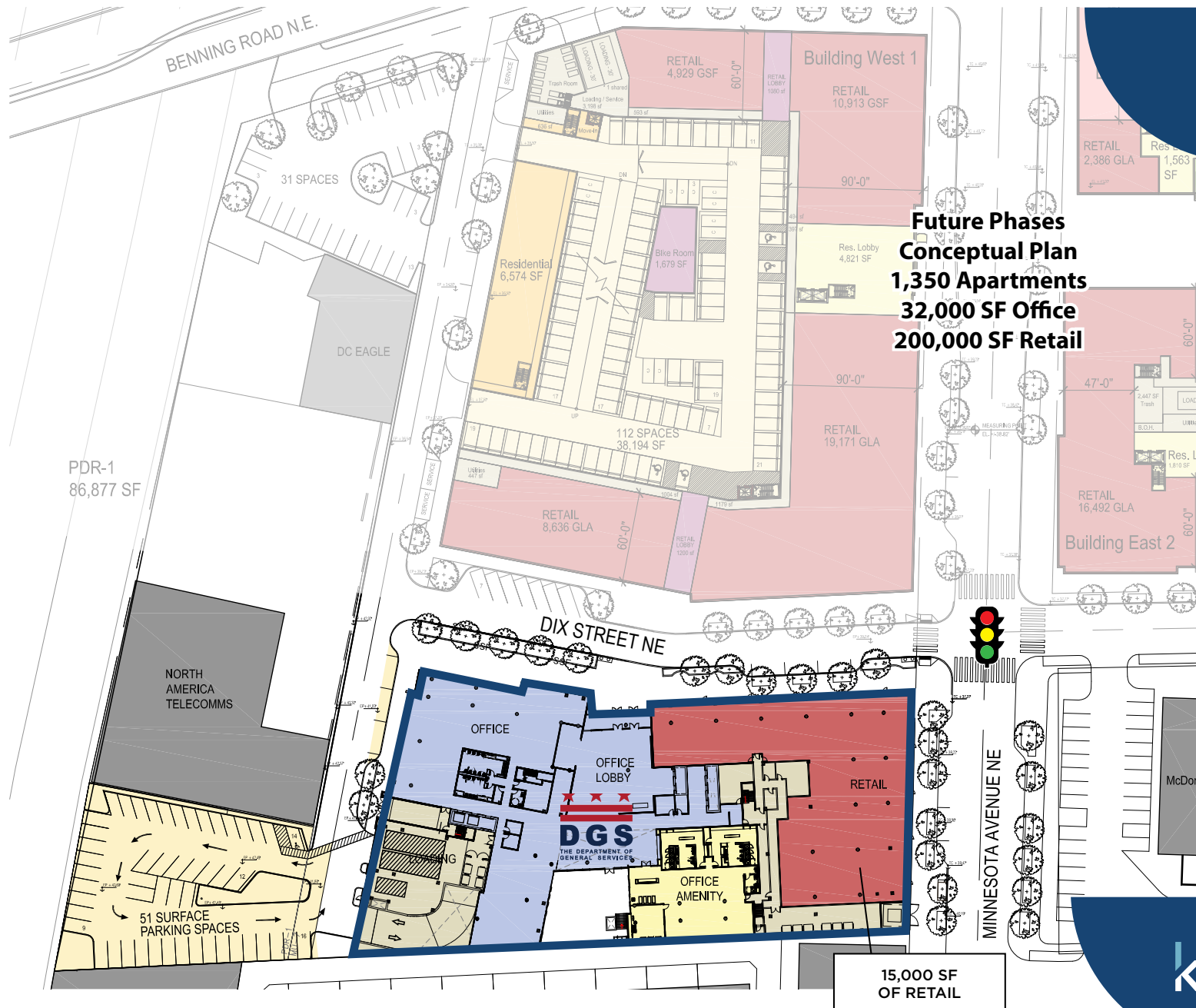


# FUTURE DEVELOPMENT PLAN



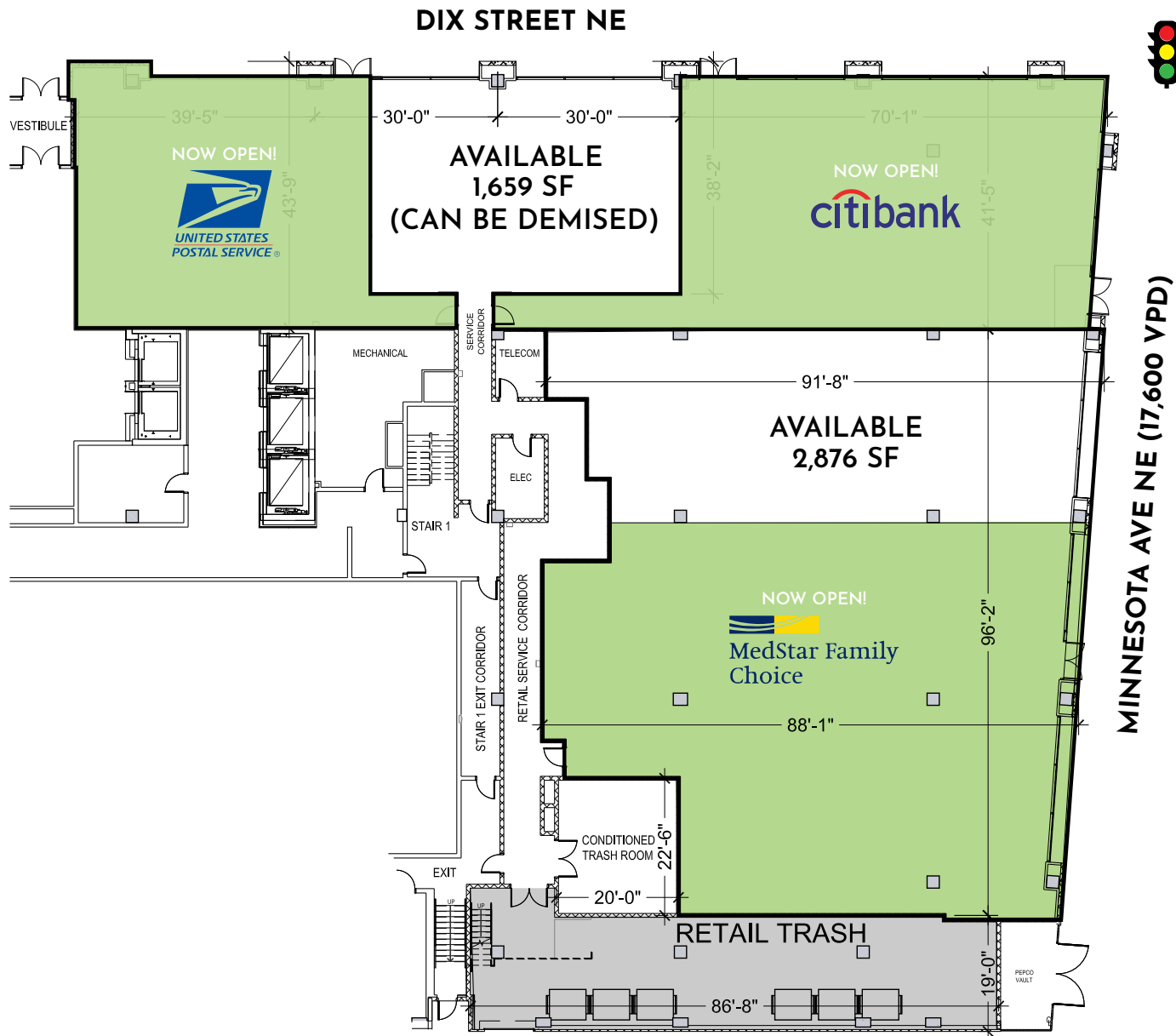
kl**nb**

# PARKING + ACCESS



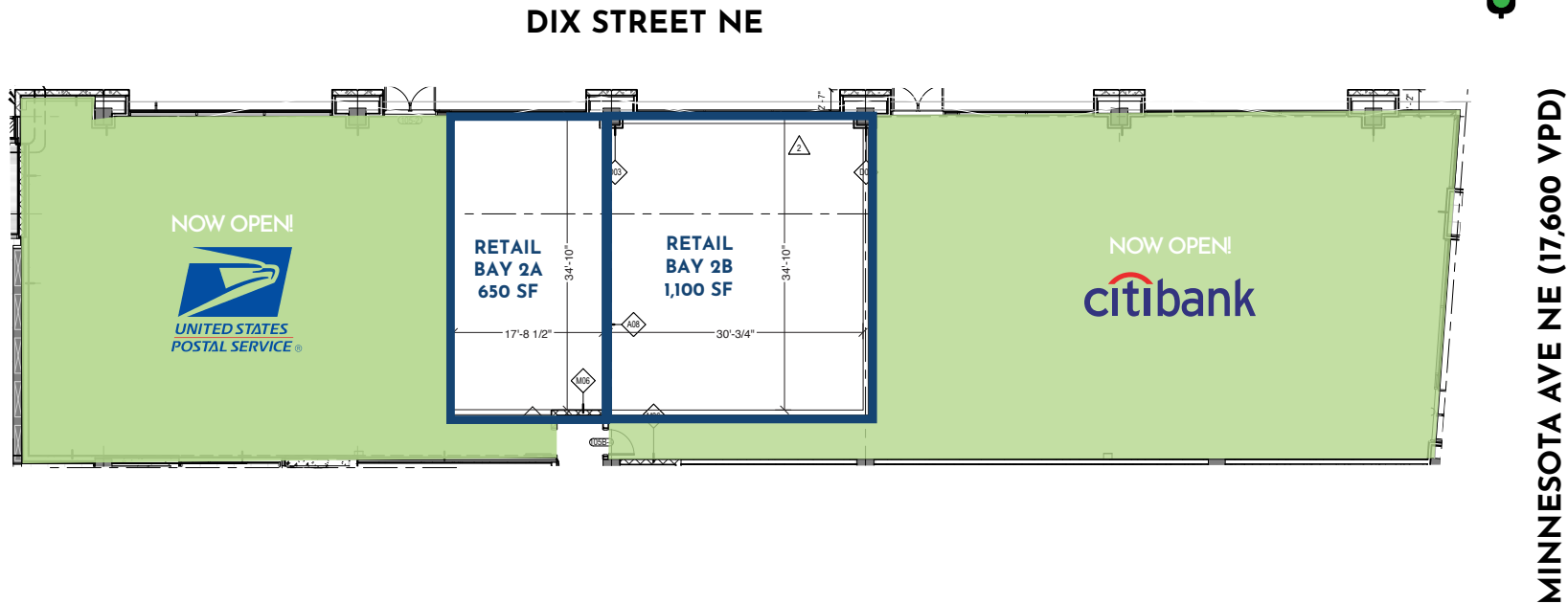
# SITE PLAN

## GROUND FLOOR



klnb

# DIX STREET DEMISING PLAN



klnb

# DEMOGRAPHICS

## DRIVE TIMES



POPULATION

44,303 | 218,488 | 570,868



DAYTIME POPULATION

38,170 | 196,785 | 626,308



HOUSEHOLDS

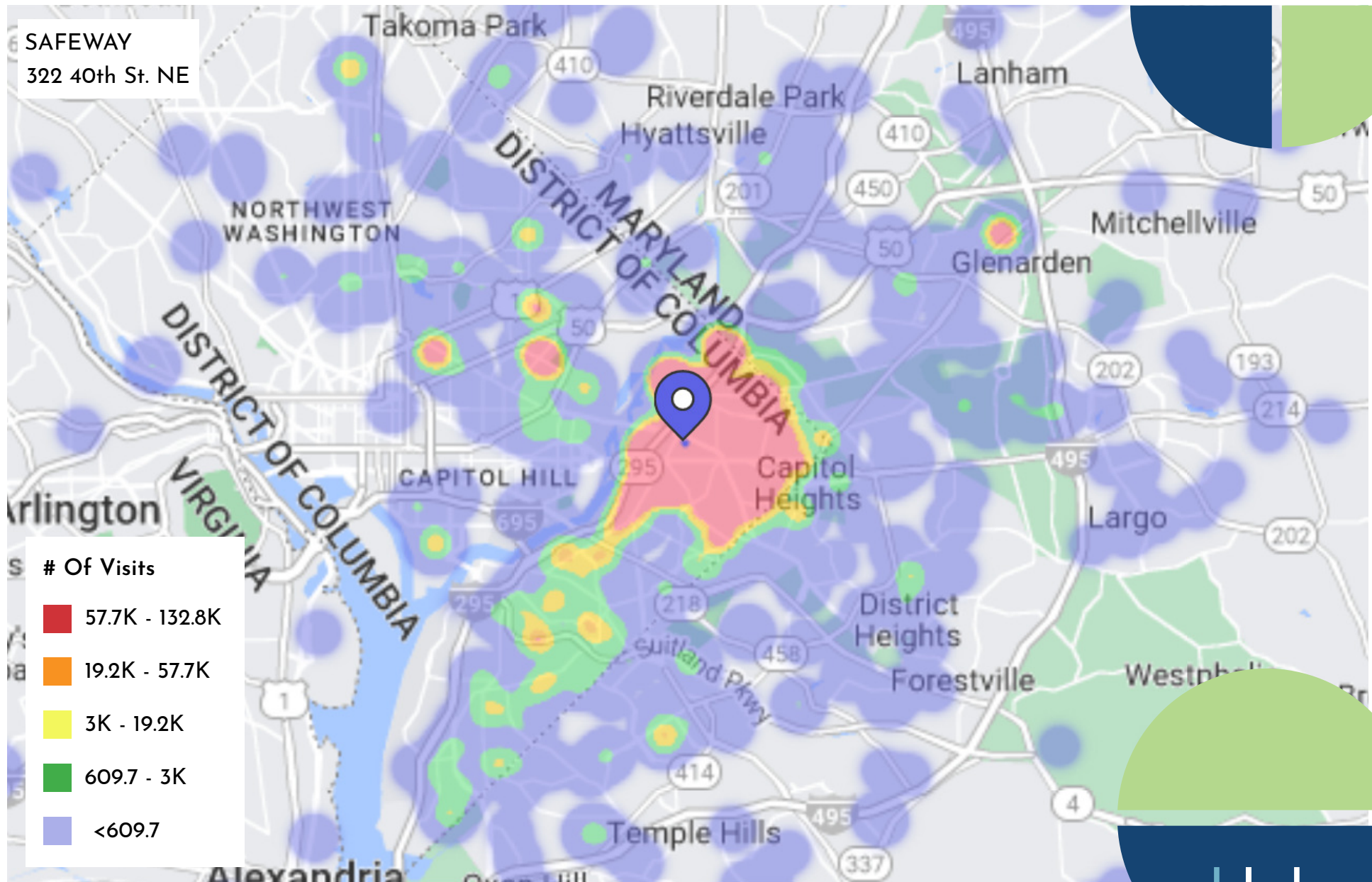
18,241 | 89,342 | 228,756



AVERAGE HH INCOME

\$72,441 | \$108,684 | \$103,158

# TRADE AREA



klnb

# RETAIL MAP





# DEPT. OF GENERAL SERVICES HQ

MATT SKALET  
MSKALET@KLNB.COM  
202-420-7775

STEVE COMBS  
SCOMBS@KLNB.COM  
202-420-7776

kl**nb**