

klnb

JUST SIGNED! **BENNING**
ACE

SMALL SHOP & ANCHOR SPACES AVAILABLE
CONSTRUCTION STARTING IN 2026

NORTHEAST HEIGHTS

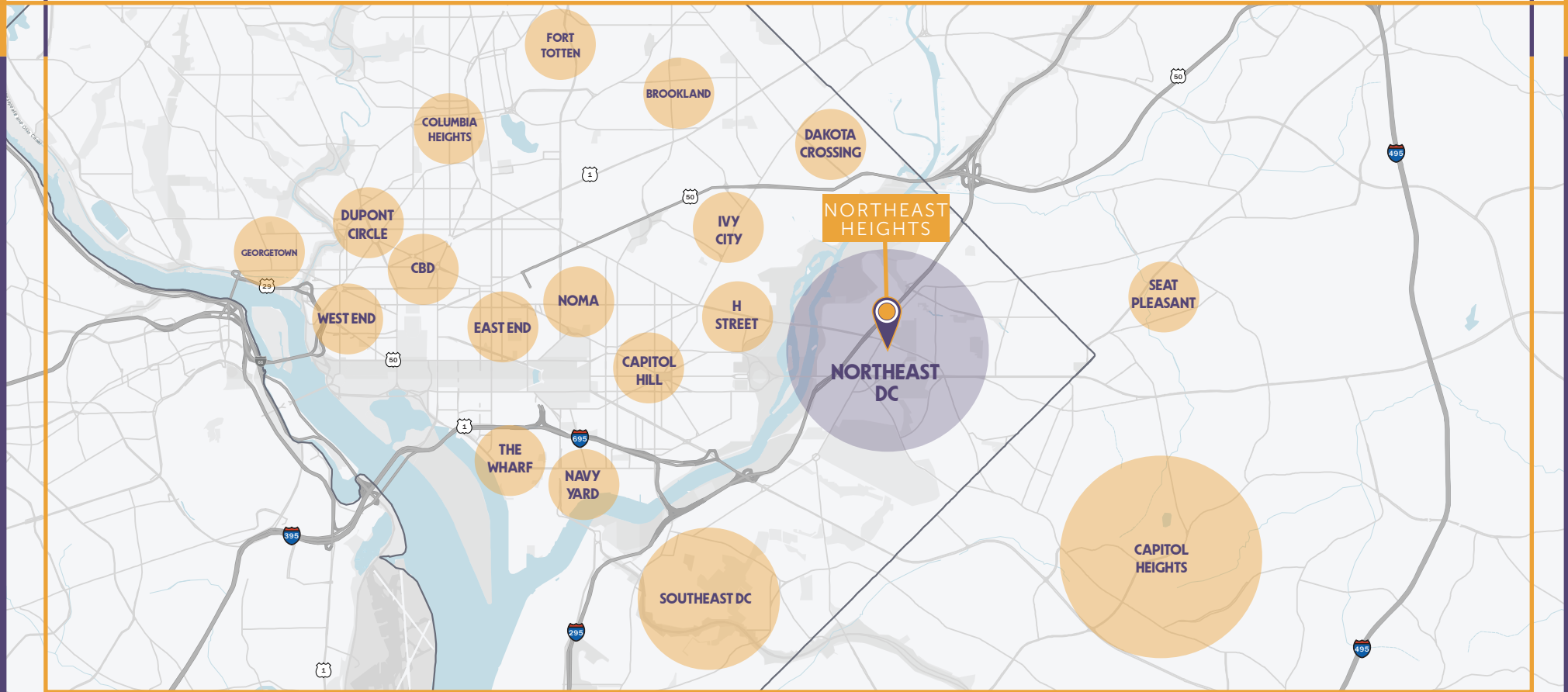
322 40TH STREET NE, WASHINGTON, DC

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MARKET SNAPSHOT

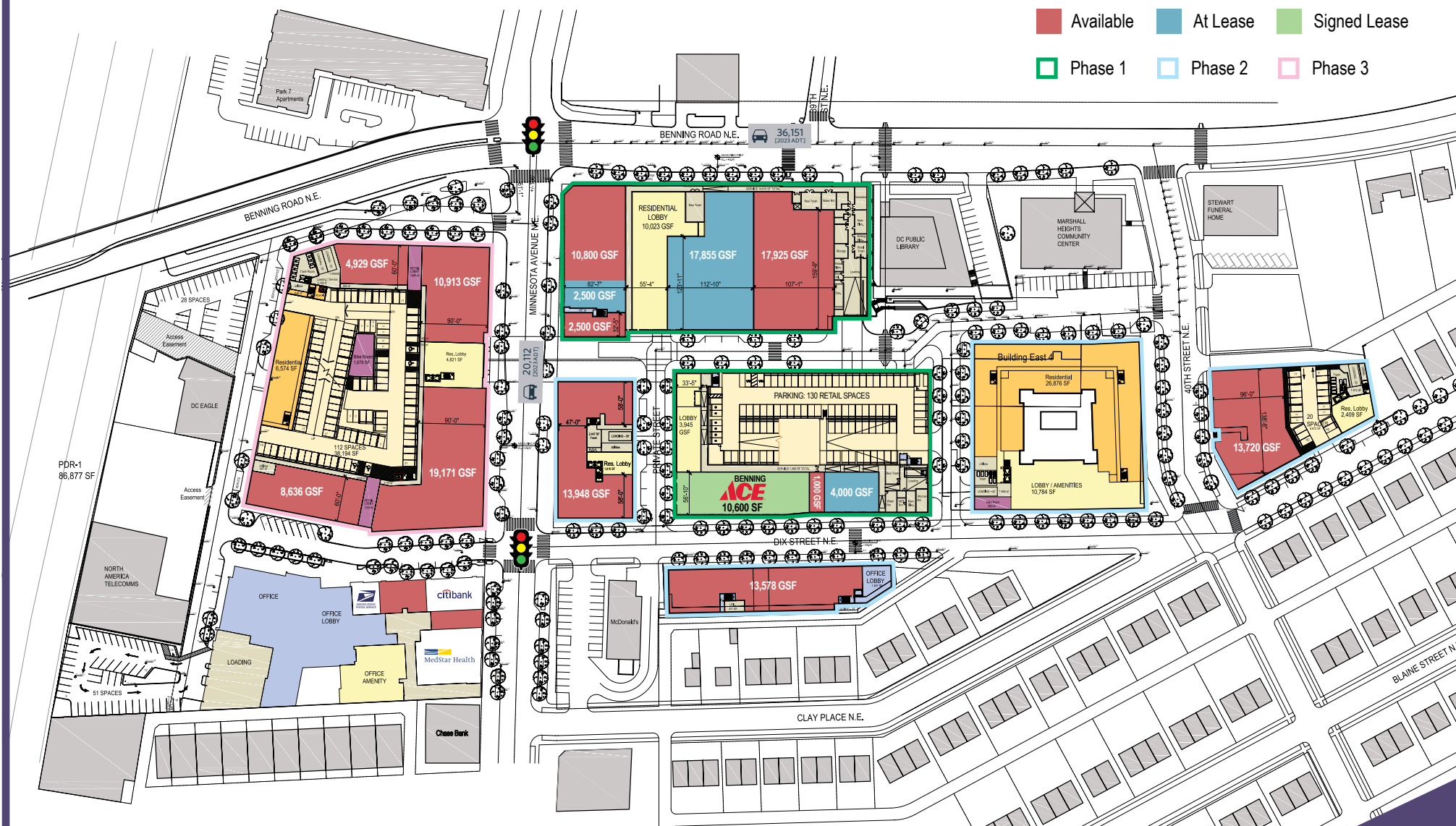


- Anchor and in-line retail opportunities available. The 13-acre site is located at the bustling intersection of Minnesota Ave NE (20,112 VPD) and Benning Road NE (36,151 VPD) and comprises the majority of the Northeast Heights master plan.
- Mixed-use redevelopment offering approximately 1,500 residential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

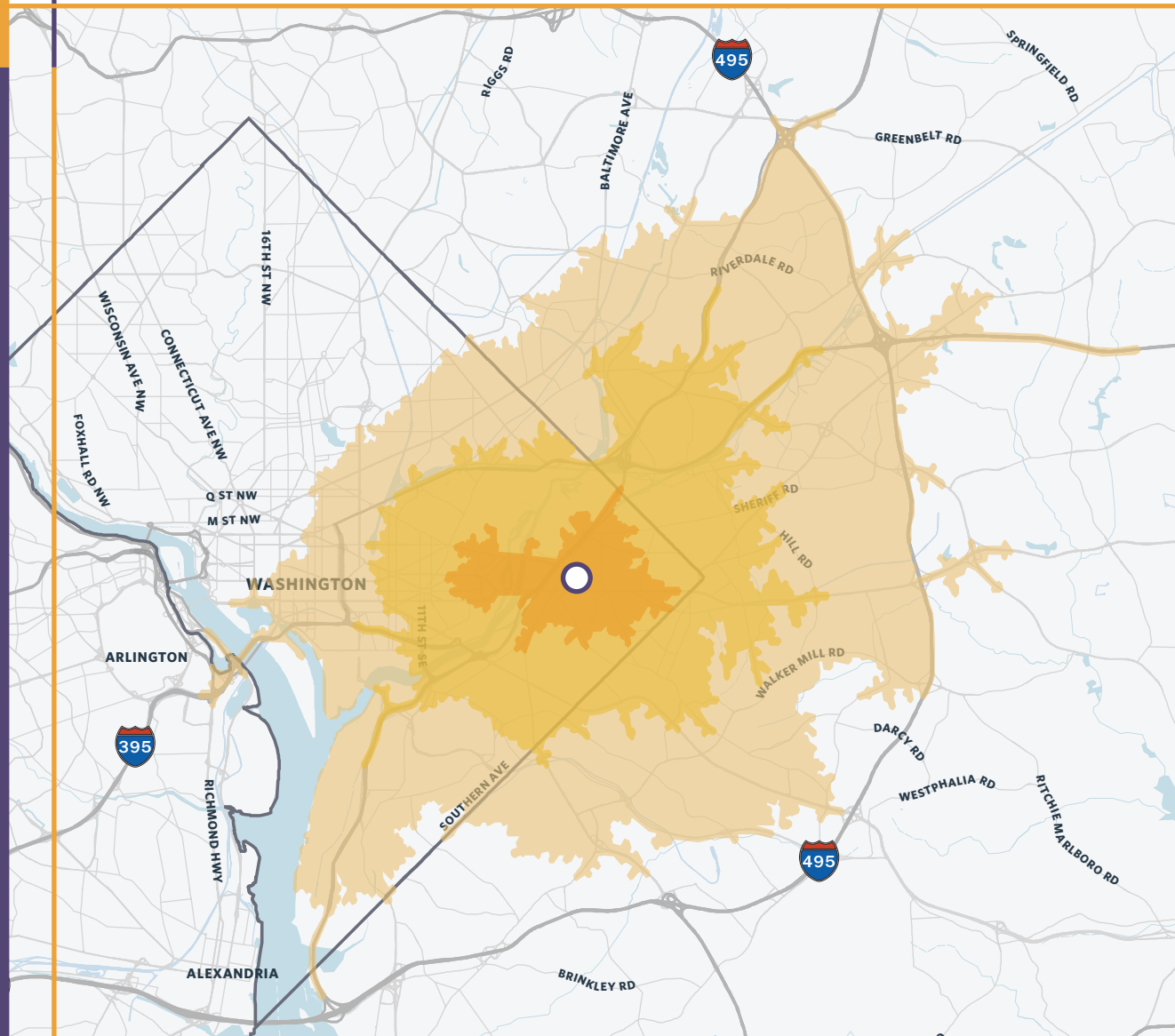
RENDERING



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

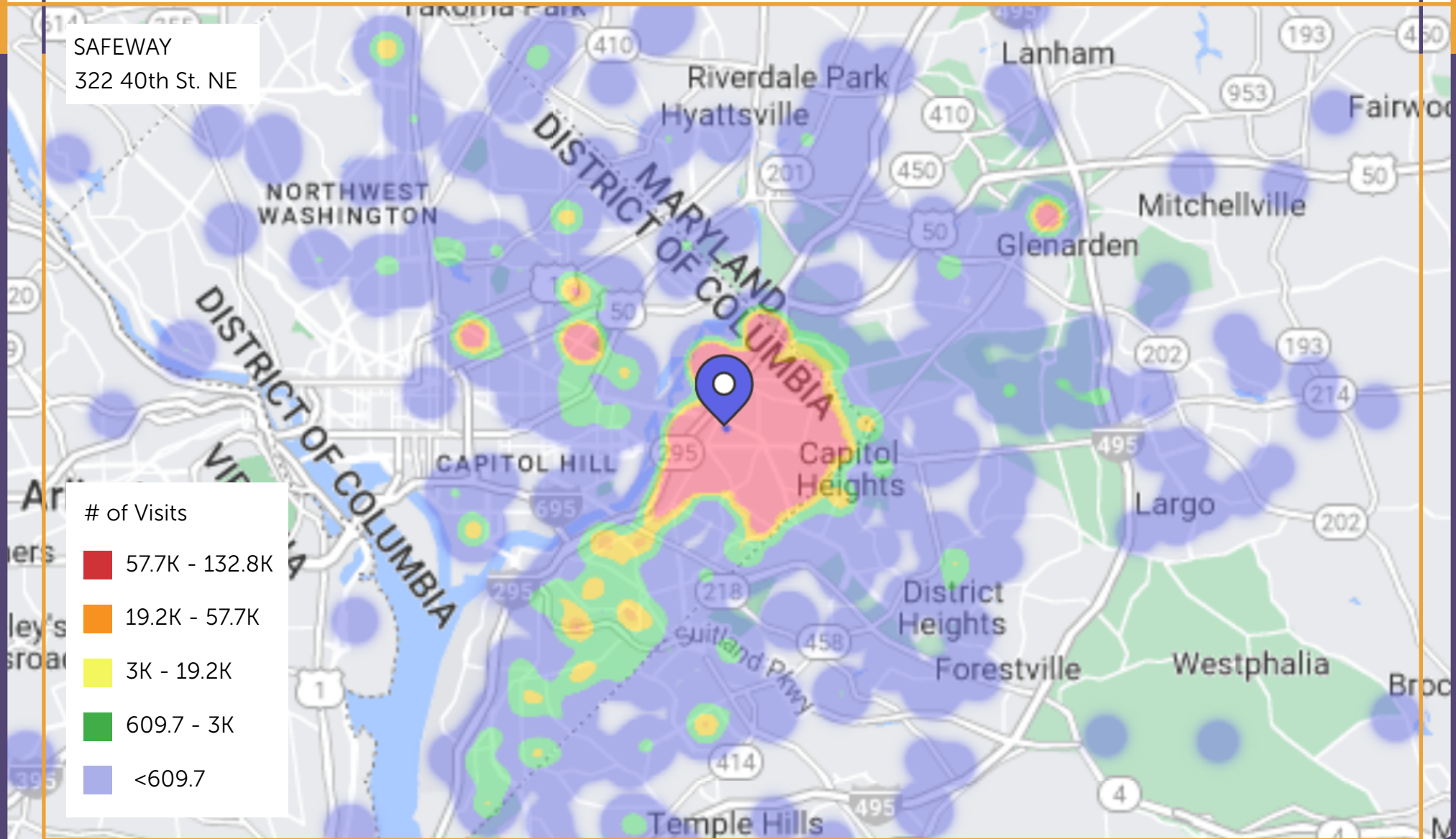


AVERAGE HH INCOME

\$88,099 | \$132,470 | \$122,173

TRADE AREA

SAFEWAY
322 40th St. NE



AERIAL



NORTHEAST HEIGHTS

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