

klnb

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

SMALL SHOP & ANCHOR SPACES AVAILABLE  
CONSTRUCTION STARTING IN 2026

# NORTHEAST HEIGHTS

322 40TH STREET NE, WASHINGTON, DC

MATT SKALET  
MSKALET@KLN.B.COM  
202-420-7775

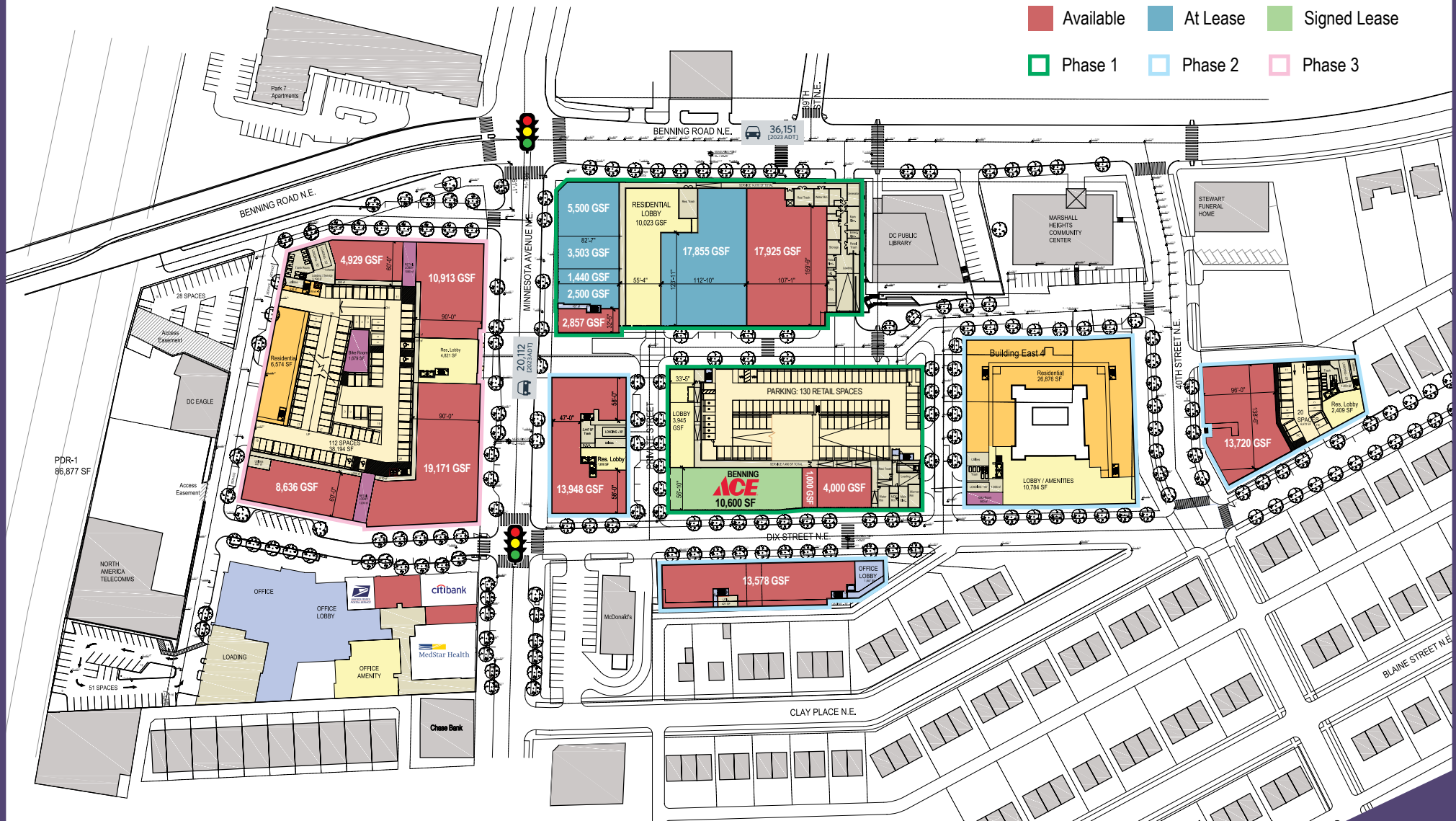
STEVE COMBS  
SCOMBS@KLN.B.COM  
202-420-7776



# SURROUNDING DEVELOPMENTS



# SITE PLAN - GROUND LEVEL



# SITE PLAN - PHASE 1 - 1ST FLOOR



# RENDERING



VIEW FROM BENNING ROAD & MINNESOTA AVE

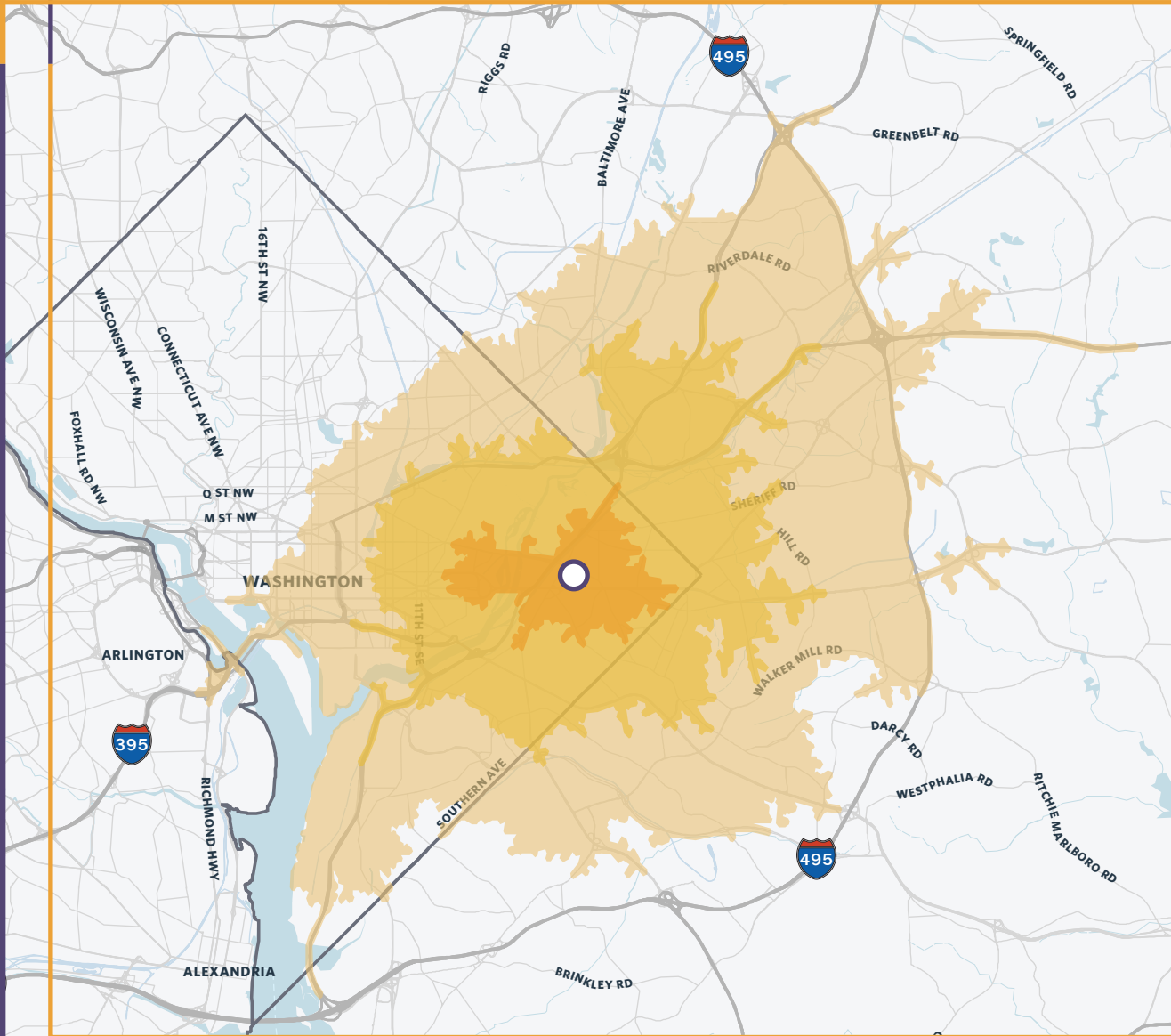
# RENDERING



VIEW FROM BENNING ROAD

# DEMOGRAPHICS

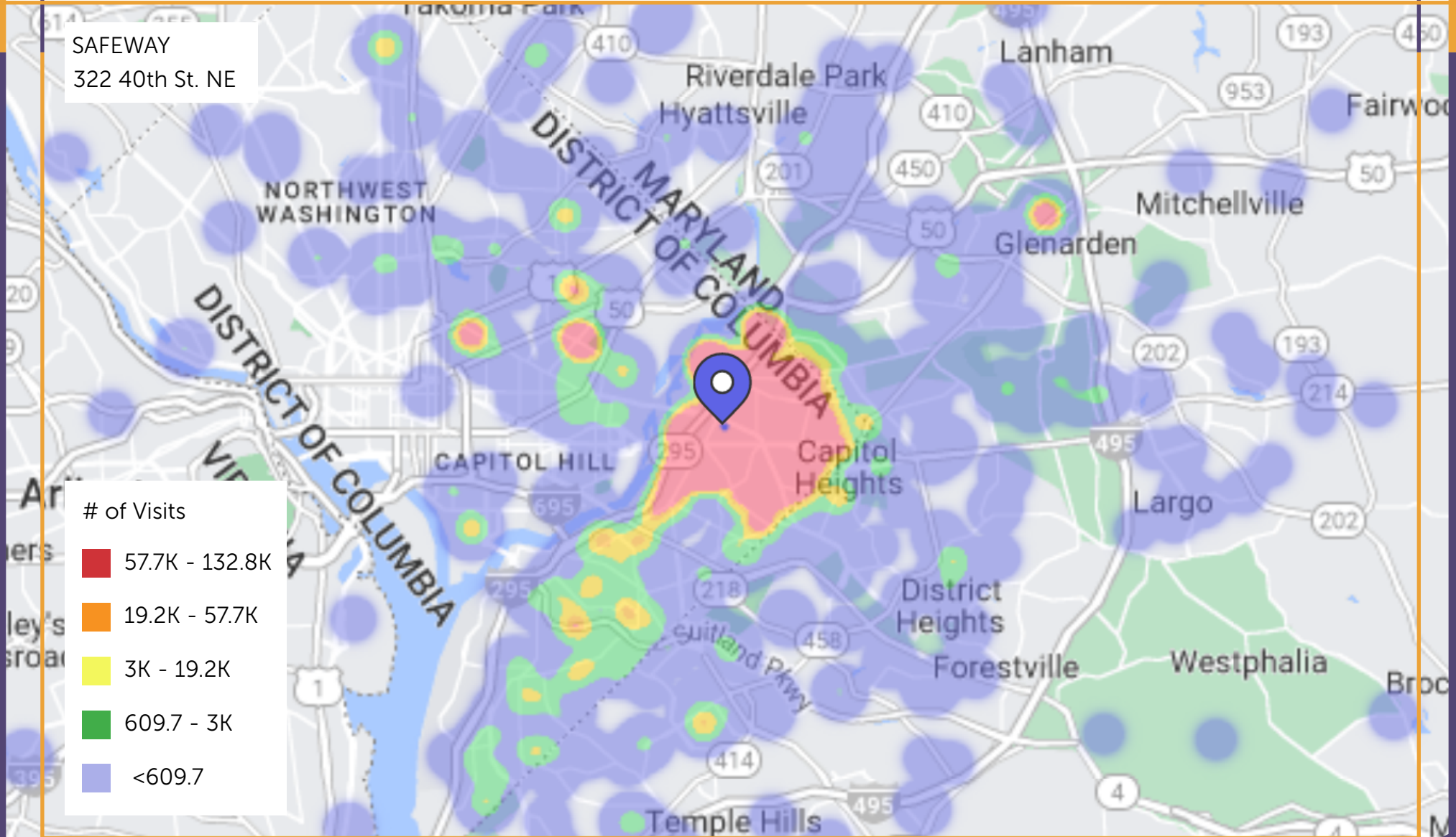
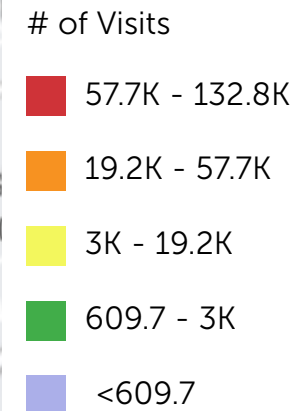
## DRIVE TIMES



| 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





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