



# Benning Road

4950–4952 Benning Road SE & 5000 Hanna Place SE | Washington, DC 20019

## Investment Highlights

### THE OFFERING

4950-4952 Benning Road SE & 5000 Hanna Place SE represents a rare investment opportunity in a professionally managed community with oversized units that offer significant conversion potential. The property is strategically positioned to capture both immediate leasing demand and long-term value creation through redevelopment or reconfiguration..

### PROXIMITY TO BENNING ROAD METRO

Located within close walking distance to the Benning Road Metro Station, the property provides residents with direct access to the Blue and Silver Lines. This connectivity enhances tenant demand and ensures long-term stability from renters who prioritize affordable transit-oriented housing.

### PROFESSIONALLY MANAGED OPERATIONS

The property has been under consistent professional management, ensuring well-maintained operations and strong tenant relations. This institutional oversight reduces transition risk for new ownership and provides a reliable platform for implementing value-add initiatives.

## Asset Snapshot

38  
UNITS

29,250  
RENTABLE SF

1965  
YEAR BUILT

\$1,270  
AVG. RENT ROLL

# Investment Highlights

## LARGE UNITS WITH CONVERSION POTENTIAL

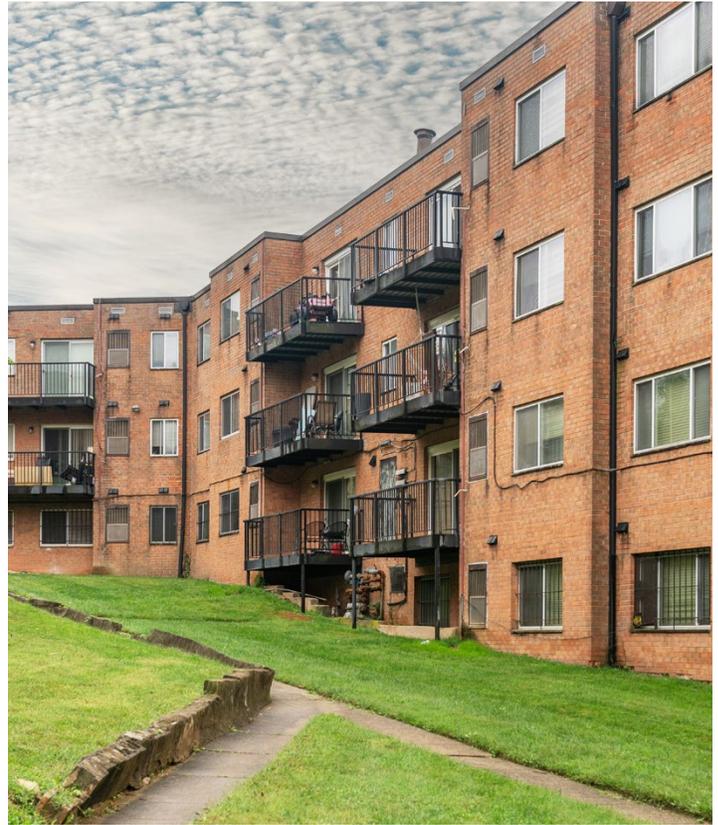
The property's unit mix features oversized layouts that offer multiple avenues for value creation. Investors can maintain the existing spacious design to attract family-oriented renters, or explore strategic conversion opportunities that increase density and drive NOI growth.

## ACCESS TO MAJOR THOROUGHFARES

Positioned along one of the most active commuter corridors in the District, 4952 Benning Road offers quick access to Downtown DC, Capitol Hill, and Prince George's County. This unique connectivity across both DC and Maryland submarkets supports strong renter demand from a diverse pool of residents.

## LONG-TERM MARKET TAILWINDS

The surrounding submarket is poised for growth as billions of dollars in nearby redevelopment, including the RFK Stadium transformation, reshape the area. The property is positioned to directly benefit from this momentum, offering investors a compelling balance of immediate income and long-term appreciation potential.



# Local Map



## DEAL TEAM CONTACTS

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