



NOW OPEN!


MedStar Family
Choice





1,659 SF - 2,876 SF
AVAILABLE


MedStar Family
Choice

2,876 SF



1,659 SF



MINNESOTA AVENUE NE

DIX STREET NE

klnb

DEPT. OF GENERAL SERVICES HQ

3924 MINNESOTA AVENUE NE, WASHINGTON, DC 20019

MARKET SNAPSHOT

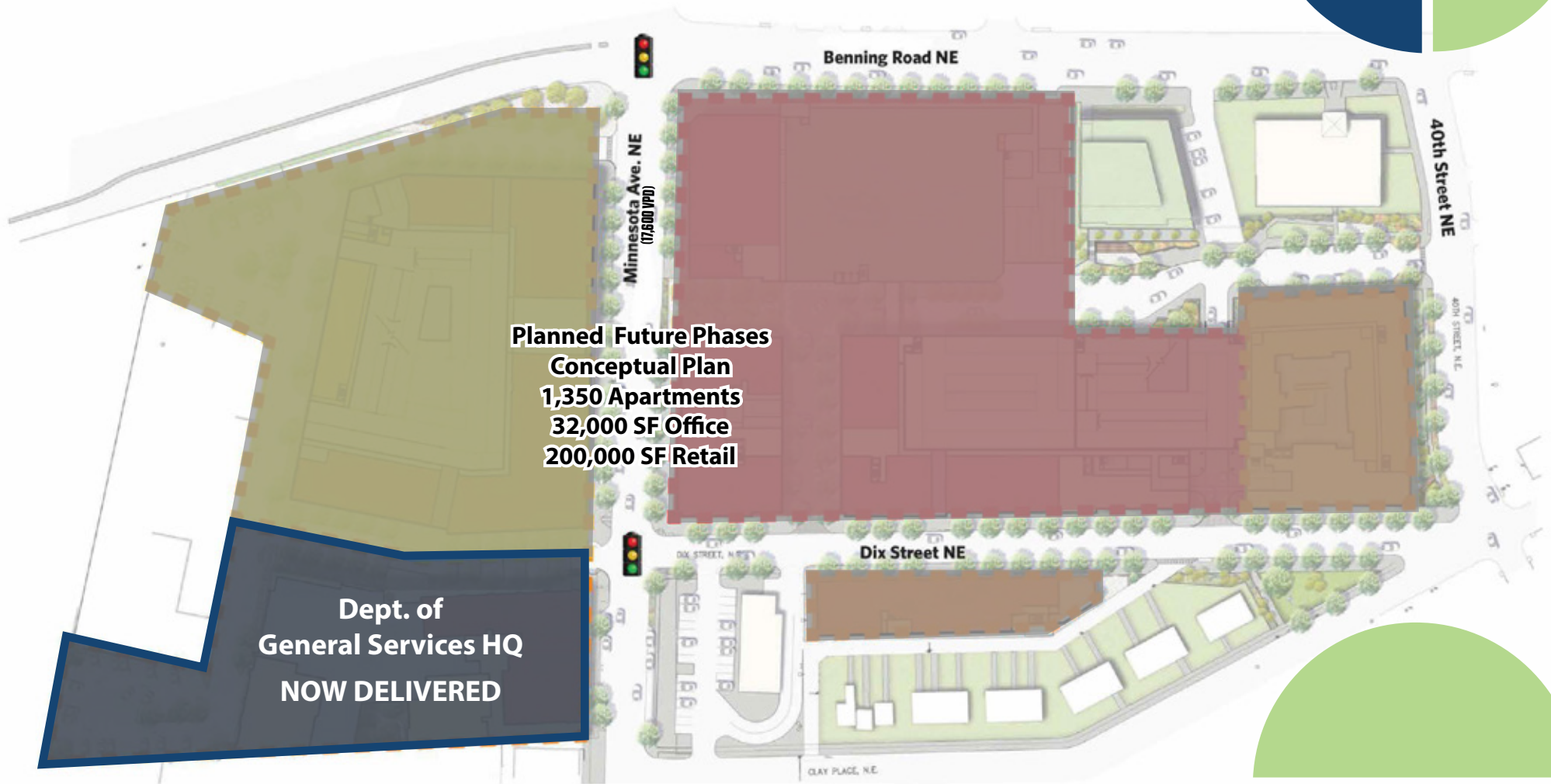


- 3924 Minnesota Avenue NE is home to the new 250,000 SF Department of General Services Headquarters (approximately 700 employees).
- The site includes 15,000 SF of street facing retail located at a lighted intersection on Minnesota Avenue NE (17,600 VPD).
- The retail opportunities are located 0.4 miles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

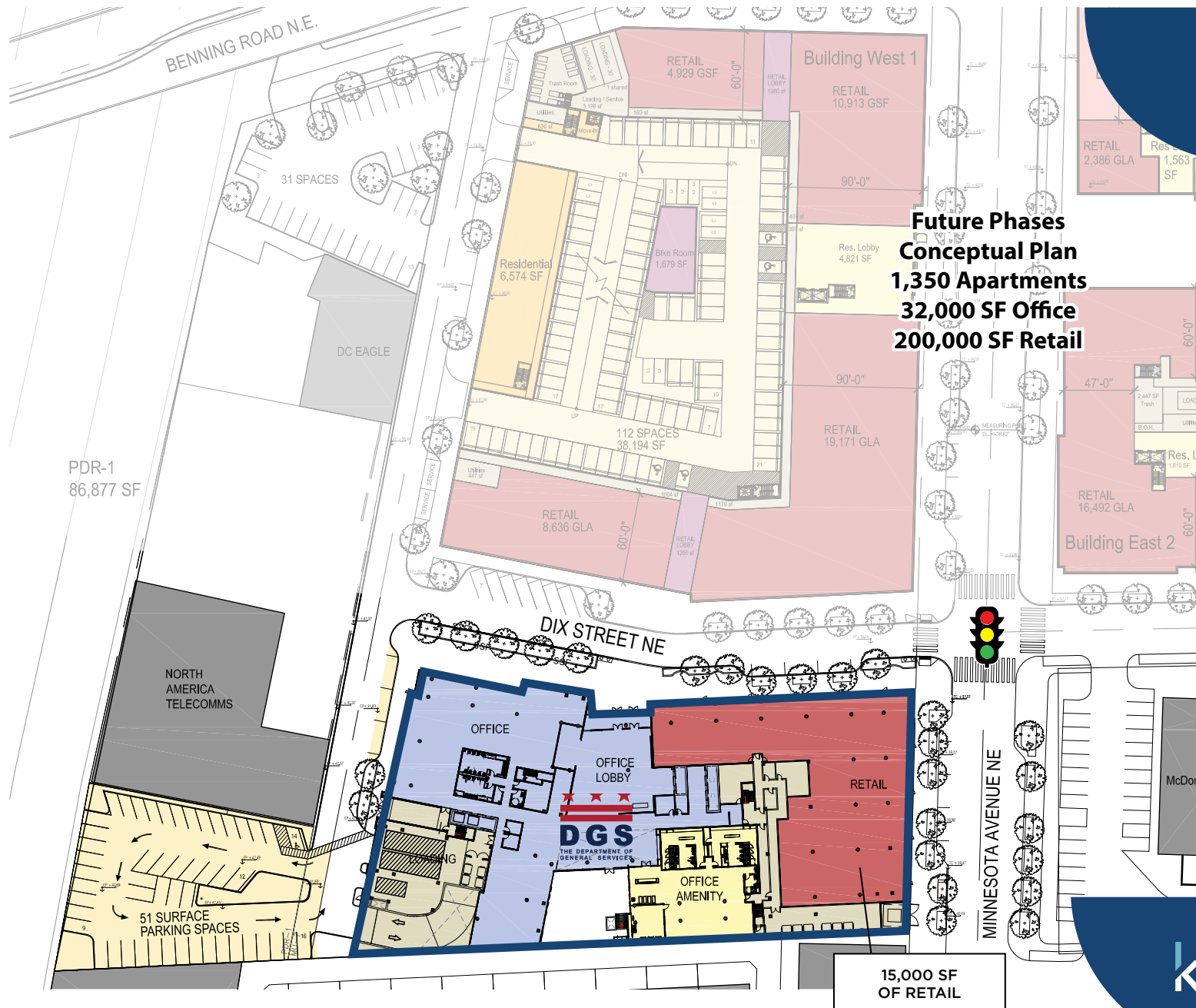


FUTURE DEVELOPMENT PLAN



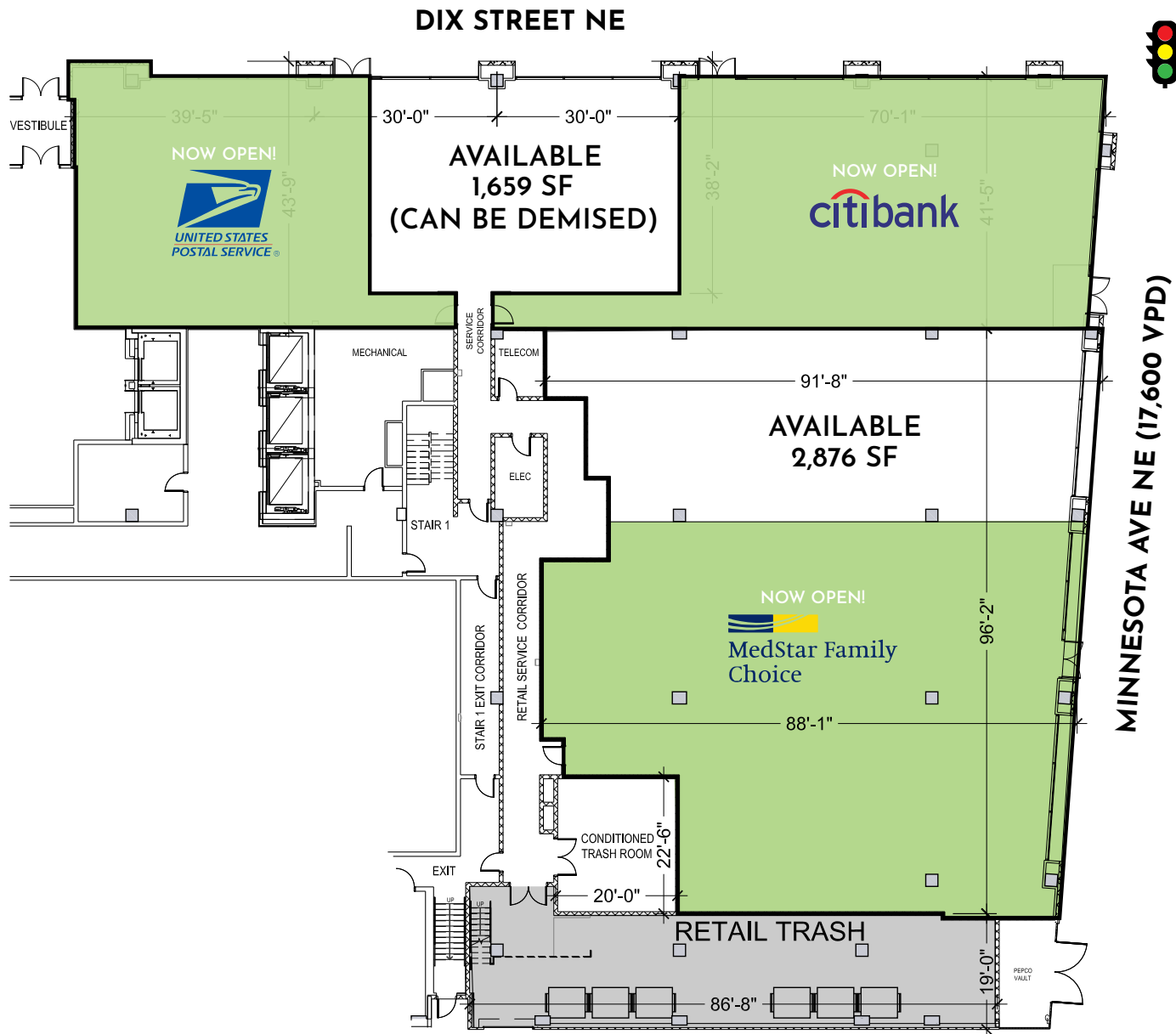
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PARKING + ACCESS



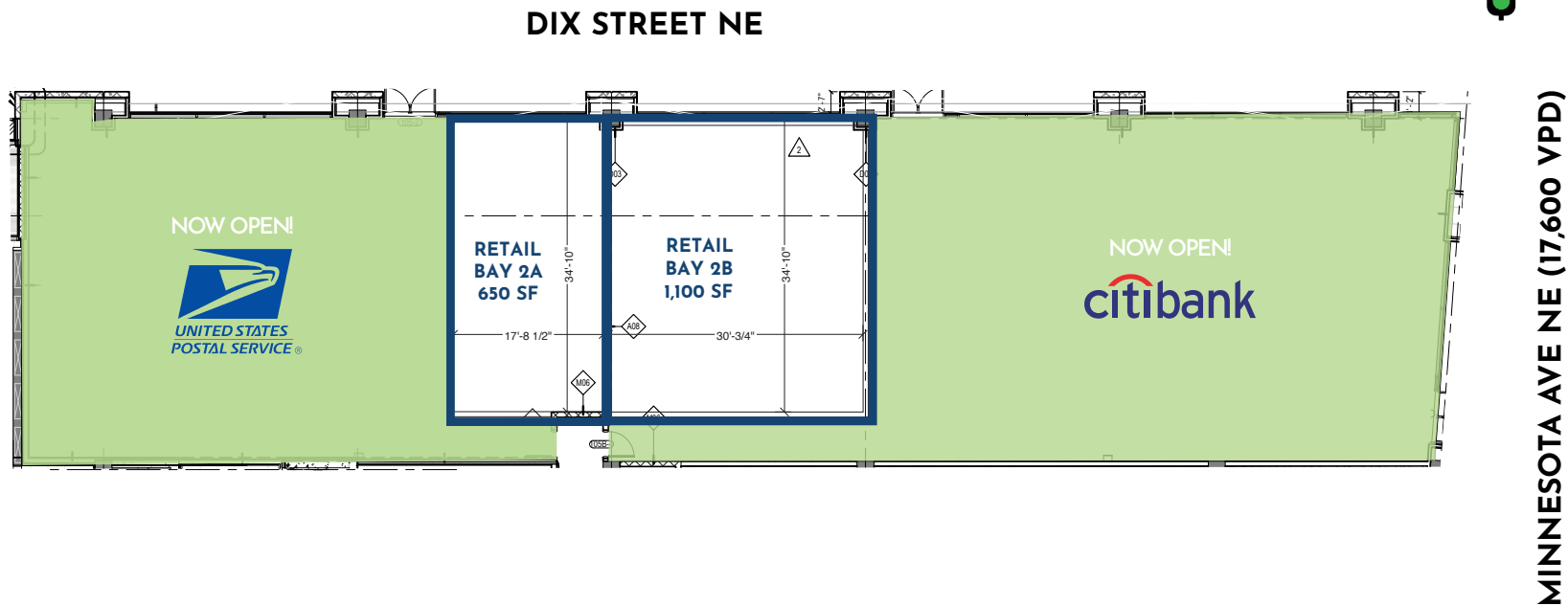
SITE PLAN

GROUND FLOOR



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DIX STREET DEMISING PLAN



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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



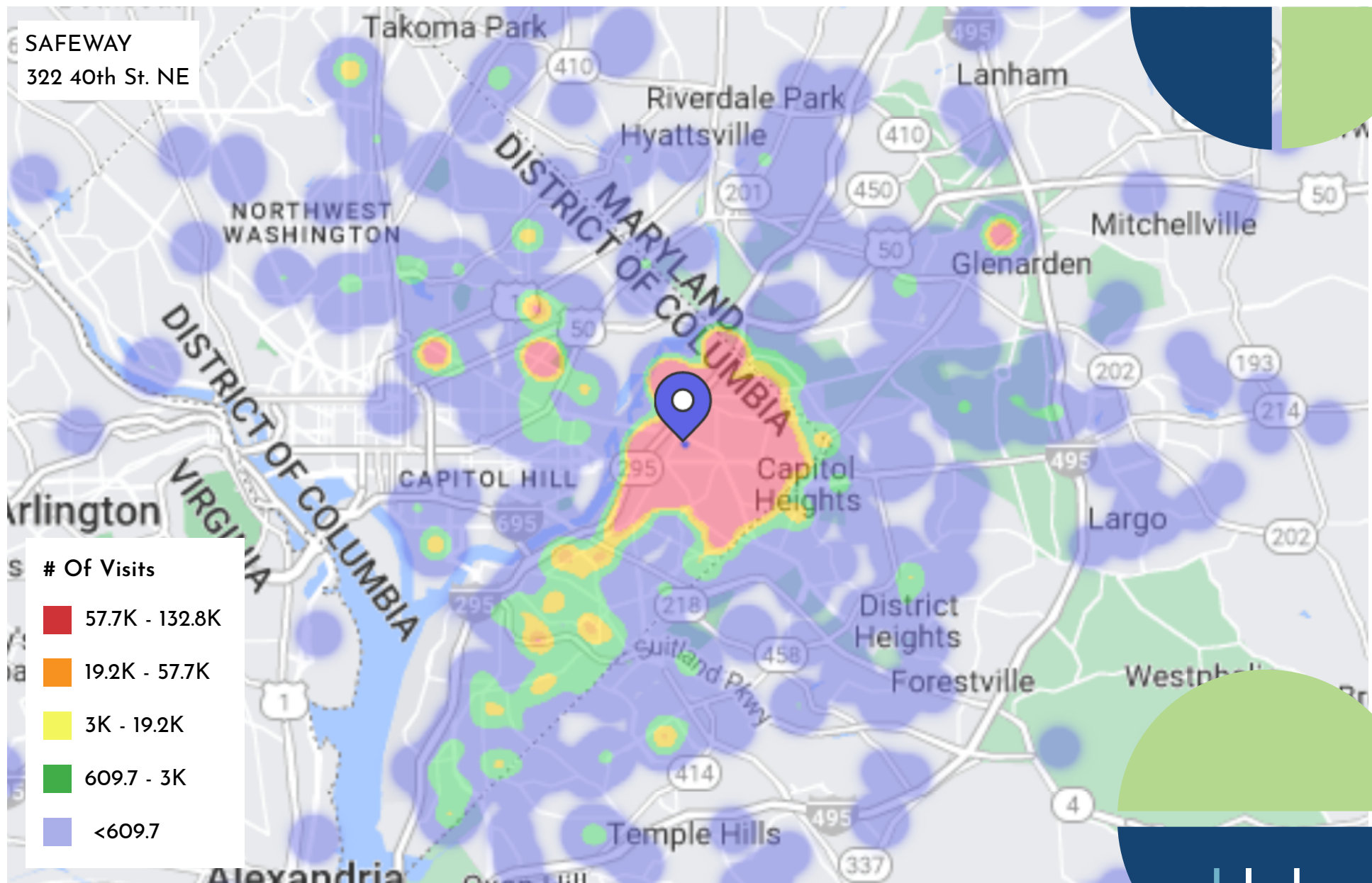
AVERAGE HH INCOME

\$72,441

\$108,684

\$103,158

TRADE AREA





DEPT. OF GENERAL SERVICES HQ

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