



NOW SIGNED!

  
MedStar Family  
Choice



  
citibank

1,659 SF - 2,876 SF  
AVAILABLE

kl**nb**

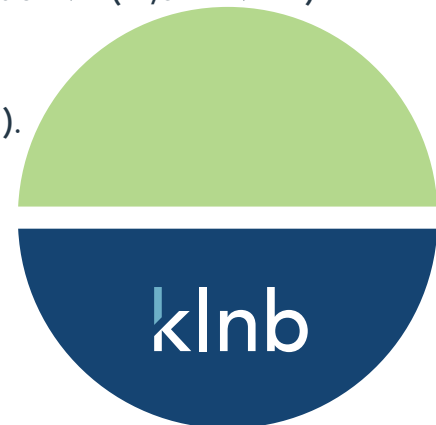
# DEPT. OF GENERAL SERVICES HQ

3924 MINNESOTA AVENUE NE, WASHINGTON, DC 20019

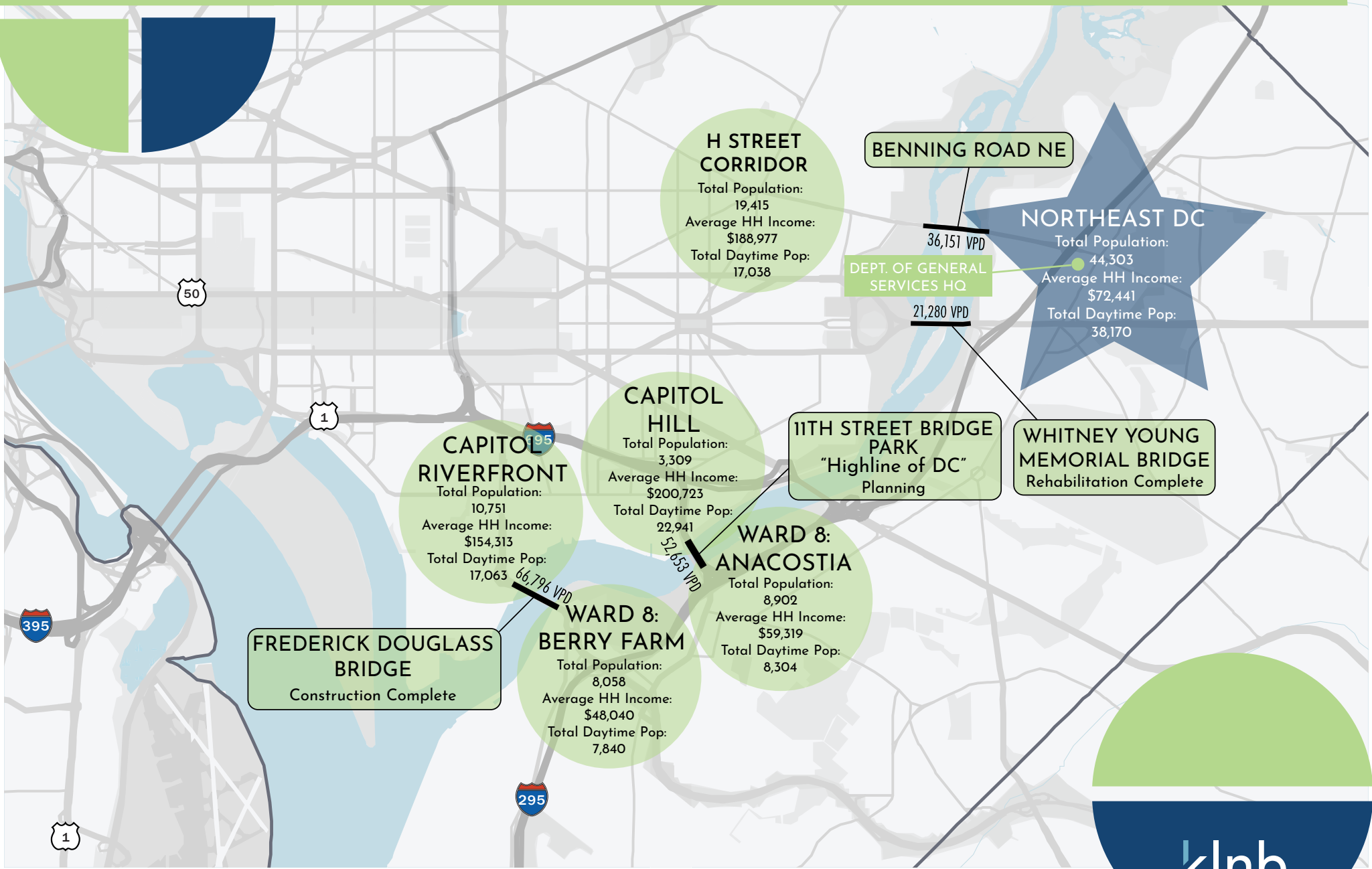
# MARKET SNAPSHOT



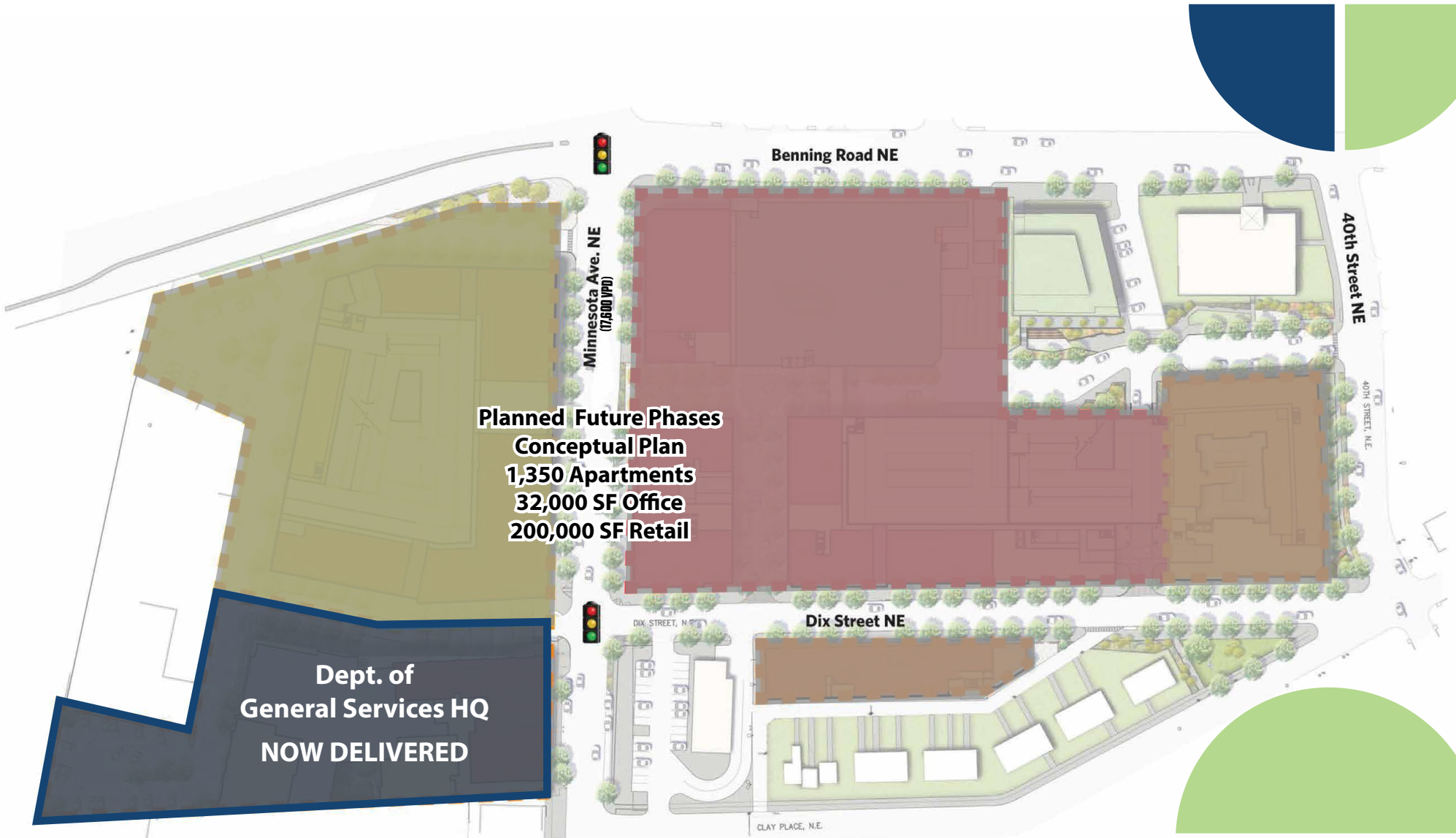
- 3924 Minnesota Avenue NE is home to the new 250,000 SF Department of General Services Headquarters (approximately 700 employees).
- The site includes 15,000 SF of street facing retail located at a lighted intersection on Minnesota Avenue NE (17,600 VPD).
- The retail opportunities are located 0.4 miles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



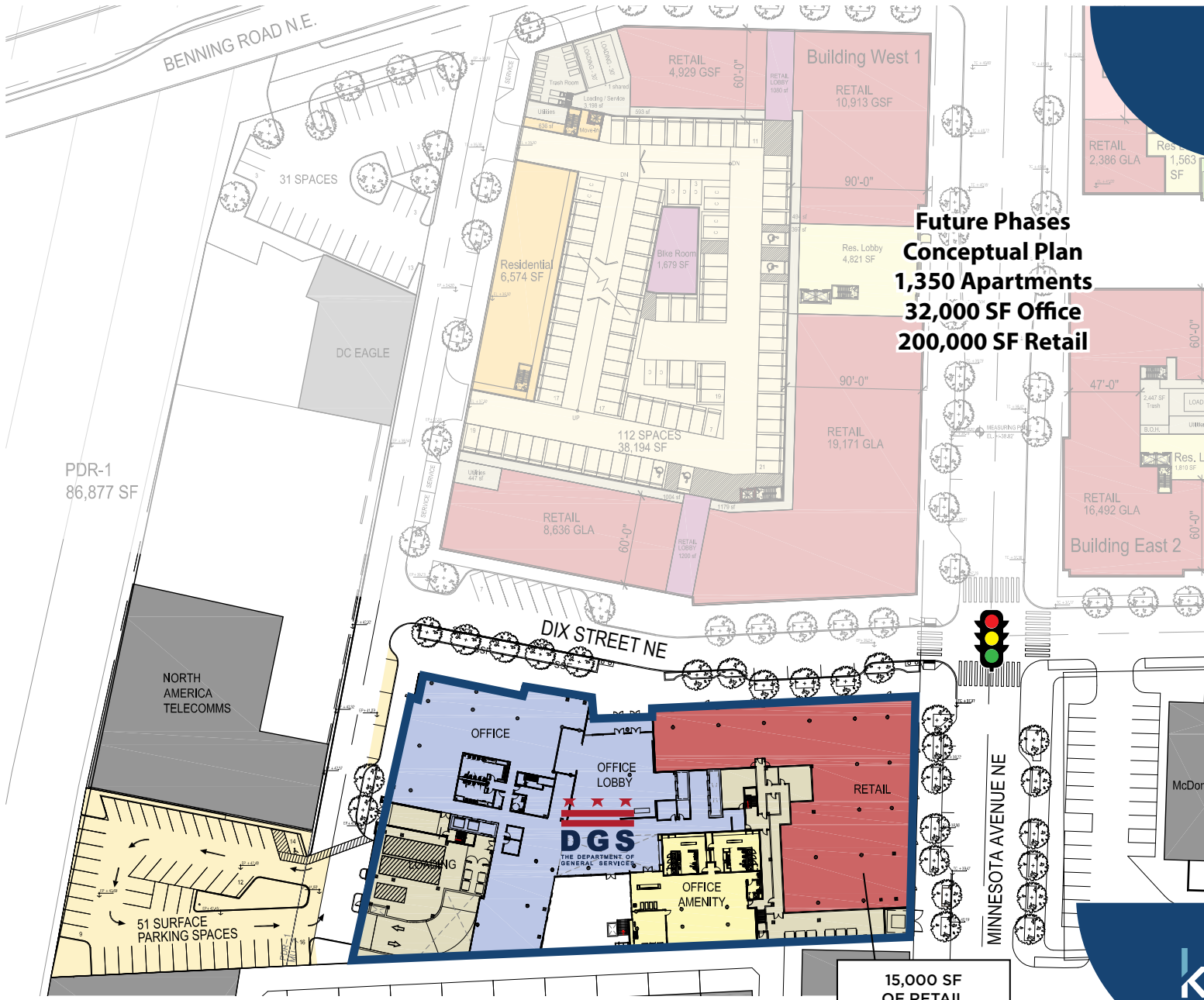
# SURROUNDING DEVELOPMENTS



# FUTURE DEVELOPMENT PLAN



# PARKING + ACCESS



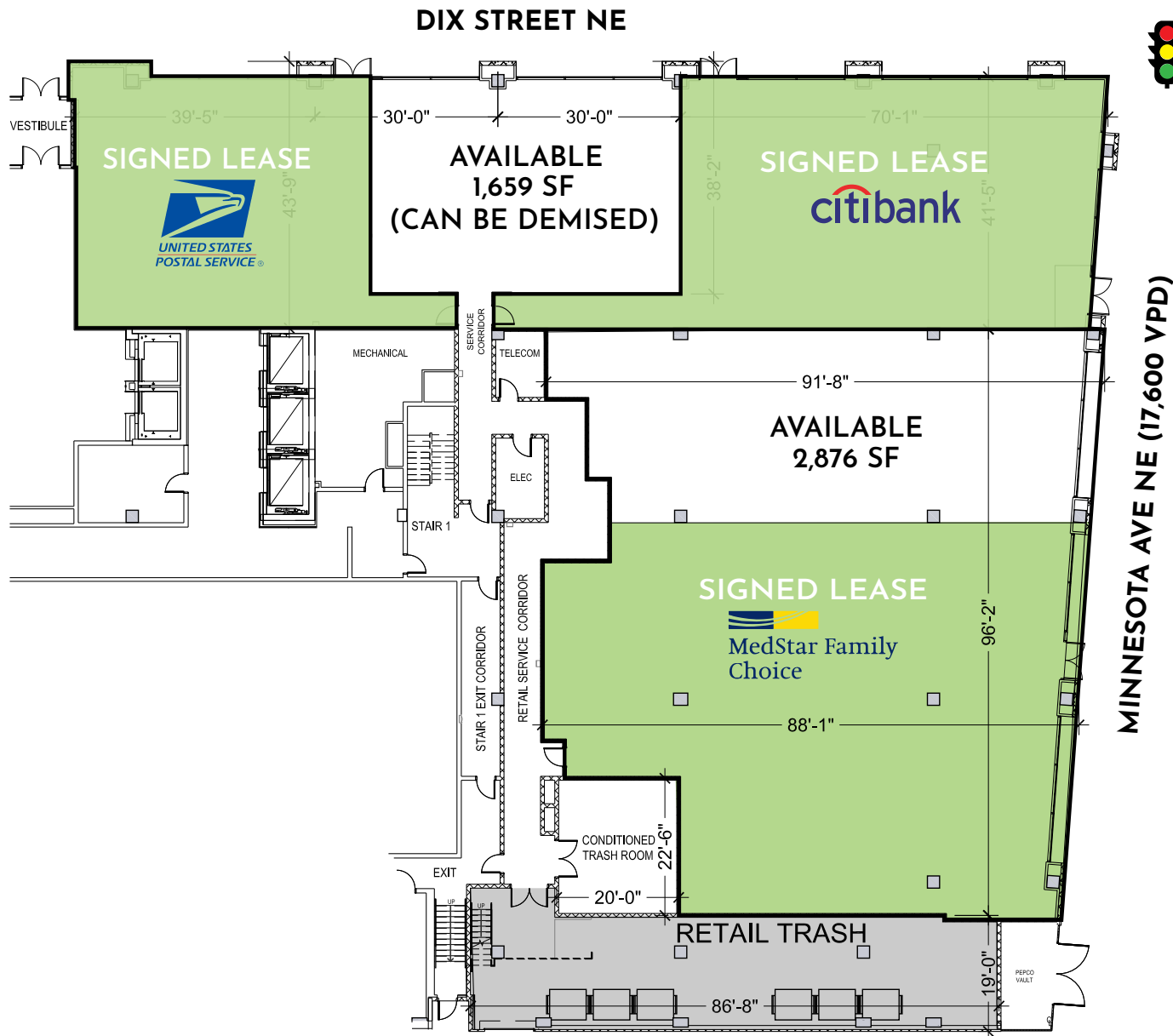
**Future Phases  
Conceptual Plan  
1,350 Apartments  
32,000 SF Office  
200,000 SF Retail**

**15,000 SF  
OF RETAIL**

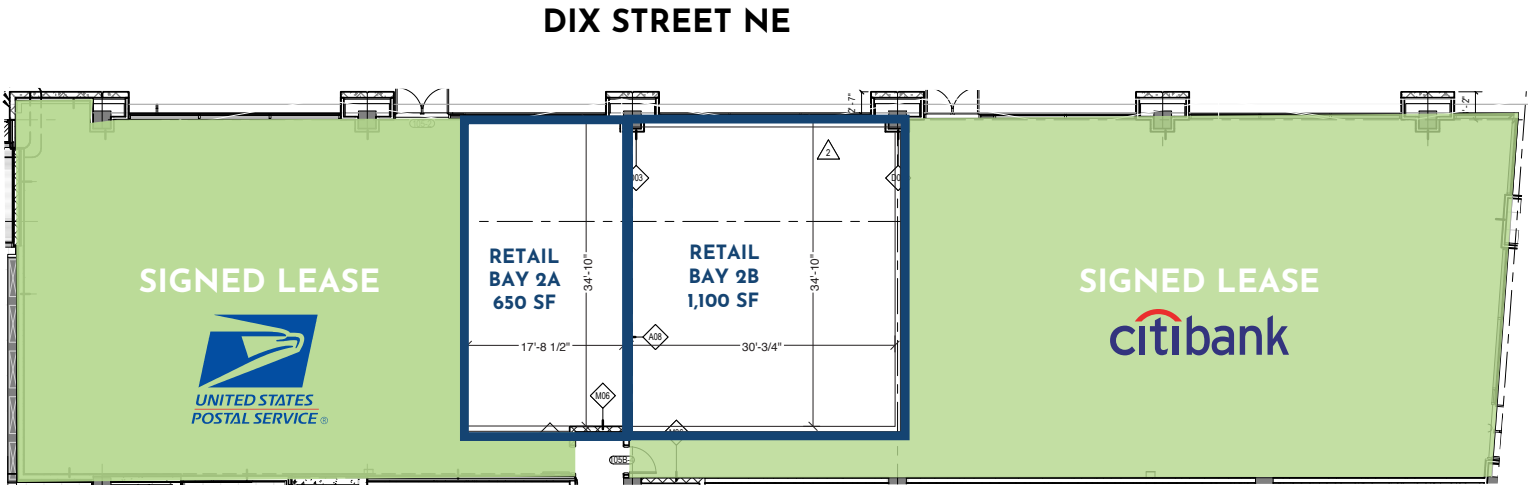


# SITE PLAN

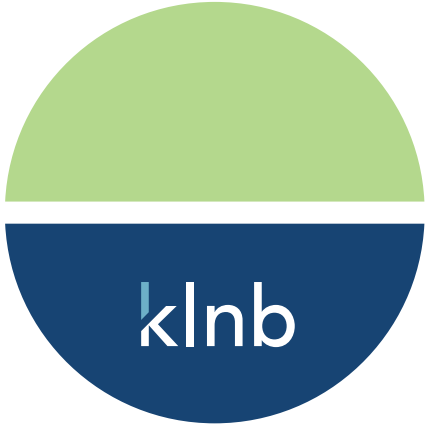
## GROUND FLOOR



# DIX STREET DEMISING PLAN



MINNESOTA AVE NE (17,600 VPD)



# DEMOGRAPHICS

## DRIVE TIMES



POPULATION

44,303 | 218,488 | 570,868



DAYTIME POPULATION

38,170 | 196,785 | 626,308



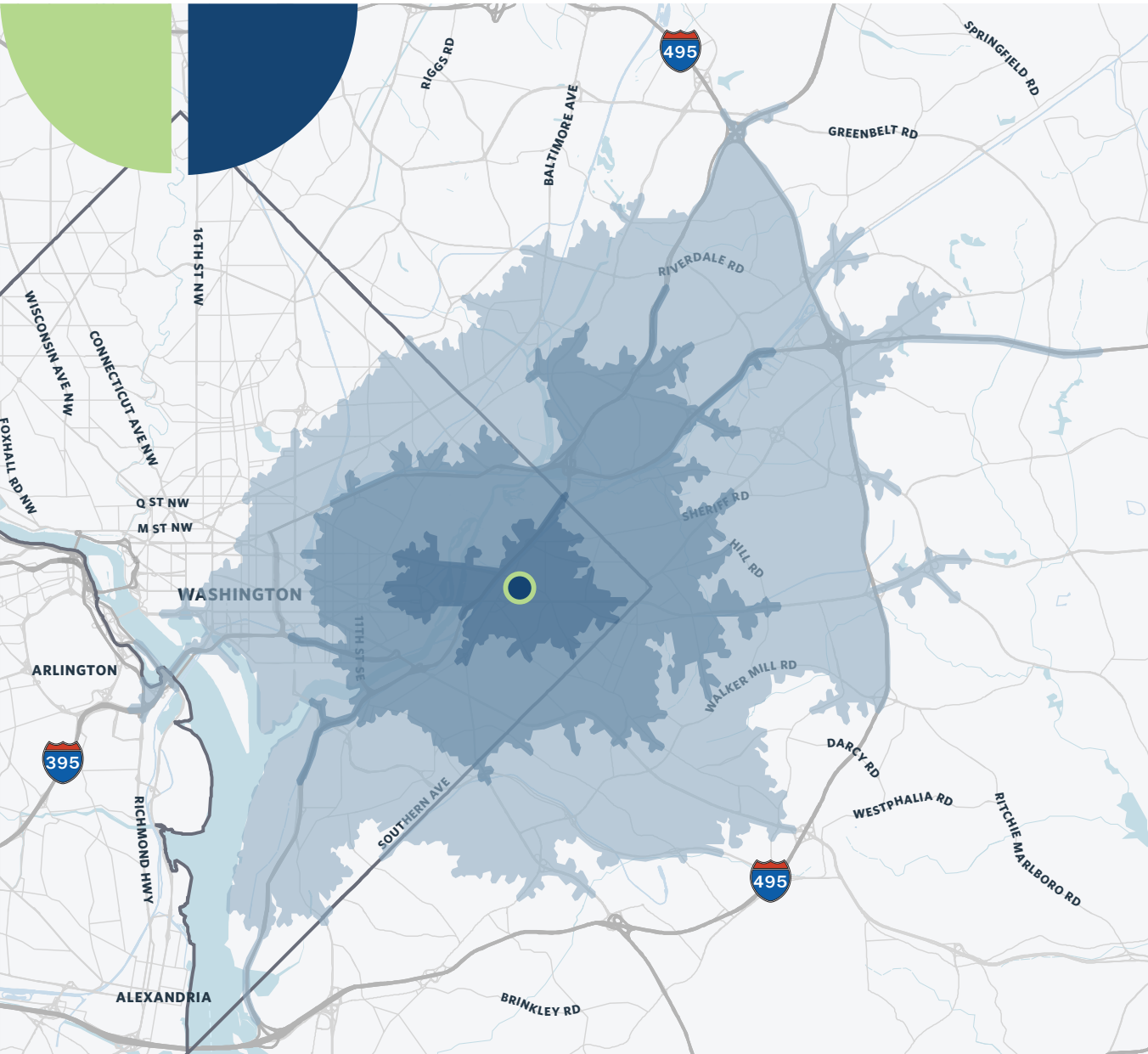
HOUSEHOLDS

18,241 | 89,342 | 228,756



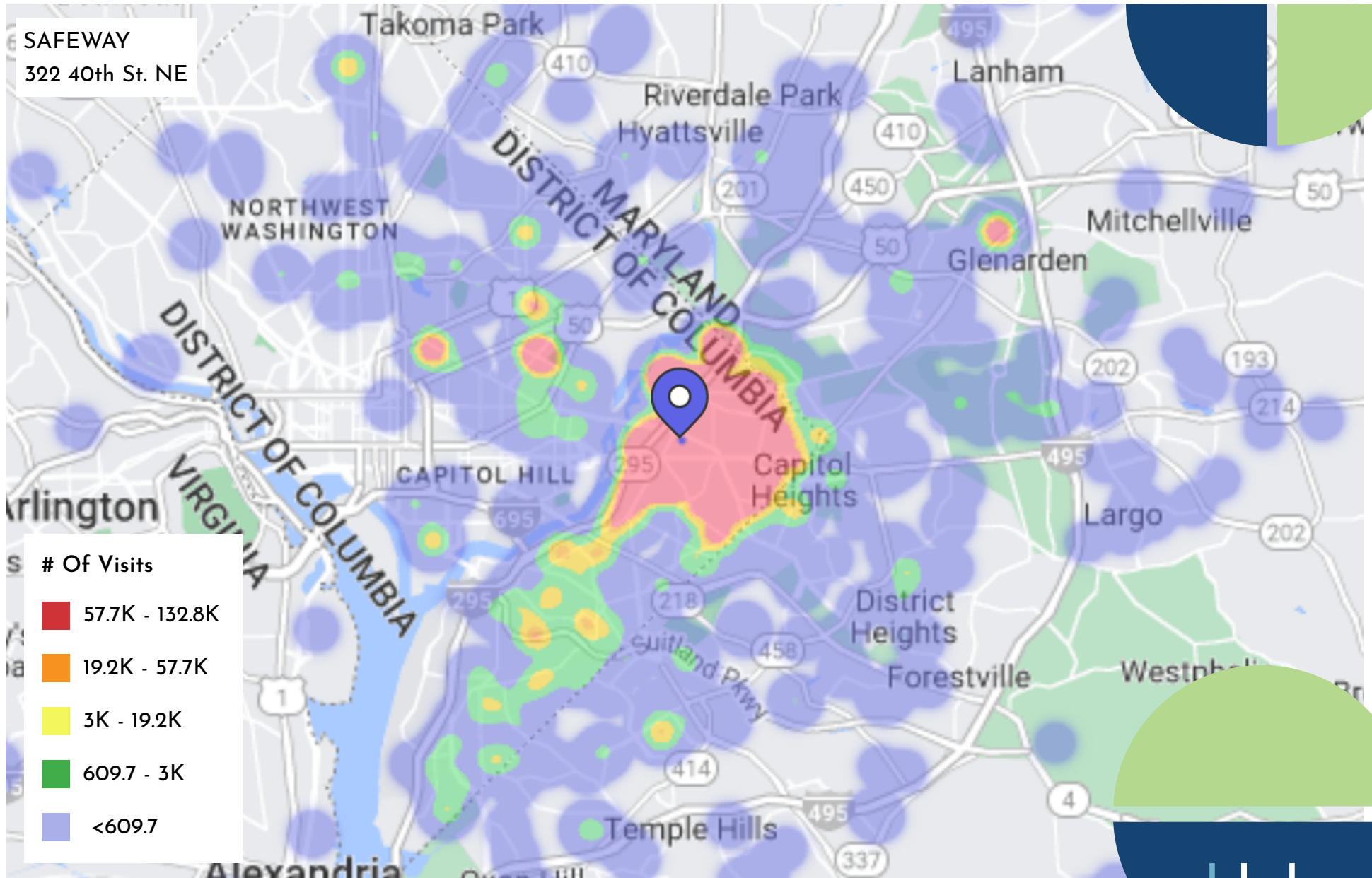
AVERAGE HH INCOME

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





# TRADE AREA



# RETAIL MAP



Benning Rd/ Minnesota Ave  
Washington | District of Columbia

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2019 Aerial Photograph  
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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