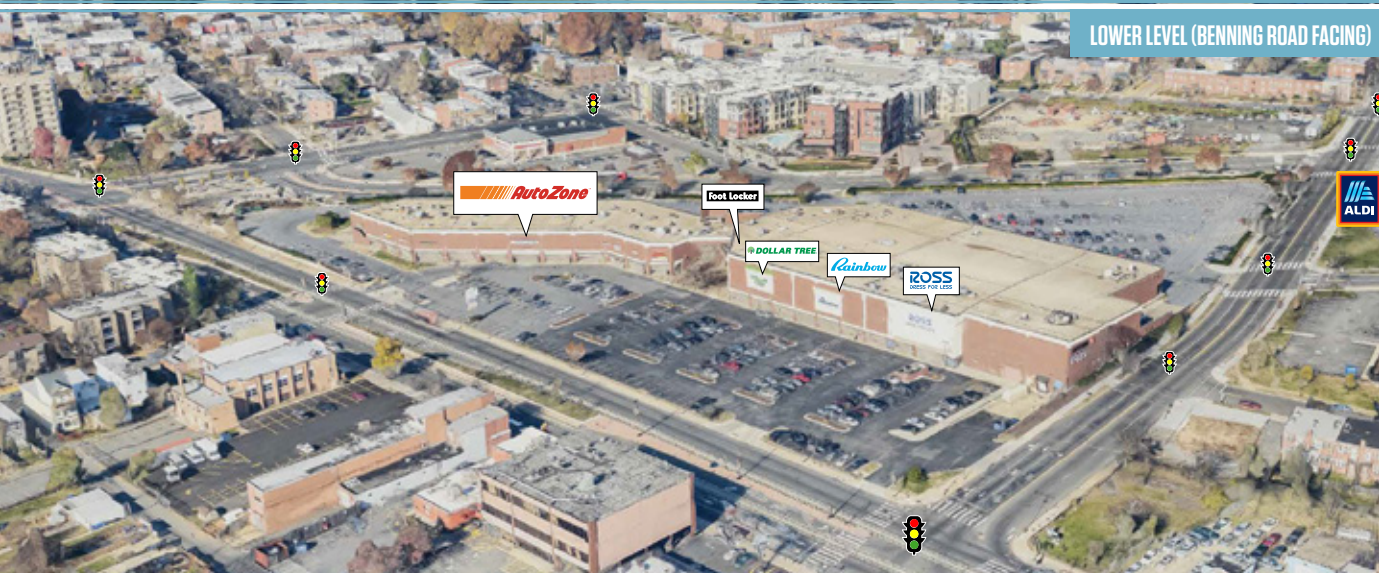




UPPER LEVEL (MARYLAND AVE FACING)



LOWER LEVEL (BENNING ROAD FACING)

NEARBY RETAILERS



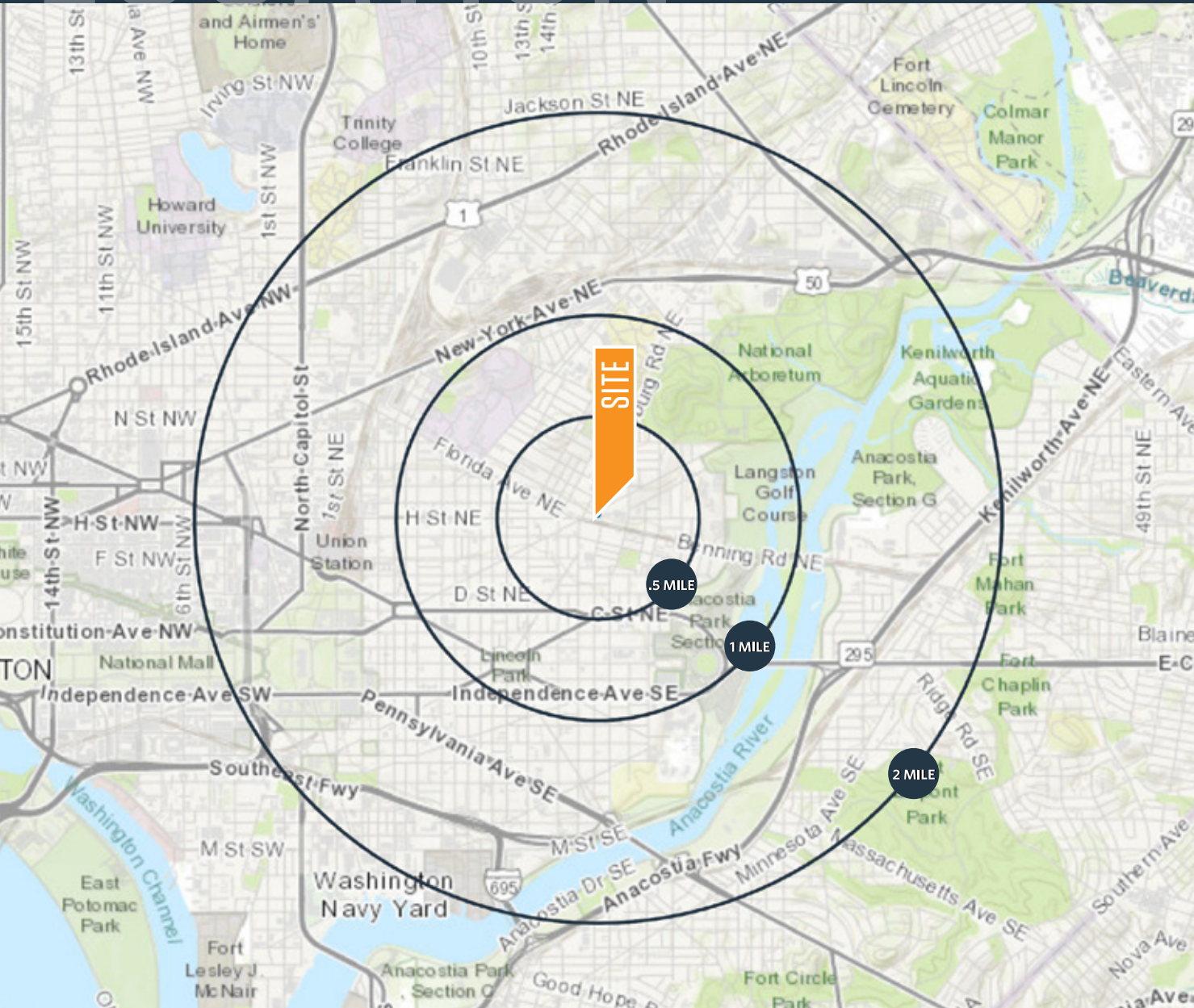
RETAIL FOR LEASE

- Dominant regional shopping center with surface parking
- Strategically located at the intersection of five heavily traffic retail corridors
- Minutes from massive Commanders stadium development
- Strong incomes with continuing growth in the trade area

LOCATION

HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002



AVAILABLE SPACES

SIZE

- 58,368 SF
 - 9,856 SF
 - 5,974 SF
 - 3,052 SF
- CAN BE COMBINED UP TO 9,026 SF

*Estimated NNNs are \$13.50 PSF

DEMOGRAPHICS | 2023:

10- MIN DRIVE	.5-MILE	1-MILE	2-MILE
Population	18,538	48,094	160,250
Daytime Population	15,749	38,556	237,726
Households	8,367	21,701	76,100
Average HH Income	\$128,334	\$168,366	\$155,703

TRAFFIC COUNTS | 2022:

Benning Rd NE	30,300 ADT
Bladensburg Rd NE	19,954 ADT
17th St	23,167 ADT
Maryland Ave	7,052 ADT

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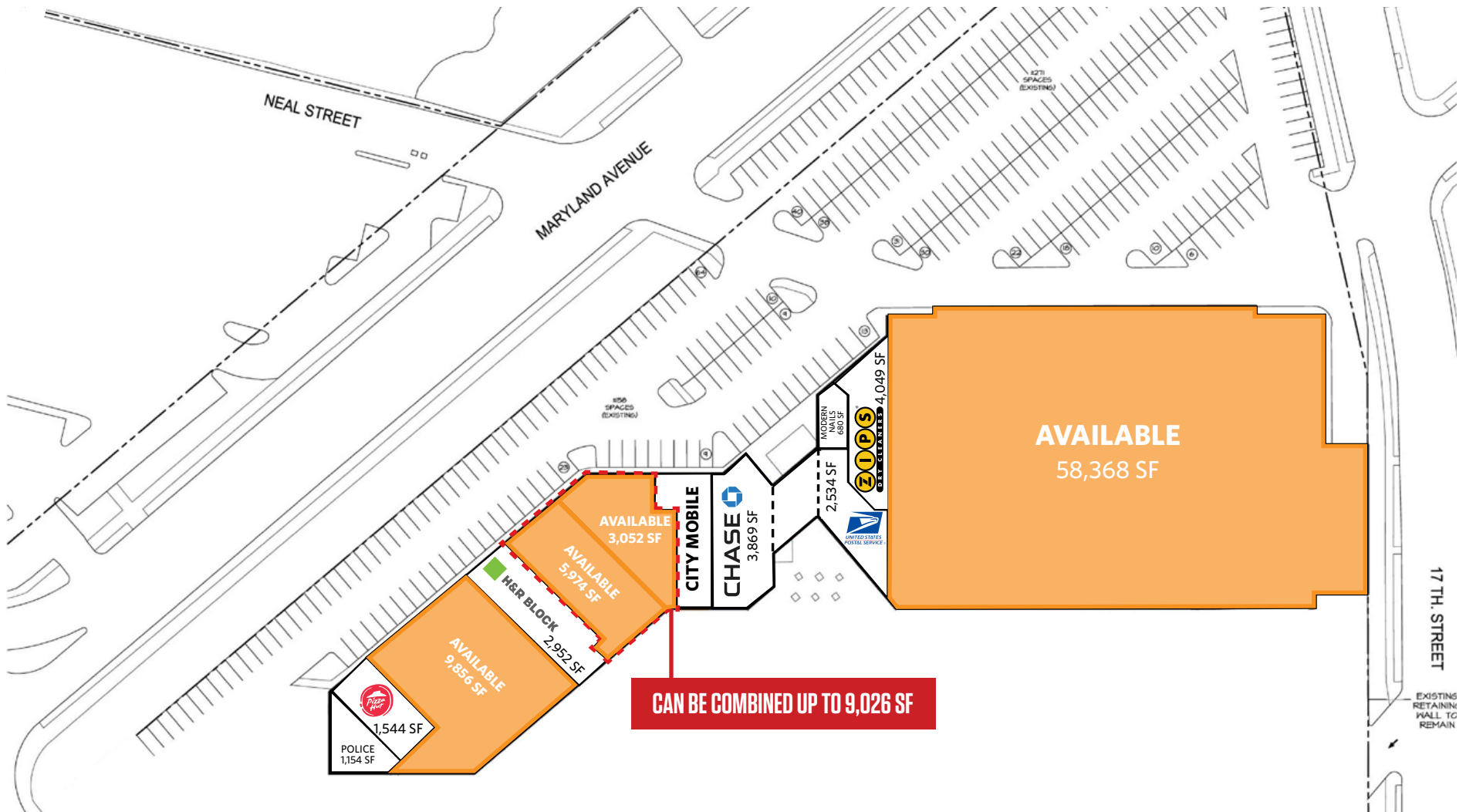


SITE PLAN

HECHINGER CENTER

1500 BENNING ROAD NE, WASHINGTON, DC 20002

UPPER LEVEL (MARYLAND AVE FACING)



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SITE PLAN

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LOWER LEVEL (BENNING ROAD FACING)



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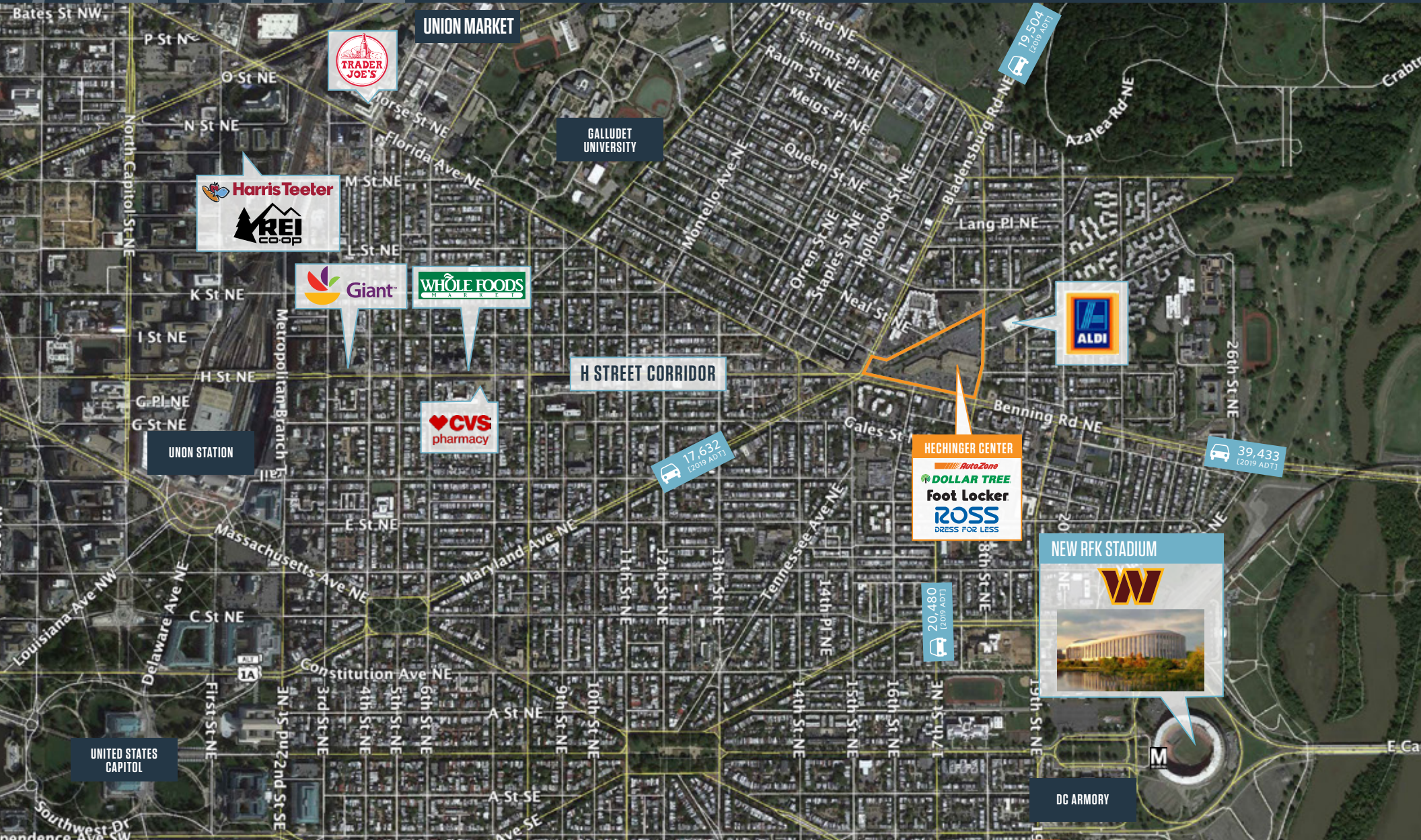
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AERIAL

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