NORTHEAST HEIG TS

Lars R. Kerstein  610.999.9989  lkernstein@cedarr.com
Chris Gardyasz  609.472.3929  cgardyasz@cedarr.com
A NEW DESTINATION IS DAWNING

A cornerstone of northeast Washington D.C.’s ongoing evolution, Northeast Heights is the area’s destination for a unique shopping and dining experience. This landmark destination reimagines two existing shopping centers in the rapidly emerging Ward 7, just 15 minutes from the heart of the District. The mixed-use development sees exceptional pedestrian and vehicular traffic (close to 50,000 cars each day) at the intersection of Benning Road and Minnesota Avenue and is at the forefront of progressive development in a key D.C. region. A retail staple to its surrounding neighborhood, Northeast Heights forges an experience never before seen in Ward 7.
Northeast Heights is an unparalleled retail destination with roots in a rapidly emerging northeast Washington, D.C. neighborhood, which sees tremendous daily pedestrian and vehicular (±50,000 VPD) traffic.
DATA

TRADE AREA POPULATION WITHIN 3 MILES: 229,274

8% POPULATION GROWTH PROJECTED OVER NEXT 5 YEARS

TRADE AREA DAYTIME POPULATION: 94,628

TRADE AREA AVERAGE HOUSEHOLD INCOME: $74,829

TRAFFIC COUNT: ±50,000

CITY SUPPORTED REVITALIZATION AREA

MINNESOTA AVE METRO STOP 5 MIN WALK

BENNING RD METRO STOP 10 MIN WALK

D.C. STREETCAR 2 FUTURE STOPS BENNING RD. METRO & MINNESOTA AVE METRO

GROCERY & RESTAURANT SPENDING POWER >$810 MILLION

± 206,000 SF OF NEW & EXISTING RETAIL

± 519 DEDICATED RETAIL PARKING SPACES

± 35,011 SF OF NEW OFFICE

±1,200 NEW APARTMENTS
VIEW FROM MINNESOTA AVENUE LOOKING SOUTHEAST
VIEW FROM MINNESOTA AVENUE LOOKING EAST INTO THE PRIVATE STREET
VIEW FROM DIX STREET LOOKING NORTH INTO THE PRIVATE STREET
MINNESOTA AVE AND DIX STREET LOOKING WEST
#### LOCATION DETAILS
- Located in evolving part of Ward 7 in Washington, D.C.
- Positioned at intersection of Benning Rd and Minnesota Ave
- Adjacent to Anacostia Freeway (I-295) off ramp
- Strong access to area employment
- Proximity to Northeast D.C.’s mixed-use corridors such as H Street

#### PROPERTY
- 206,000 square feet of retail
- 35,011 square feet of office
- 1,200 apartments
- National, regional and local tenant mix
- 519 dedicated retail parking spaces

#### TRADE AREA DEMOGRAPHICS
- Residential population 229,274
- Average household income $74,829
- Employee population 94,628
- 8% total projected population growth in next 5 years
- >$810 million in grocery and restaurant spending power

#### TRANSPORT STATS
- Excellent access to two adjacent metro stops within a 5-10 minute walk
- Two D.C. Streetcar stops planned adjacent to property
- Traffic counts:
  - Benning Rd 31,000 VPD
  - Minnesota Ave 17,400 VPD
  - Anacostia FWY 121,500 VPD

#### NOTABLE TRAFFIC GENERATORS
- Fort DuPont Nationals Baseball Training Center
- Fort DuPont Ice Rink
- Park 7, Fort Chaplin Park, Parkside and Solstice developments (+/-1,537 residential units)
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LARS R. KERSTEIN
Cedar Realty Trust
Vice President, Development Leasing
1900 Market St, 8th Floor
Philadelphia, PA 19103
lkerstein@cdrt.com
610.999.9989

CHRIS GARDYASZ
Cedar Realty Trust
Associate Director, Development Leasing
1900 Market St, 8th Floor
Philadelphia, PA 19103
cgardyasz@cdrt.com
609.472.3929