

BECKERT'S PARK

CAPITOL HILL | 415 14th STREET, SE

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MARKET OVERVIEW

PROPERTY HIGHLIGHTS

- 68,000 sf Lifestyle Center located on the corner of 14th Street and Kentucky Avenue Southeast.
- Located just two blocks away from the Potomac Avenue Metro.
- Anchored by a 60,000sf Safeway and a 325-unit Class-A apartment project
- Unique small shop space available within the project.
- Beckert's Apartments are over 90% Leased

DEMOGRAPHICS

*Demographics are 2024 Estimate

	.5-miles	1-mile	3-miles
Population	15,355	42,482	289,005
Households	7,470	19,654	133,521
Average HH Income	\$204,761	\$209,399	\$144,119
Daytime Population	10,189	31,876	376,254

TRAFFIC COUNTS

2,764 AADT E Street SE

1,946 AADT
Kentucky Street SE

1 MILE SNAPSHOT

42,482
Population

\$154,132 **6** Med HH Income

\$835,819
Owner Occupied
Med Home Value

73.4%
Bachelor Degree or Higher

₹ 1,790 Total Businesses

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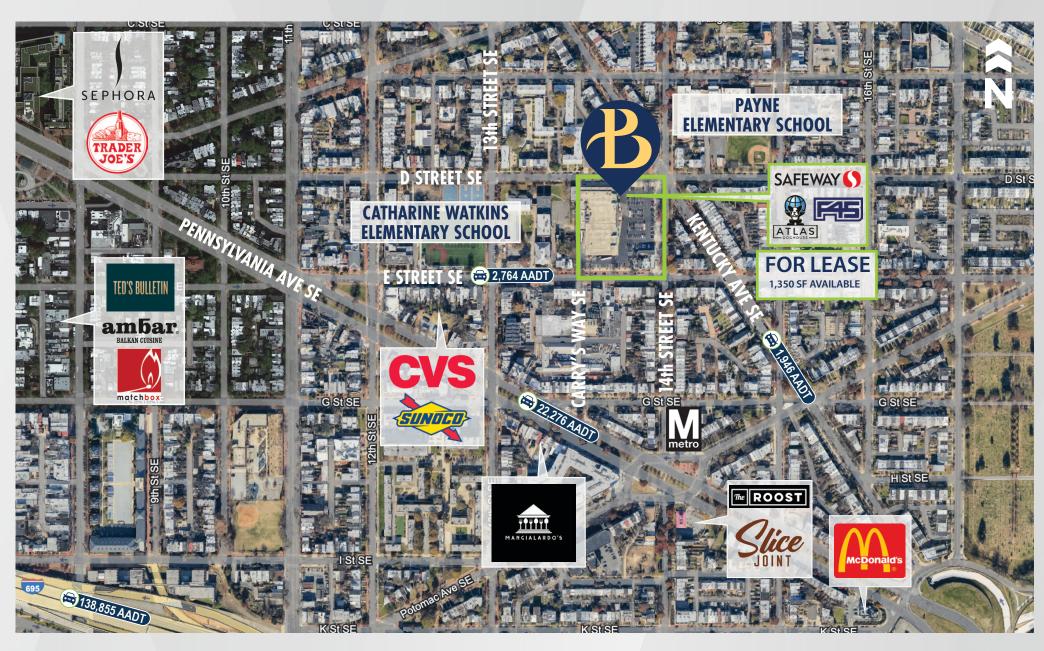
INTERESTED IN MORE INFORMATION? CONTACT:

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THE NEIGHBORHOOD



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SITE PLAN



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