



**FOR LEASE: 1,350 SF AVAILABLE**

# 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

## 1 MILE SNAPSHOT

 **42,482**  
Population

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

 **\$835,819**  
Owner Occupied  
Med Home Value

**73.4%**   
Bachelor Degree  
or Higher

 **1,790**  
Total Businesses

**21,002**   
Employees

## DEMOGRAPHICS

\*Demographics are 2024 Estimates

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

## TRAFFIC COUNTS

**2,764 AADT**  
E Street SE

**1,946 AADT**  
Kentucky Street SE

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# THE NEIGHBORHOOD



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# SITE PLAN



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# BECKERT'S PARK | CAPITOL HILL

415 14TH STREET SE, WASHINGTON, DC 20003



RETAIL A2 - 1,350 SF

CEILING HEIGHT: 19'11"

