

3534 EAST CAPITOL NE

WASHINGTON, DC

2,272 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES





SOLSTICE
APARTMENTS
NOW LEASING
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3534 EAST CAPITOL NE
WASHINGTON, DC

- | New apartment building located at the intersection of East Capitol Street NE and Minnesota Avenue NE
- | Property is within .5 mile of Minnesota Ave. and Benning Rd. Metro stations
- | Located a few blocks away from the new DC Department of General Services HQ and Northeast Heights development, comprised over 300k SF of new development
- | : Ideal for service users, medical and fitness

DEMOGRAPHICS 2024

	.5 MILE	1 MILE	2 MILES
 POPULATION	10,306	23,026	120,859
 DAYTIME POPULATION	1,845	6,318	24,219
 HOUSEHOLD INCOME	\$49,707	\$51,269	\$72,180
 TRAFFIC COUNTS	14,000 on East Capitol Street NE		

AREA RETAILERS



3534 EAST CAPITOL NE
WASHINGTON, DC



KENILWORTH AVE FWY 136,531 VPD

PHASE 1

BENNING ROAD NE

PHASE 2



DC DGS HQ
DGS BUILD MAINTAIN SUSTAIN

240K SF DGS HQ,
12K SF RETAIL
FUTURE PHASES: 1,350
APARTMENTS, 32K SF
OFFICE, 200K SF RETAIL



3534 EAST CAPITOL ST NE

MINNESTOTA AVE NE

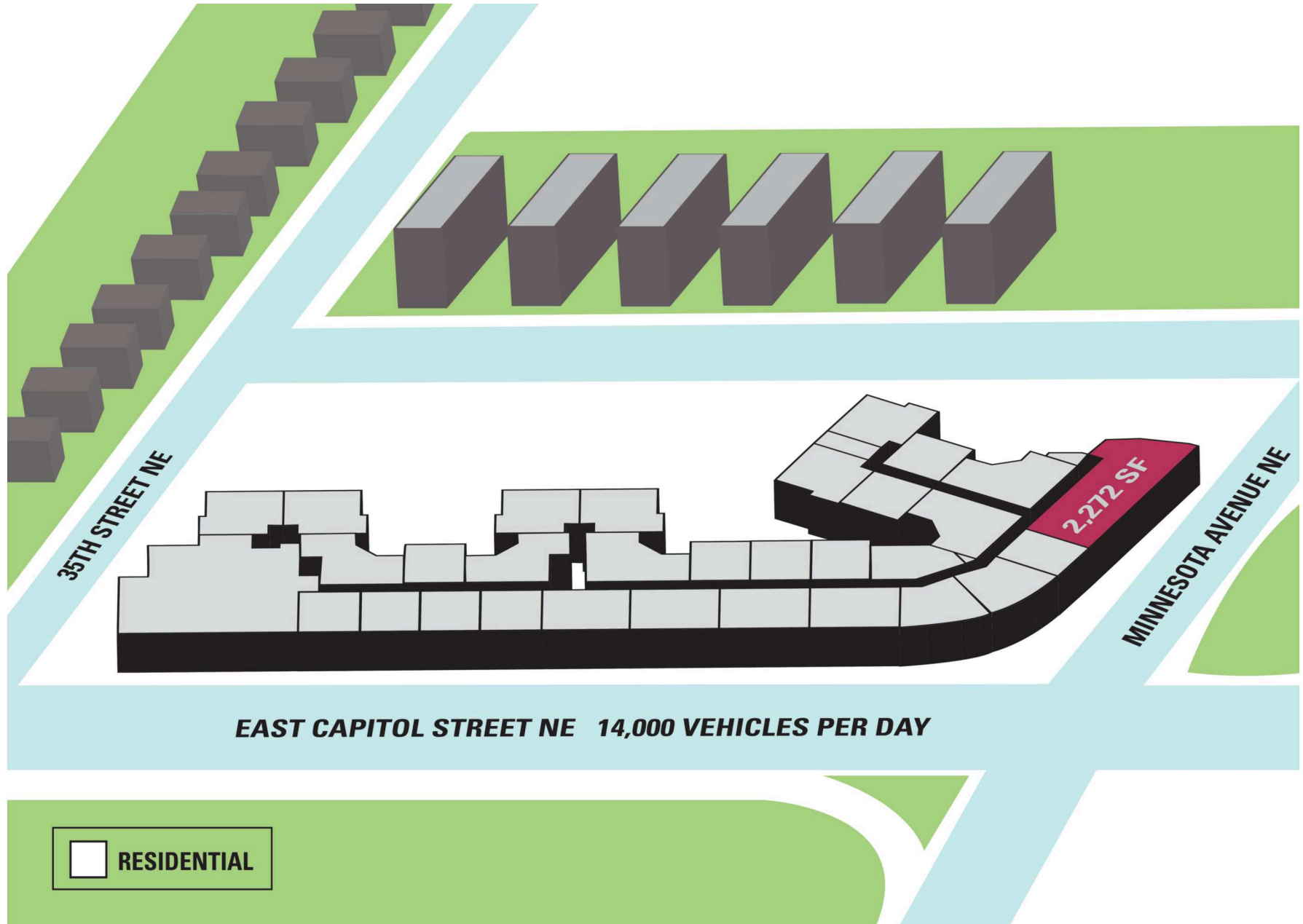
RETAIL

EAST CAPITOL STREET 30,600 VPD

SITE PLAN

3534 EAST CAPITOL NE | WASHINGTON, DC

2,272 SF AVAILABLE





3534 EAST CAPITOL NE, WASHINGTON, DC

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