

# 3534 EAST CAPITOL NE WASHINGTON, DC

2,272 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES

SOLSTICE  
APARTMENTS  
NOW LEASING  
SOLSTICEDC.COM 202.441.0438



## 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



CVS pharmacy

SAFEWAY

DOLLAR TREE



3534 EAST CAPITOL NE  
WASHINGTON, DC

**BR**  
BACIN ROBBINS  
**DUNKIN'**  
**POPEYES**

MINNESOTA AVE  
**M**  
metro

KENILWORTH AVE FWY 136,531 VPD

PHASE 1

BENNING ROAD NE

PHASE 2

CHASE

McDonald's

CHURCH'S  
STEAK HOUSES

Bank of America

**DC DGS HQ**  
**DGS** BUILD MAINTAIN SUSTAIN  
DEPARTMENT OF GENERAL SERVICES  
240K SF DGS HQ,  
12K SF RETAIL  
FUTURE PHASES: 1,350  
APARTMENTS, 32K SF  
OFFICE, 200K SF RETAIL  
**CVS** pharmacy  
SAFEWAY



3534 EAST CAPITOL ST NE

MINNESOTA AVE NE



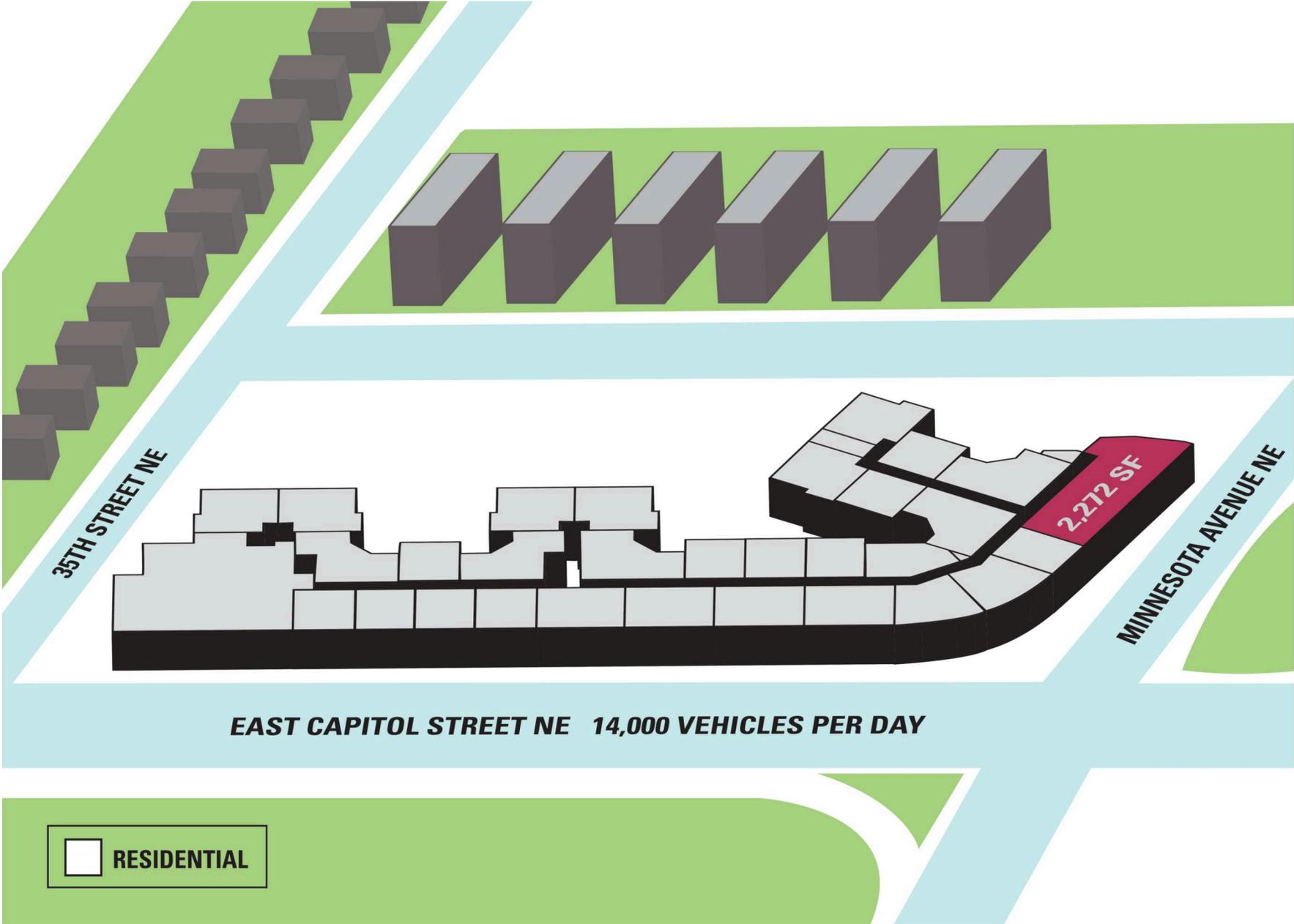
RETAIL

EAST CAPITOL STREET 30,600 VPD

# SITE PLAN

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2,272 SF AVAILABLE





**3534 EAST CAPITOL NE, WASHINGTON, DC**  
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