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BECKERT'S PARK

CAPITOL HILL | 415 14TH Street, SE

RAPPAPORT



CREATING NEW HISTORY

This residential pocket of Capitol Hill is a dynamic and affluent area filled with eclectic dining options, trendy retail shops and eye-catching architecture that evokes a warm and welcoming sense of community amongst locals and visitors strolling the streets. Once home to a brewery, ice cream factory and beloved amusement park, Beckert's Park is being reimagined to match this idyllic urban neighborhood and vibrant history. On the corner of 14th Street and Kentucky Avenue Southeast, the 2.75-acre Beckert's Park site is redeveloping into a 325-unit Class-A apartment project with a new 60,000-square-foot Safeway and up to 8,000 square feet of neighborhood retail space just two blocks from the Potomac Avenue Metro.



WE, THE CAPITOL HILL COMMUNITY

Capitol Hill is one of the nation's most well-known neighborhoods, recognized for its historic Neoclassical architecture, iconic government institutions such as the Capitol, the Senate and House buildings, the Supreme Court and the Library of Congress. Beyond these formative pillars, Capitol Hill is an idyllic tight-knit residential community for well-heeled 30-something intellectuals in public administration, business, finance, lobbying and computer occupations. While a calm and safe neighborhood to live and work, Capitol Hill falls short on leisure opportunities, forcing residents and employees to venture into other district neighborhoods for nightlife and recreation options. Tapping into this underserved entertainment zone, Beckert's Park is creating new history with a playful and engaging vision for the masses to converge.





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TO SEE MORE





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DEMOGRAPHICS (2021)



POPULATION

| .25 MILES | .5 MILES | 1 MILE |
|-----------|----------|--------|
| 3,889 | 16,748 | 42,384 |



HOUSEHOLD INCOME

| \$188,398 | \$174,485 | \$163,792 |
|-----------|-----------|-----------|



DAYTIME POPULATION

| 1,805 | 11,950 | 32,302 |
|-------|--------|--------|

EXPENDITURES

ENTERTAINMENT



| 1 MILE | 3 MILES | 5 MILES |
|-----------|------------|----------|
| \$111.4 M | \$579.46 M | \$1.42 B |



DINING & DRINKS

| 1 MILE | 3 MILES | 5 MILES |
|------------|----------|----------|
| \$273.56 M | \$1.49 B | \$3.64 B |



SITE PLAN


SAFeway
60,000 SF

F45

RETAIL A2
1,647 SF

**SAFeway PARKING
ENTRANCE**

SOCIETY CLEANERS

ROWHOME
ROWHOME
ROWHOME
ROWHOME

BONNIE'S DOG & CAT
(GROOMING)

**RESIDENTIAL
LOBBY**


**ATLAS
DOGHOUSE**

D ST SE

14TH ST SE

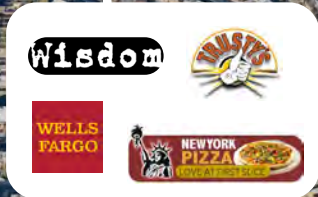
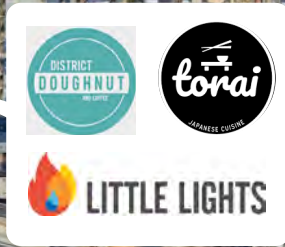
KENTUCKY AVE SE

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BECKERT'S PARK



Beckert's Park is immersed in the tight-knit community of Capitol Hill, surrounded by prosperous residents looking to embrace by gathering place just a short stroll from their downtown settings.

\$871K
Average Closing Price for Single Family Homes

85
Walk Score: Very Walkable

\$163K
Average Household Income



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