



**A NEW MIXED-USE DEVELOPMENT** adjacent to the Benning Road Metrorail Station has brought new affordable housing, neighborhood services and retail/restaurant space to the adjacent neighborhoods of Benning Heights, Capitol View and Marshall Heights. The planned Benning Road Streetcar Expansion will connect the area to the H Street, NE corridor and Union Station.



### THE CONWAY CENTER

The recently completed \$90 million mixed-use building developed by So Others Might Eat (SOME) offers 202 affordable residential units, 37,600 SF for medical/dental uses and administrative offices, an employment training center and a sit-down deli.

### NEW INVESTMENT

- Chapman Development is planning to redevelop the former George Washington Carver Apartments 4.5-acre site (47<sup>th</sup> & East Capitol Streets, SE) into 138 affordable apartments and 28 for-sale rowhouses.
- The former home to a KFC restaurant (4401–4407 and 4435 Benning Road, NE) is a 25,926 SF site with a development potential of about 125,000 SF.

### NEW NEIGHBORHOOD RETAIL + SERVICES

- The new Benning Ridge DMV Service Center at 4525 Benning Road opened in 2016 and brings a steady stream of daily customers to the area.
- The renovated Shrimp Boat Plaza offers freshly made donuts, locally roasted coffee & espresso drinks, ice cream & sorbet, along with breakfast, lunch & dinner menus.

### BENNING ROAD STREETCAR EXPANSION

The 18-month design process for the 2.2-mile streetcar eastward extension of the H Street/Benning Road Line, which will extend service from Oklahoma Avenue to the Benning Road Metrorail Station, has started with potential revenue operation by 2025.

### TOP LOCAL INDUSTRIES<sup>1</sup>

**8,658 Total Area Employment**

- Educational Services: **19%**
- Health Care & Social Assistance: **18%**
- Public Administration: **13%**

1. JobsEQ (data for 20019 Zip Code, as of 2019 Q3)

# BENNING ROAD / EAST CAPITOL STREET

- Retail/Restaurant
- Arts/Tourism
- Education
- Government
- Great Street
- Main Street
- BID Area



0-1/2 mi    0-1 mi    0-3 mi

## POPULATION

Population	10,129	39,111	199,678
Male	44%	45%	46%
Female	56%	55%	54%
High School Graduate +	82%	84%	87%
Bachelor's Degree +	12%	14%	28%
Graduate/Professional Degree	4%	6%	14%

## HOUSEHOLDS

Households (HH)	4,347	15,305	80,682
Average HH Size	2.3	2.5	2.4
Owner-occupied	38%	39%	45%
Renter-occupied	62%	61%	55%
Median HH Value	\$291,196	\$291,519	\$324,972

## INCOME

Average HH	\$55,358	\$54,834	\$80,714
Median HH	\$39,857	\$35,781	\$53,778
HH Income <\$50k	58%	61%	47%
HH Income \$50-\$75k	19%	17%	16%
HH Income \$75k+	24%	23%	37%
Average HH Disposable	\$41,369	\$40,661	\$56,601

## AGE

Age < 20	25%	28%	24%
Age 20-34	20%	21%	22%
Age 35-64	38%	36%	39%
Age 65+	16%	14%	15%
Median Age (years)	38.3	35.4	37.9

## CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$6,363	\$22,298	\$168,521
Child Care	\$1,467	\$4,936	\$39,137
Computers & Accessories	\$566	\$1,987	\$15,254
Entertainment & Recreation	\$8,905	\$31,173	\$240,027
- Pets	\$1,612	\$5,751	\$44,697
Food at Home	\$14,918	\$53,091	\$398,514
Food away from Home	\$9,960	\$35,537	\$275,304
Health Care	\$15,701	\$56,084	\$427,234
- Medical Care	\$5,205	\$18,667	\$142,448
Home Improvement	\$6,007	\$20,543	\$168,552
Household Furnishings	\$5,423	\$19,394	\$151,114
Personal Care Products	\$2,299	\$8,277	\$64,429
Vehicle Maint. & Repair	\$2,804	\$10,337	\$79,808

## AVAILABLE VEHICLES PER HH<sup>1</sup>

0	42%	44%	31%
1	39%	38%	44%
2-3	19%	18%	24%
4+	0%	1%	2%

## MOBILITY

Metro rail Exits <sup>2</sup> avg weekday/avg weekend	2,817 / 984	Benning Road
Traffic Counts <sup>3</sup>	30,500	East Capitol Street
	16,500-20,700	Benning Road

Source: ESRI, 2019 Estimates & Projections; 1. American Community Survey (2013-2017), values are rounded to nearest whole percent; 2. WMATA (FY 2019); 3. DDoT (Daily Avg. 2017); 4. TransitScreen

## CONTACT

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**Metro rail Exits<sup>2</sup>**

**2,817 / 984**  
Avg weekday/Avg weekend

**Traffic Counts<sup>3</sup>**

**30,500**  
East Capitol Street

**Mobility Score<sup>4</sup>**

**100**  
Excellent Mobility

**Walkscore**

**68**  
Somewhat Walkable

**Residents w/in 10 min. car ride**

**178,347**

**MOBILITY**

# PHOTO CREDITS

## **Bellevue/South Capitol**

Bottom Left: Image courtesy of City Interests

## **Deanwood**

Top Left: Image courtesy of The Warrenton Group

## **Dupont Circle**

Main: Photo by Sam Kittner Photographer  
(courtesy of the Dupont Circle BID)

## **East Capitol / Capitol Gateway**

Main: Rendering courtesy of A&R Development

## **Fort Totten**

Main: Image courtesy of Perkins Eastman DC

## **Georgetown**

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## **Georgia Avenue / Walter Reed**

Main: Image courtesy of Urban Atlantic

## **Golden Triangle**

Bottom Center: Image courtesy of the Golden Triangle BID

## **Hillcrest / Skyland**

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## **Minnesota & Benning**

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## **Mount Vernon Triangle**

Top Middle: Image courtesy of the Mt. Vernon Triangle CID  
Bottom Left: Image courtesy of the Mt. Vernon Triangle CID  
Bottom Right: Image courtesy of the Mt. Vernon Triangle CID

## **Parkside / Kenilworth**

Bottom Right: Image courtesy of City Interests

## **Northwest One**

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## **Rhode Island Avenue, NE / Brentwood**

Top Middle: Image courtesy of MRP Realty  
Bottom Right: Image courtesy of MidCity

## **Southwest Waterfront**

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## **Tenleytown**

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## **The Wharf**

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