

21 Kennedy St. NW

Property Description

Address

21 Kennedy St. NW

No. of stories

3 stories plus basement

Square Footage

26,700 SF

Type of Construction

3B – Non-sprinklered

Envelope: Brick exterior bearing walls.

Structural: Concrete slab supported on an interior concrete beam and column system.

Property Amenities

1. Common area laundry (planned)
2. Storage (planned)
3. Common use space
4. Energy Star appliances
5. Dishwashers
6. Hardwood floors
- 7.



Neighborhood Description

21 Kennedy St. NW is located in the Manor Park Neighborhood in Ward 4. The neighborhood is largely residential, occupied by attached, semi-detached and row houses. The property sits on Kennedy St. in the last Western corner of the neighborhood just walking distance from the DC / MD line.

It is intersected by a commercial corridor that follows Kennedy Street from East to West. The neighborhood is served by small and medium sized businesses which line the main corridor and other big box stores within a few driving minutes. There are parks, schools, universities, churches, and employment centers within a mile radius of the main business corridor.

The area is approximately 75% Black, 25% combined White, Hispanic, and Other races. The average adjusted gross income for zip code 20011 is approximately \$38,445. This is above the 2009 Poverty Guidelines income of \$22,050 for a family of 4.

(See Exhibit A for map of the property vicinity)

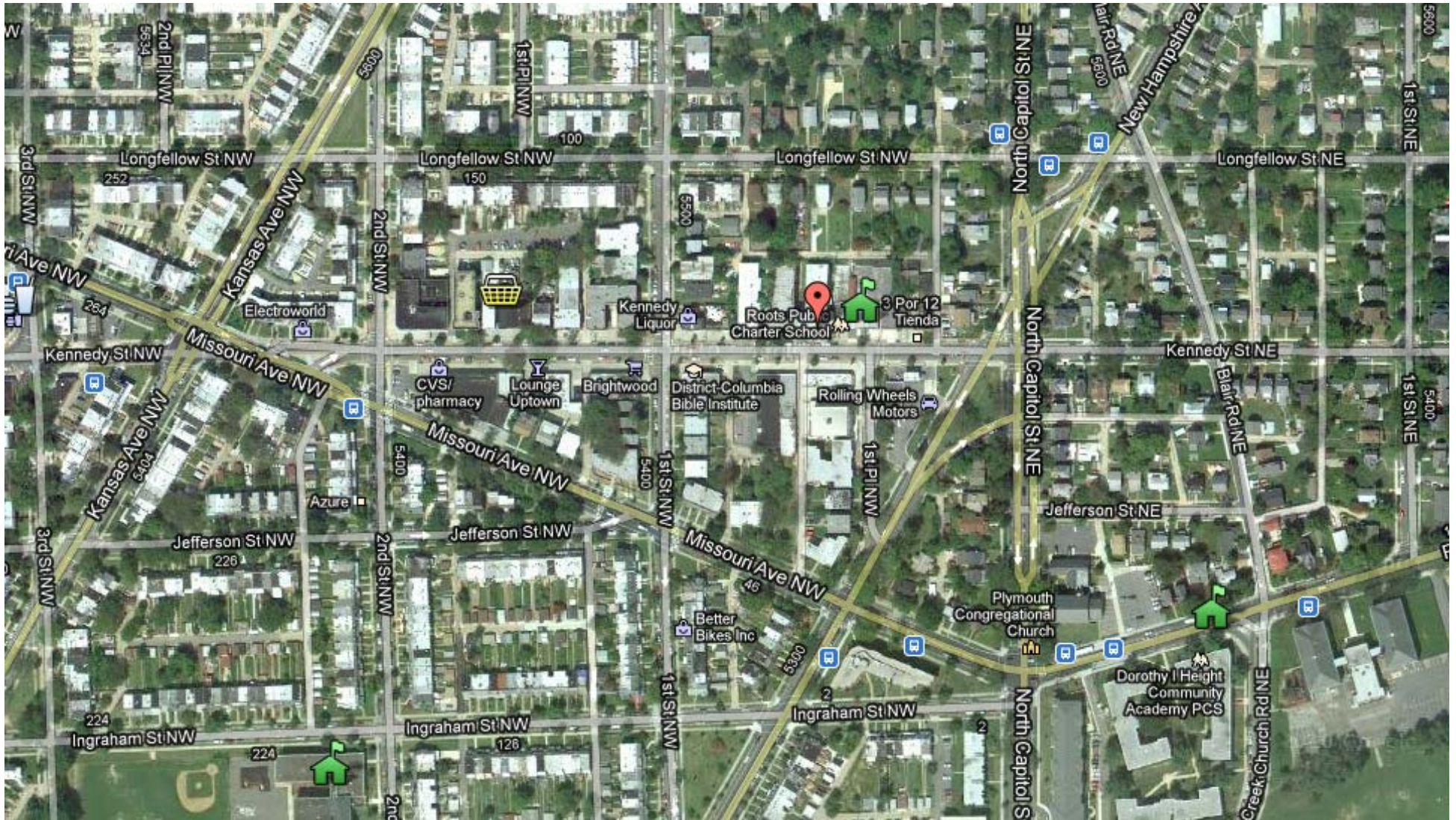
Transportation services

There are several transportation options to the property's residents. The property sits within an eight (8) minute walk from the Fort Totten Metro Station and within a mile of the Takoma Park Metro. There are several bus routes just steps away. Downtown Washington DC and Downtown Silver Spring, MD are within a 10 minute drive.

Several and fire/EMS stations are located in the surrounding area; the building lies within the Police 4th District, Police Service Area 403.

(See Exhibit B for map of area surrounding the property)

EXHIBIT A - VICINITY MAP - 21 KENNEDY ST NW



21 Kennedy is located within feet of bus stops, about a 8 minute walk from the Fort Totten Metro Station and a mile from the Takoma Park Metro Station.

EXHIBIT B - AREA MAP - 21 KENNEDY ST. NW

