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RETAIL FOR LEASE

- Billboard corner in affluent Chevy Chase with 9 **onsite parking spaces**
- Prime signalized corner location with fantastic visibility to Connecticut Avenue [31,073 ADT] with a large **free standing pylon sign**
- Former American City Diner (interior has been demolished)
- 3,100 square feet plus **large outdoor patio area**
- Zoning MU-3 (Mixed Use)
- **Delivery Hub** with access to **276,376 people** within a **10 minute drive time** to capture **\$600,077,665** spent on food and beverages

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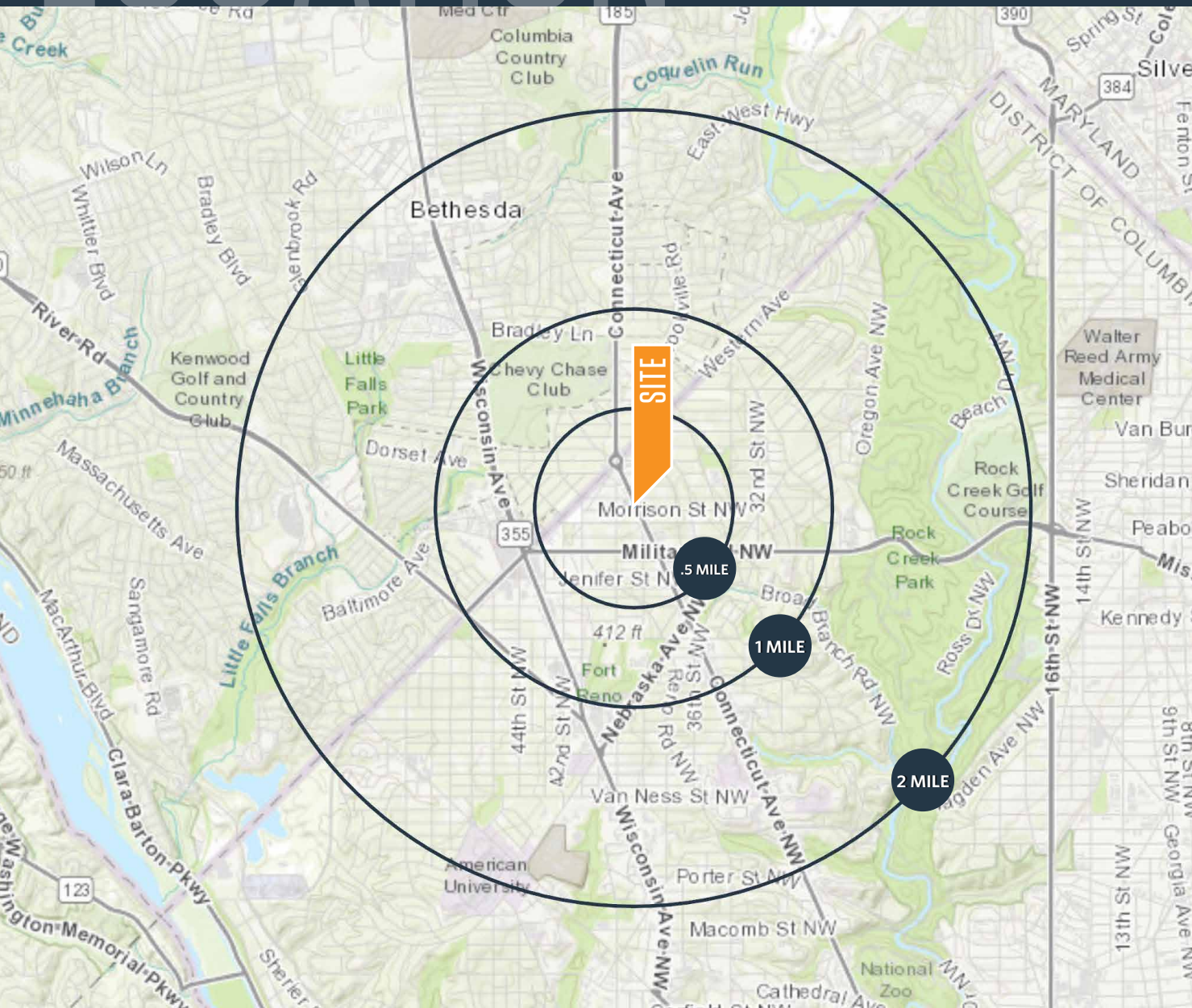
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LOCATION

5532 CONNECTICUT AVE NW

WASHINGTON, DC 20015



AVAILABLE SPACE

SIZE	3,100 SF + Patio
RATE	\$200,000 + \$24,561.40 Taxes Per Annum
CONDITION	Demolished Former Restaurant
DELIVERY	Immediate

DEMOGRAPHICS | 2019:

DRIVE TIME

10 MIN	.5-MILE	1-MILE	2-MILE
Population			
170,249	8,323	28,409	86,265
Daytime Population			
106,127	2,373	21,491	70,589
Households			
75,861	3,858	13,494	39,723
Average HH Income			
\$191,255	\$226,797	\$212,310	\$210,346

TRAFFIC COUNTS | 2019:

Connecticut Ave NW	31,073 ADT
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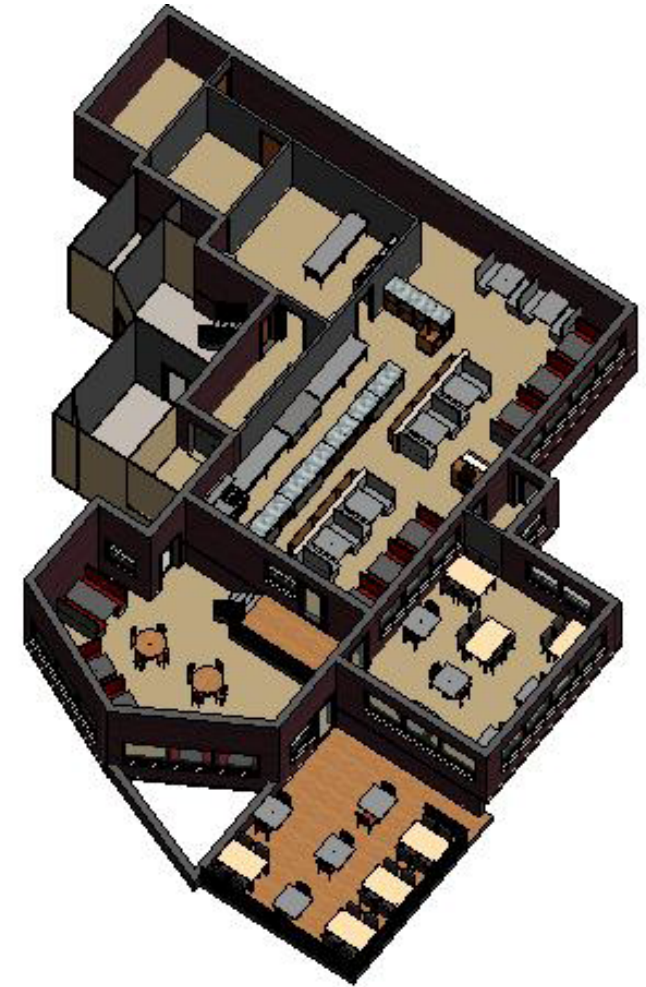
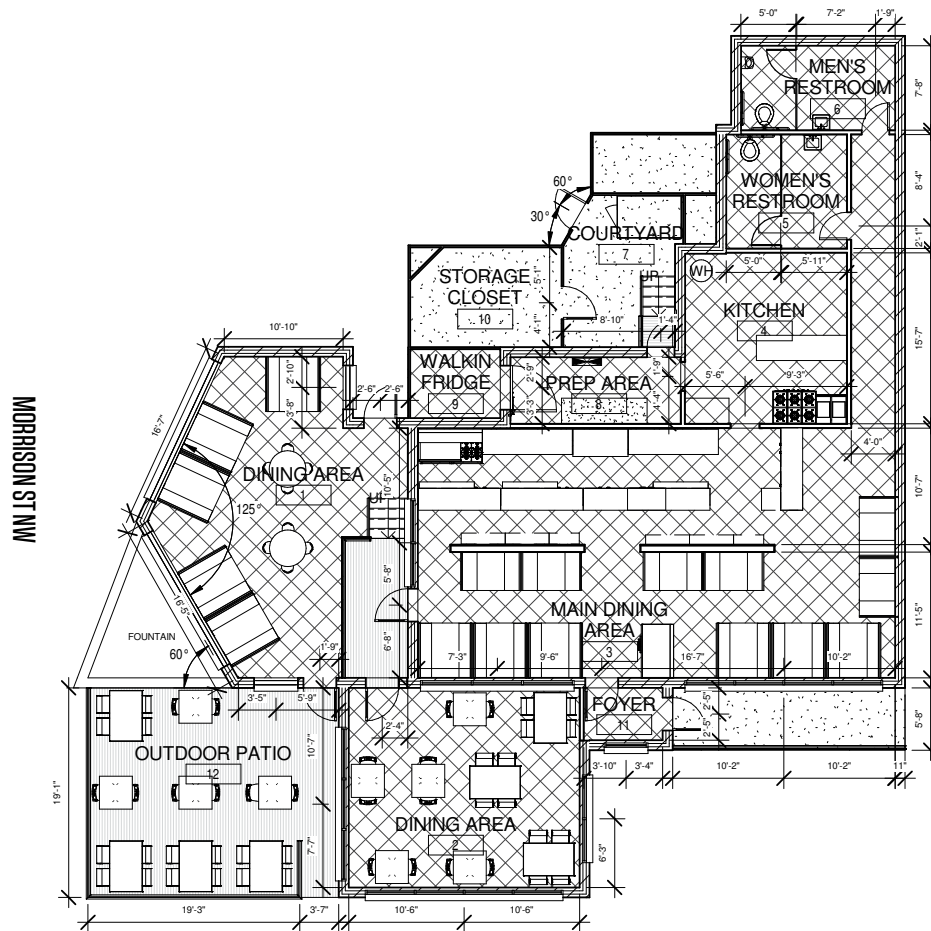
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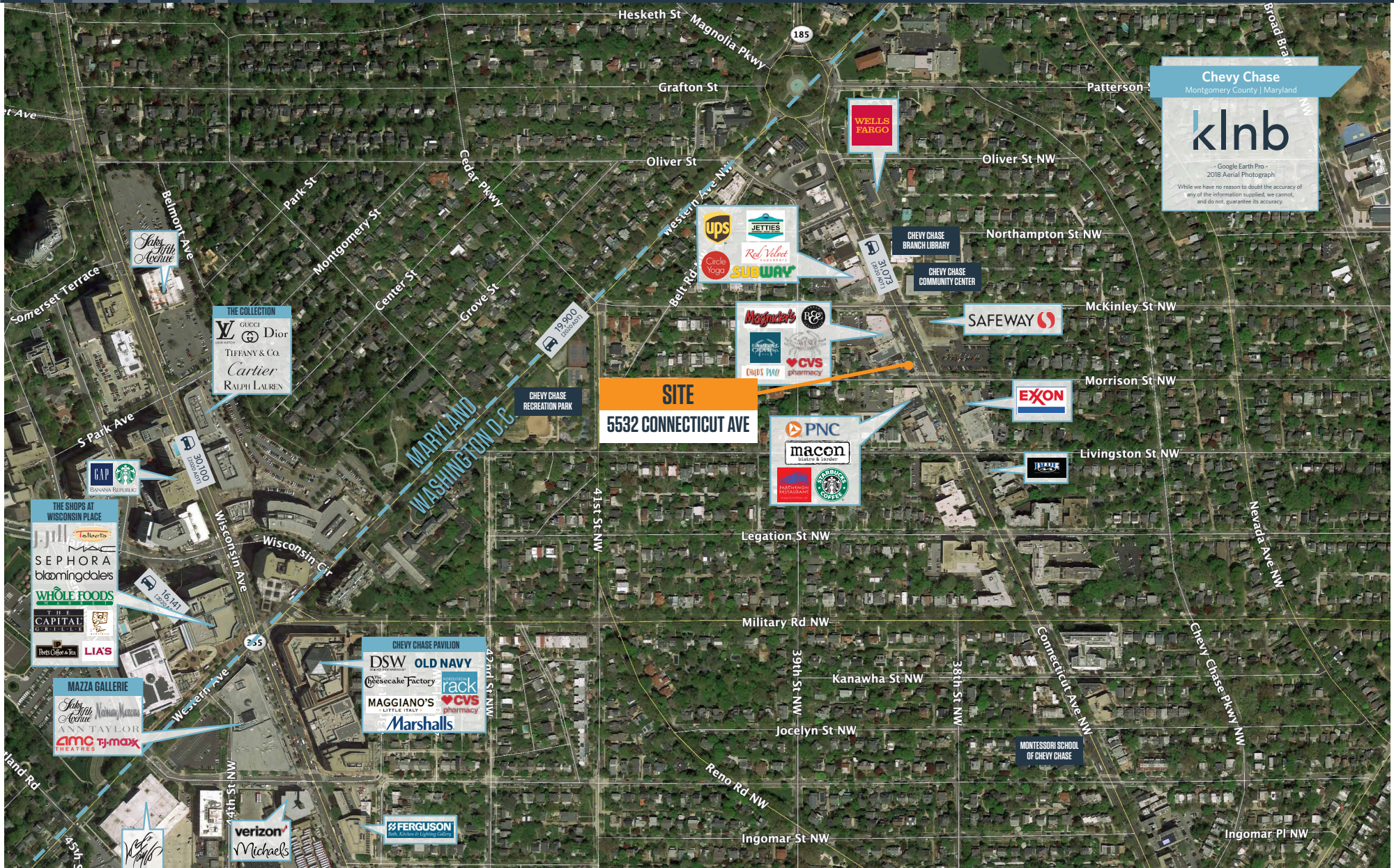


*AMERICAN CITY DINER'S LAYOUT. INTERIOR SPACE HAS BEEN DEMOLISHED

AERIAL

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