



**4422 CONNECTICUT AVENUE, NW**  
Washington, DC 20008

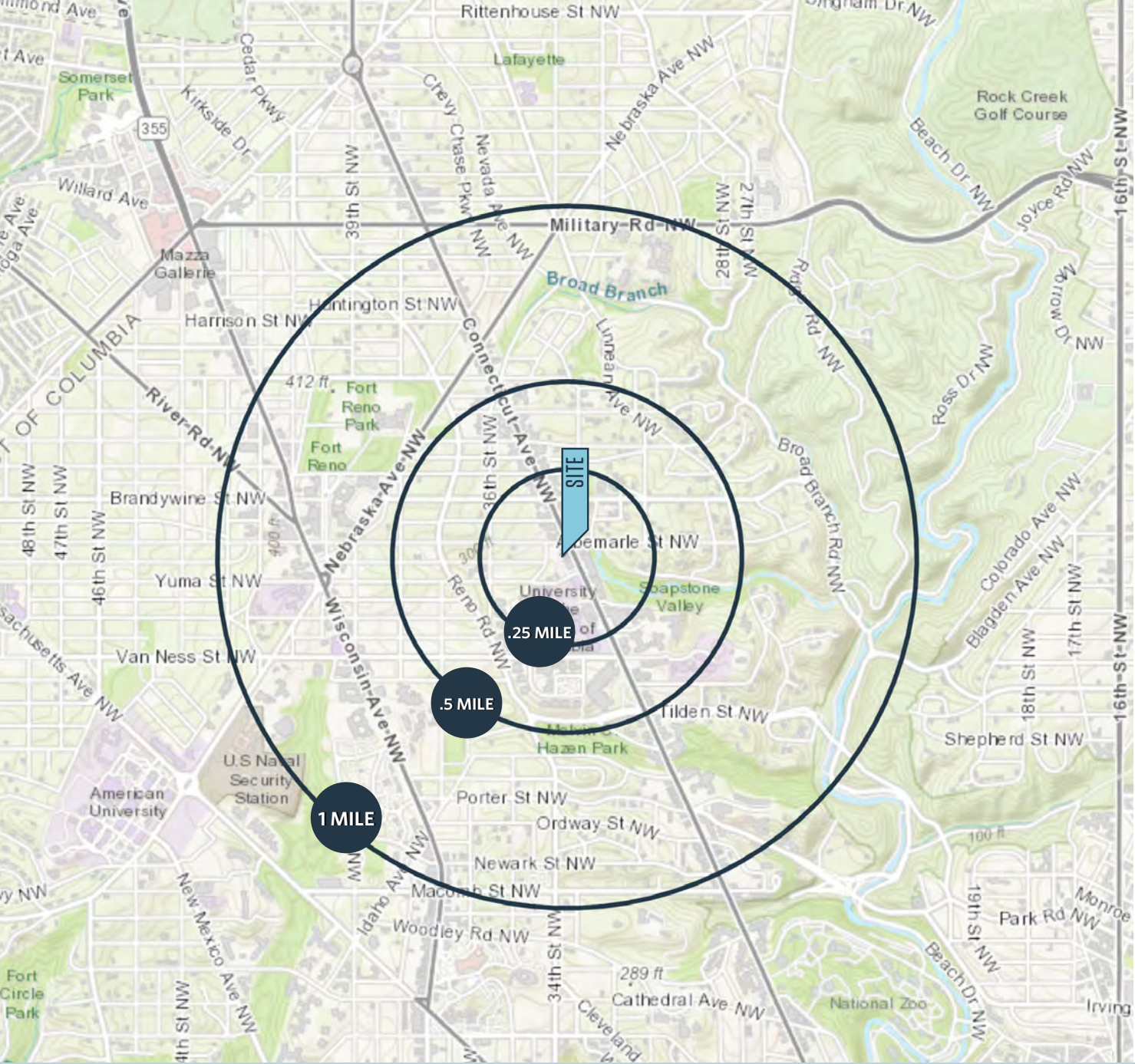


**RETAIL FOR LEASE**

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# PROPERTY HIGHLIGHTS

## RETAIL SPACE FOR LEASE:

Rare free standing building on Connecticut Avenue with operating Drive-Thru and dedicated surface parking (20+ spaces)

## AVAILABLE SPACE:

5,233 SF Operating Restaurant Available Immediately  
\$50.00 PSF NNN

Fantastic visibility to Connecticut Avenue with prominent building signage and a huge pylon sign

Dense and wealthy surrounding area

# DEMOGRAPHICS

.5 mile	1 miles	2 miles
11,566	29,494	126,554
POPULATION		
4,349	13,041	56,917
DAYTIME POPULATION		
\$166,200	\$189,651	\$184,731
AVERAGE HH INCOME		

# TRAFFIC

Connecticut Avenue 37,550 ADT  
Walk Score Very Walkable (88)

# JOIN



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Closeup of Property



MARKET AERIAL

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**OUTDOOR SEATING AREA**



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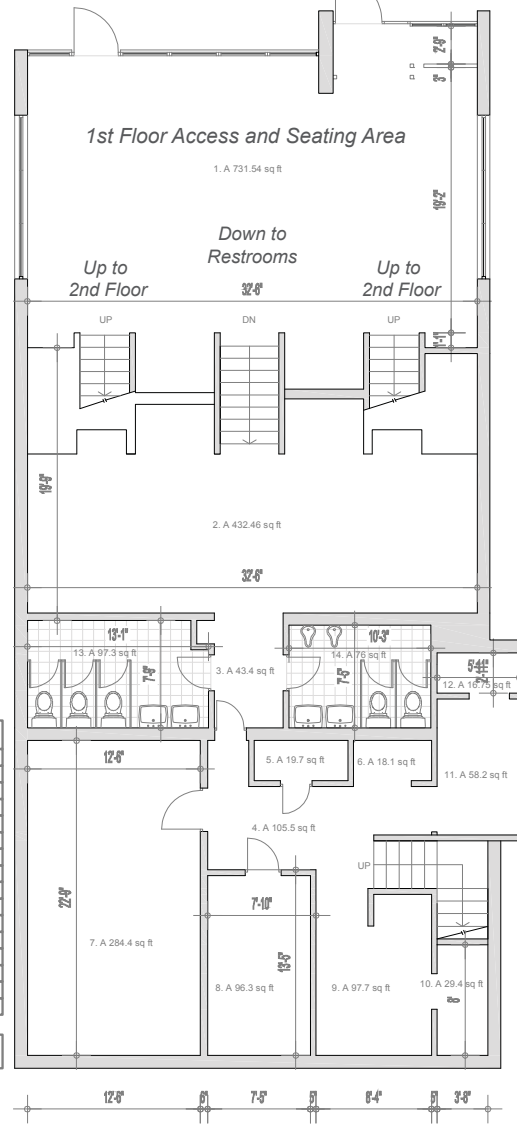
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Accessory Lot

Connecticut Avenue Entrance  
1st and Lower Level

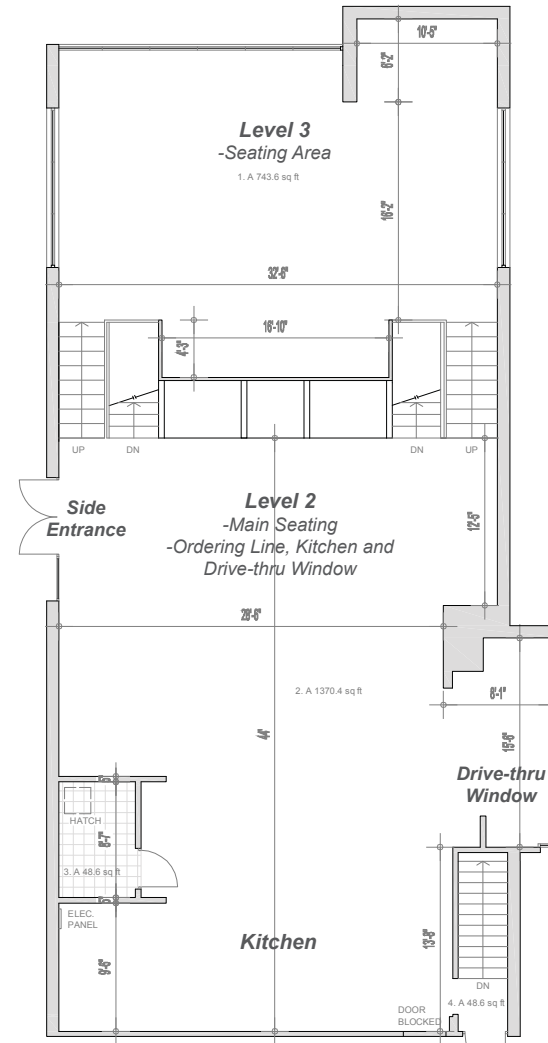


1st & Lower Level

1. Area = 731.54 sq ft
2. Area = 432.46 sq ft
3. Area = 43.4 sq ft
4. Area = 105.5 sq ft
5. Area = 19.7 sq ft
6. Area = 18.1 sq ft
7. Area = 284.4 sq ft
8. Area = 96.3 sq ft
9. Area = 97.7 sq ft
10. Area = 29.4 sq ft
11. Area = 58.2 sq ft
12. Area = 16.75 sq ft
13. Area = 97.3 sq ft
14. Area = 76 sq ft
Total = 2370.35 sq ft
Stairs Area = 168.9 sq ft

BrutoTotal = 2616.9 sq ft  
(with walls)

Connecticut Avenue  
2nd and 3rd Level



Level 2 & 3

1. Area = 743.6 sq ft
2. Area = 1370.4 sq ft
3. Area = 48.6 sq ft
4. Area = 48.6 sq ft
Total = 2211.2 sq ft
Stairs Area = 203.8 sq ft

BrutoTotal = 2616.9 sq ft  
(with walls)

# SITE PLAN

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VISIT PROPERTY WEBSITE



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