

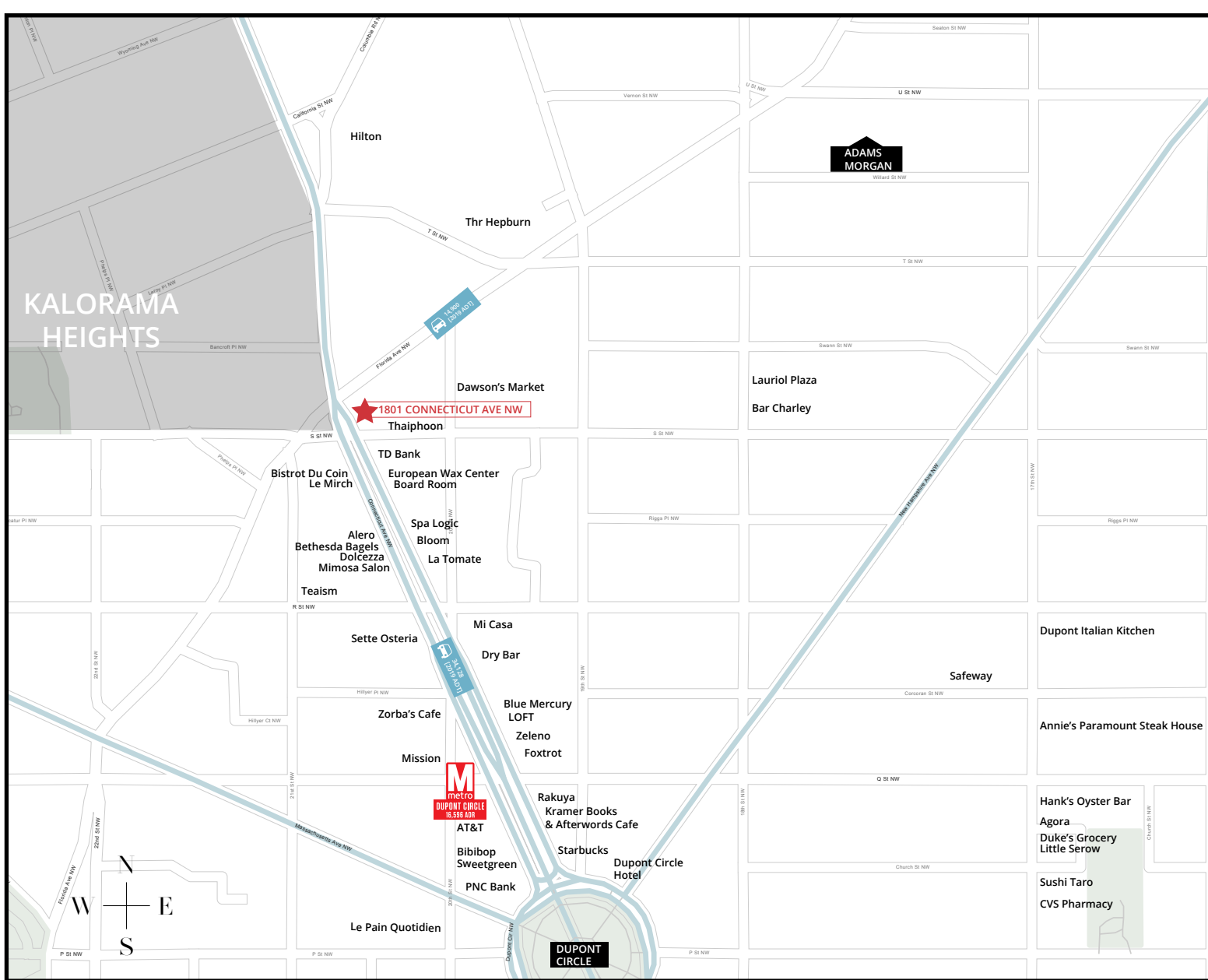
1801

connecticut ave



dupont circle

1801 Connecticut Ave sits on a prominent corner nestled in the north side of the Dupont neighborhood and bounded by the central business district to the south, 17th Street restaurant strip to the east, affluent Kalorama Heights residential neighborhood to the west and Adams Morgan neighborhood to the north. Known for its lively dining and amenity packed offering, this part of the neighborhood is home to local favorites and sought after national brands including highly accoladed Bistro du Coin, Dawson's, and Dry Bar.

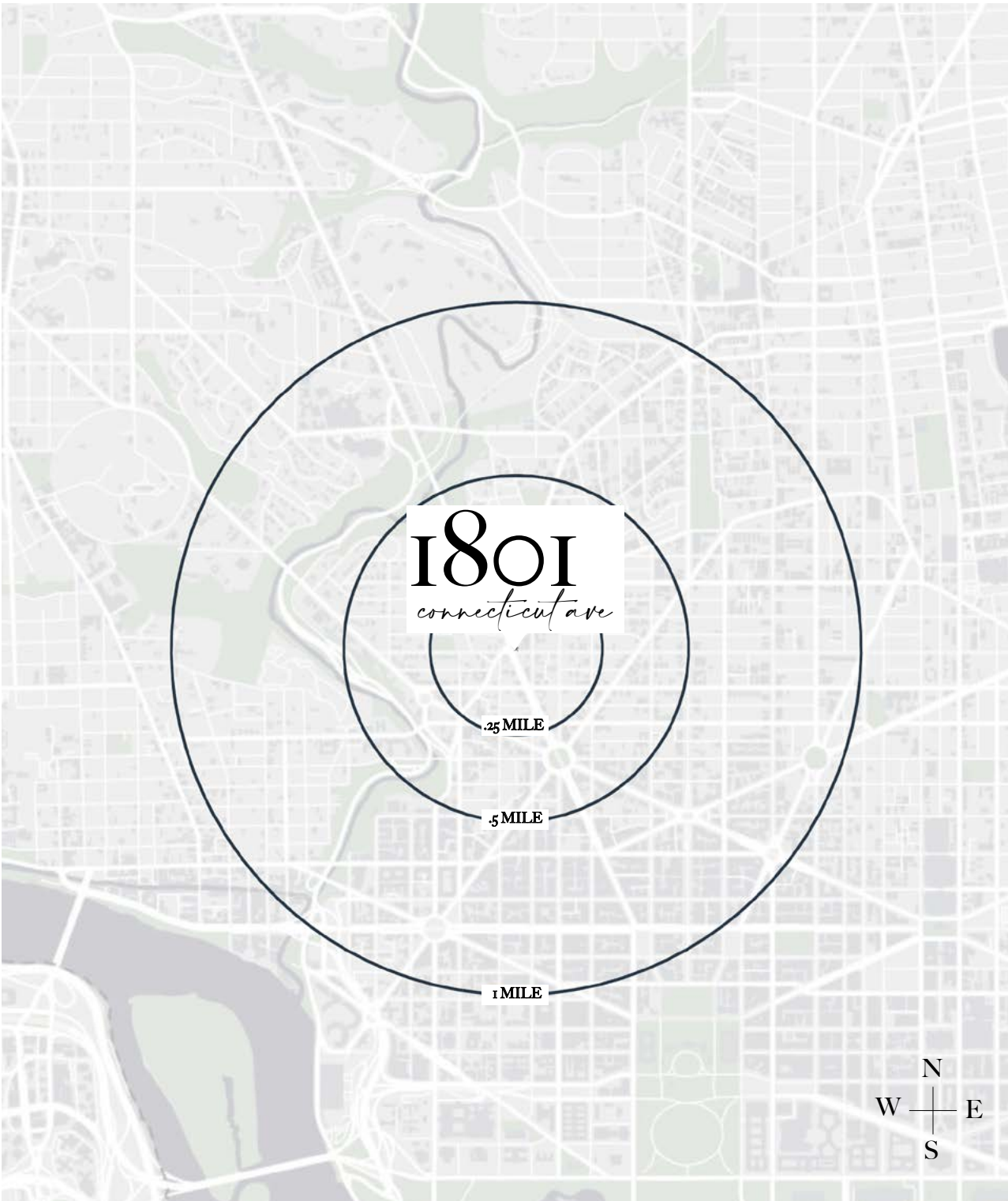


prime
corner
location








large portico
facing S street





demographics

	WALK TIME				
	.25 MILE	.5 MILE	1 MILE	5 MINUTE	10 MINUTE
 POPULATION	5,827	22,175	81,918	5,542	21,320
 DAYTIME POPULATION	9,000	21,645	162,988	12,905	33,423
 AVERAGE HOUSEHOLD INCOME	\$163,602	\$166,085	\$156,434	\$162,991	\$164,550
 HIGHER EDUCATION	3,036	12,287	37,171	2,930	10,855
 HOUSEHOLDS	3,541	13,599	47,717	3,466	13,069



**DUPONT CIRCLE
RED LINE**

**16,297 / 6,427
Weekday/Weekend ADR**



**CONNECTICUT AVE
FLORIDA AVE**

**34,000 ADT
14,900 ADT**



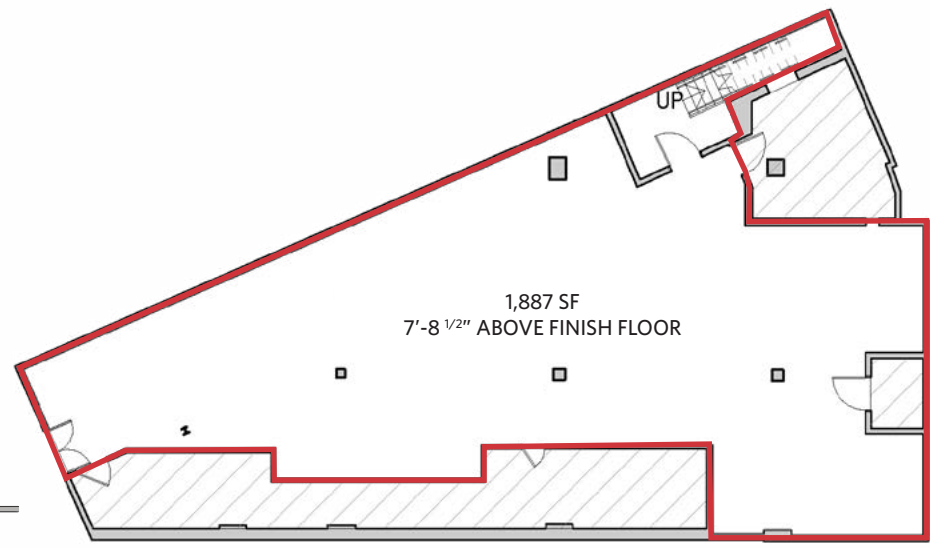
**BIKE SHARE
MONTHLY RIDERS**

24,166

site plans

FIRST FLOOR

BASEMENT





1801

connecticut ave

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