



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 3,973 SF of Prime Retail Space in Woodley Park
- Steps from the Omni Shoreham Hotel (836 rooms), and the Wardman Park Marriott re-development site (416,000 SF)
- Tremendous Foot traffic in an underserved neighborhood
- Steps away from the Woodley Park Metro (5,495 ADR)
- Ceiling height 16' 4"
- Space has 2 entrances and signage on both Connecticut Avenue and 24th Street, NW

**STEVE COMBS**

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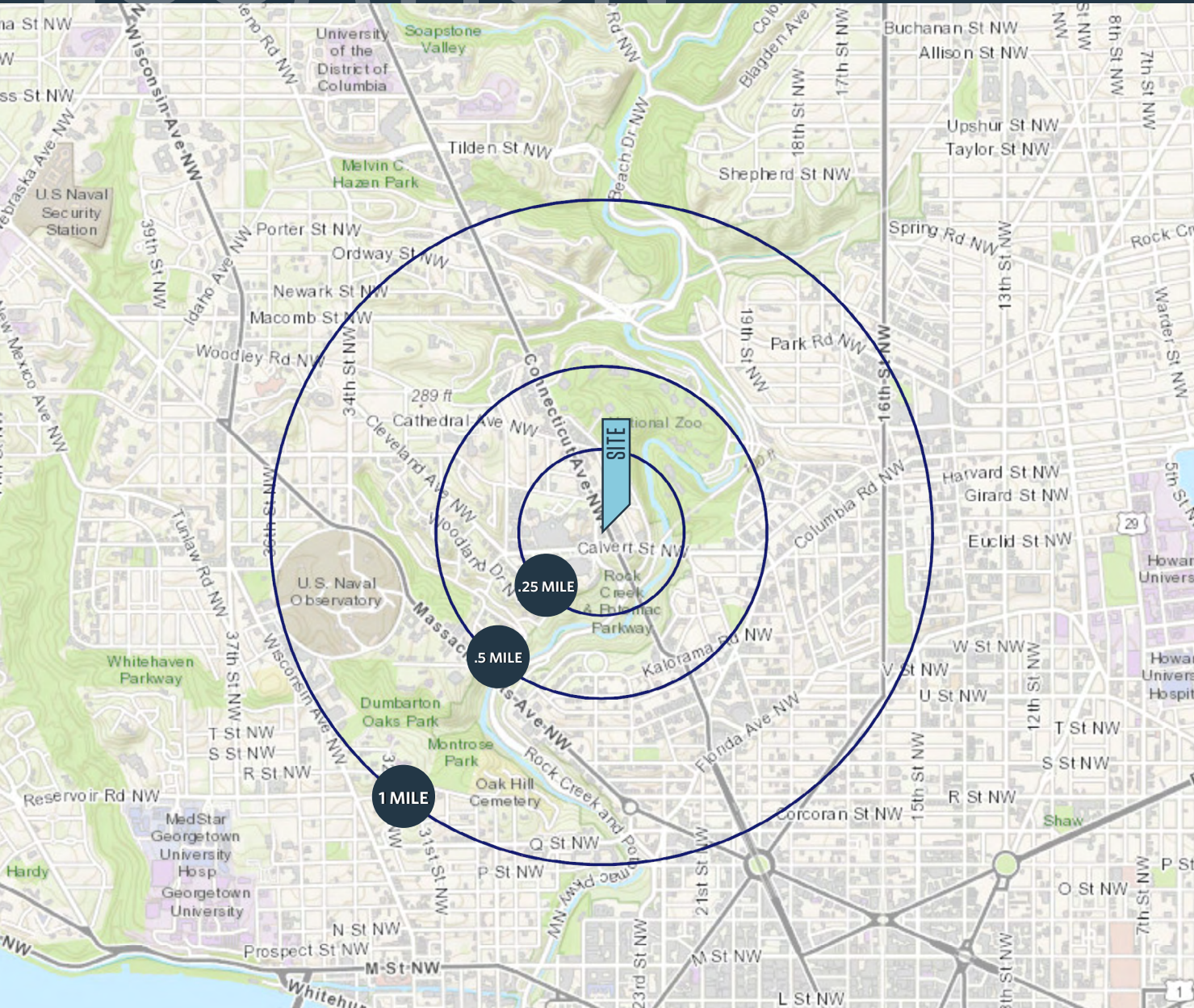
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# LOCATION

# 2616 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008



## AVAILABLE SPACE

SIZE	RATE	AVAILABLE
3,973 SF	\$60 Gross including Taxes, CAM and Insurance	Vacant

## DEMOGRAPHICS | 2021:

	.25-MILE	.5-MILE	1-MILE	10 MIN WALK
Population	3,755	11,903	57,152	9,146
Daytime Population	2,961	4,888	26,314	8,690
Households	2,183	6,993	33,462	5,255
Average HH Income	\$192,222	\$199,195	\$177,255	\$230,584

## TRAFFIC COUNTS | 2021:

Connecticut Ave NW	33,000 ADT
Calvert Street NW	13,542 ADT



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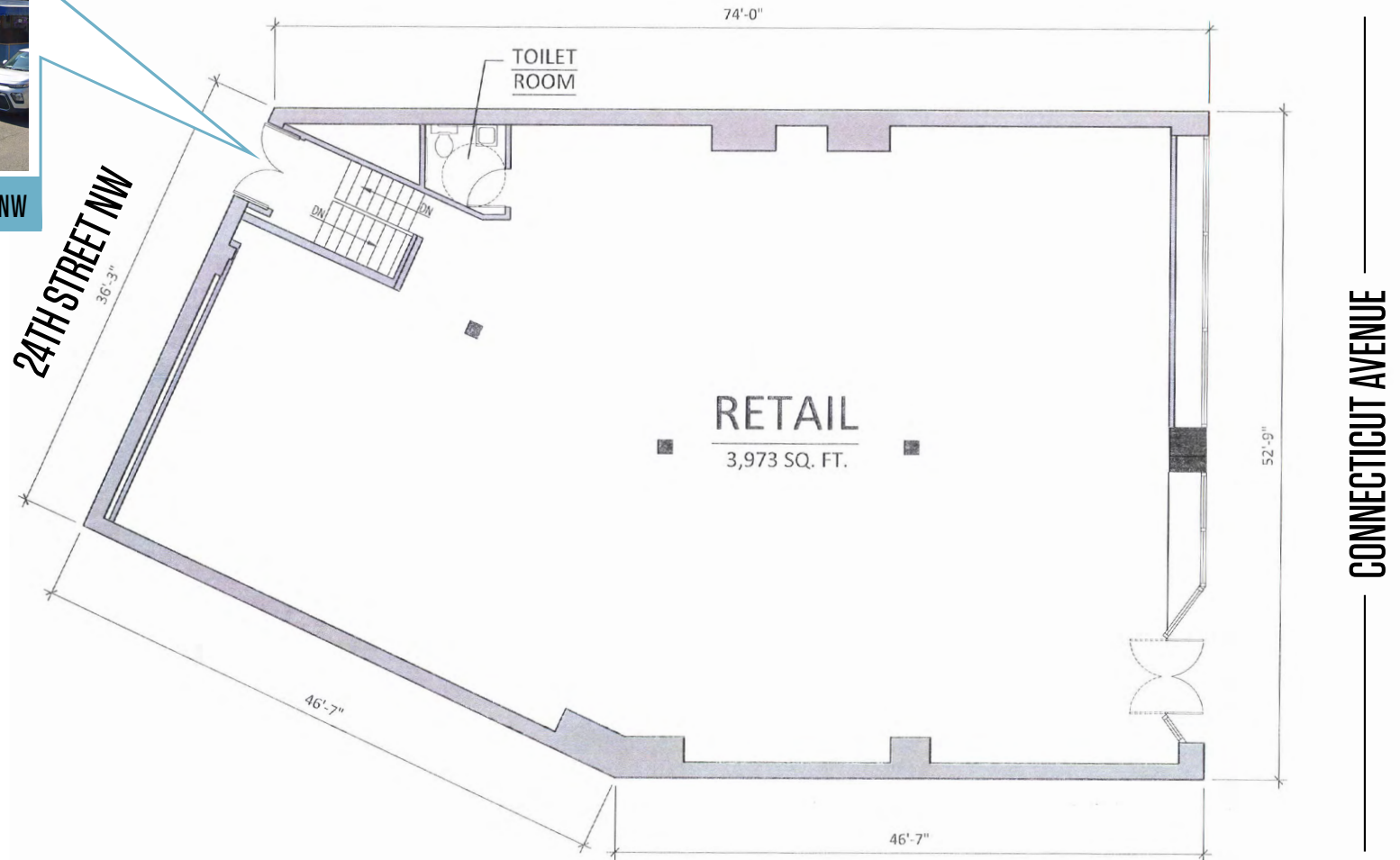
# SITE PLAN

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ENTRANCE & SIGNAGE FROM 24TH STREET, NW



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# AERIAL

# 2616 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008

**Woodley Park**  
Washington | District of Columbia

**klnb**

- Google Earth Pro -  
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



ROCK CREEK

**SITE**  
2616 CONNECTICUT AVE.

**Marriott**  
1,335 Rooms

**OMNI HOTELS**  
836 Rooms

**MEDATERRA**

**ITALIAN PIZZA KITCHEN**

**DISTRICT**

**Mr. Chen's**

**Open City**

**NEW HEIGHTS**

**CHIPOTLE**

**Petits Plats**

**CAFÉ PARADISO**

**MANHATTAN MARKET**

**Japanese Taverna**

**Nando's**

**TASTE OF INDIA**

**Woodley Cafe**

**TONO SUSHI**

**Rajaji**

**CVS pharmacy**

**Algham Grill**

**Café de Paris**

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