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Vace

RESTAURANT SPACE FOR LEASE

- 4,050 SF (3,300 SF on first floor, 750 SF on second floor) 2nd generation restaurant space available plus private outdoor patio area
- Located in one of DC's most affluent neighborhoods, the Cleveland Park submarket has an average household income of over \$190,000/ year
- Conveniently located on the highly trafficked Connecticut Avenue (23,667 VPD) and within walking distance to the Cleveland Park Metro (3,818 ADR)

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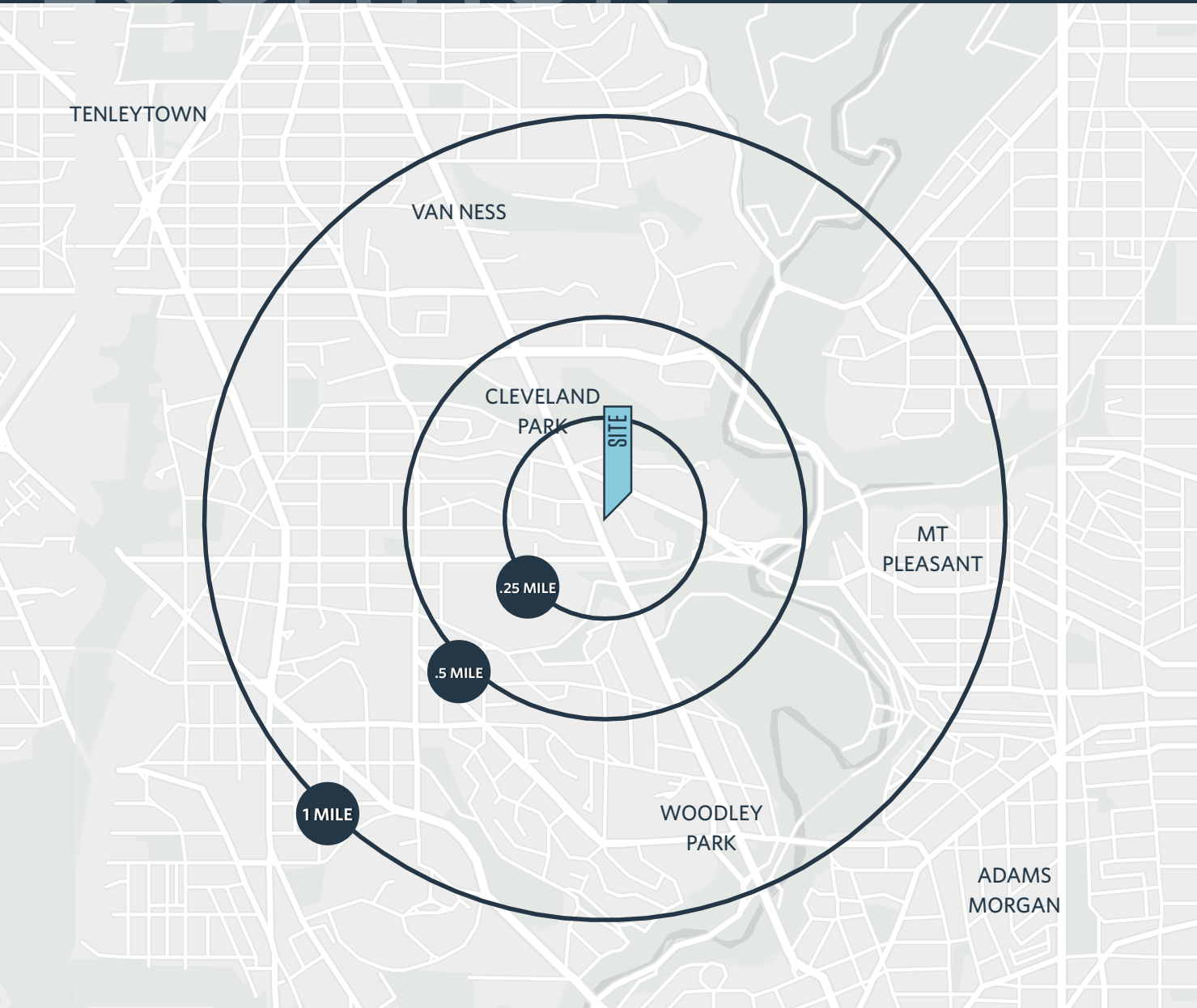
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AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
4,050 SF	Negotiable	2nd Gen Restaurant	11/1/22

DEMOGRAPHICS | 2022:

0.25-MILE	0.5-MILE	1-MILE
Population 3,750	8,572	30,764
Daytime Population 3,164	6,768	31,259
Households 2,527	5,275	16,784
Average HH Income \$196,373	\$220,217	\$218,907

TRAFFIC COUNTS | 2019:

Connecticut Ave NW	23,667 ADT
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PHOTOS

3417 CONNECTICUT AVENUE NW

WASHINGTON, DC 20008



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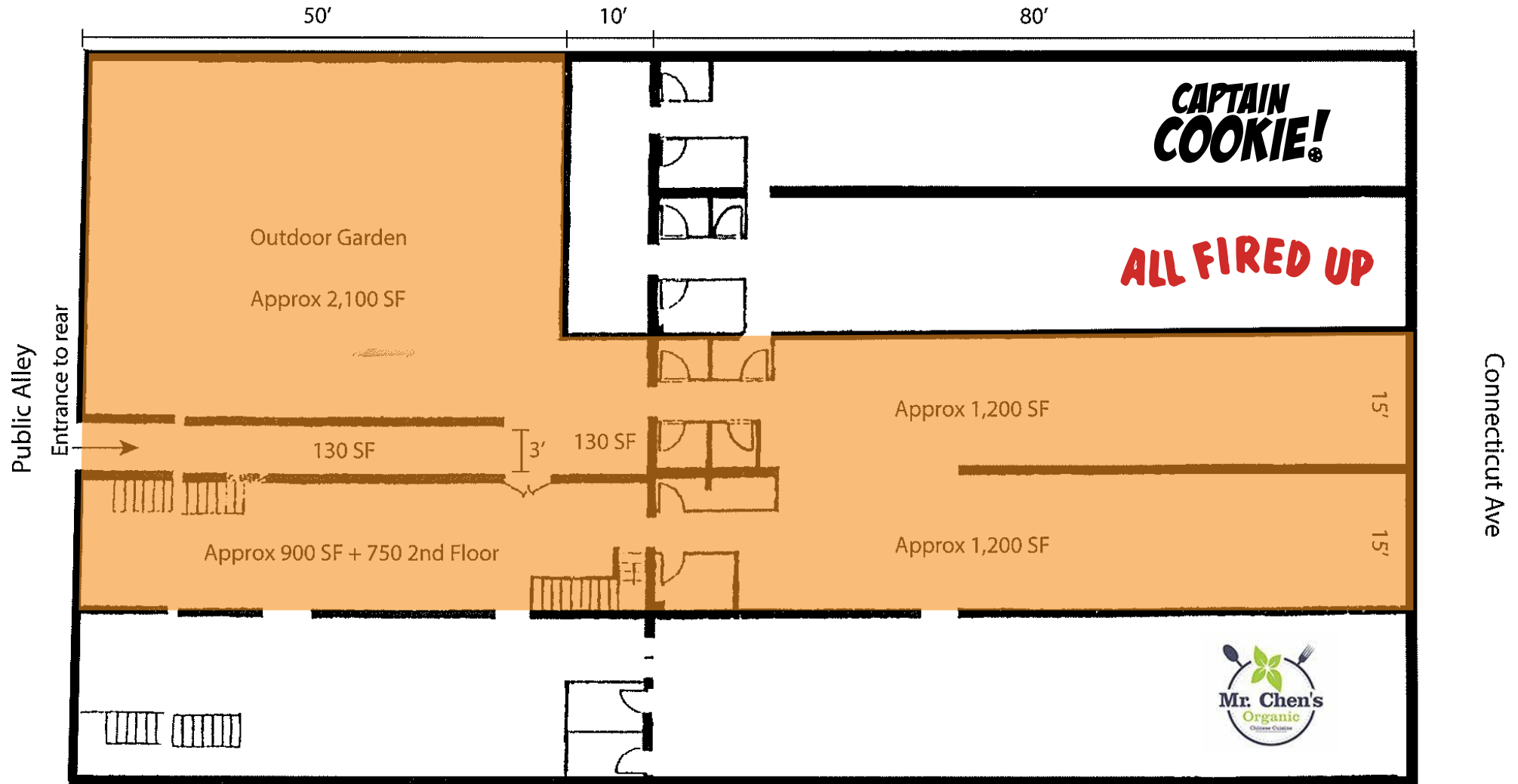
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AERIAL

3417 CONNECTICUT AVENUE NW

WASHINGTON, DC 20008

Cleveland Park
Washington | DC

klnb

- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of
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and do not guarantee its accuracy.



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