

1745

connecticut avenue

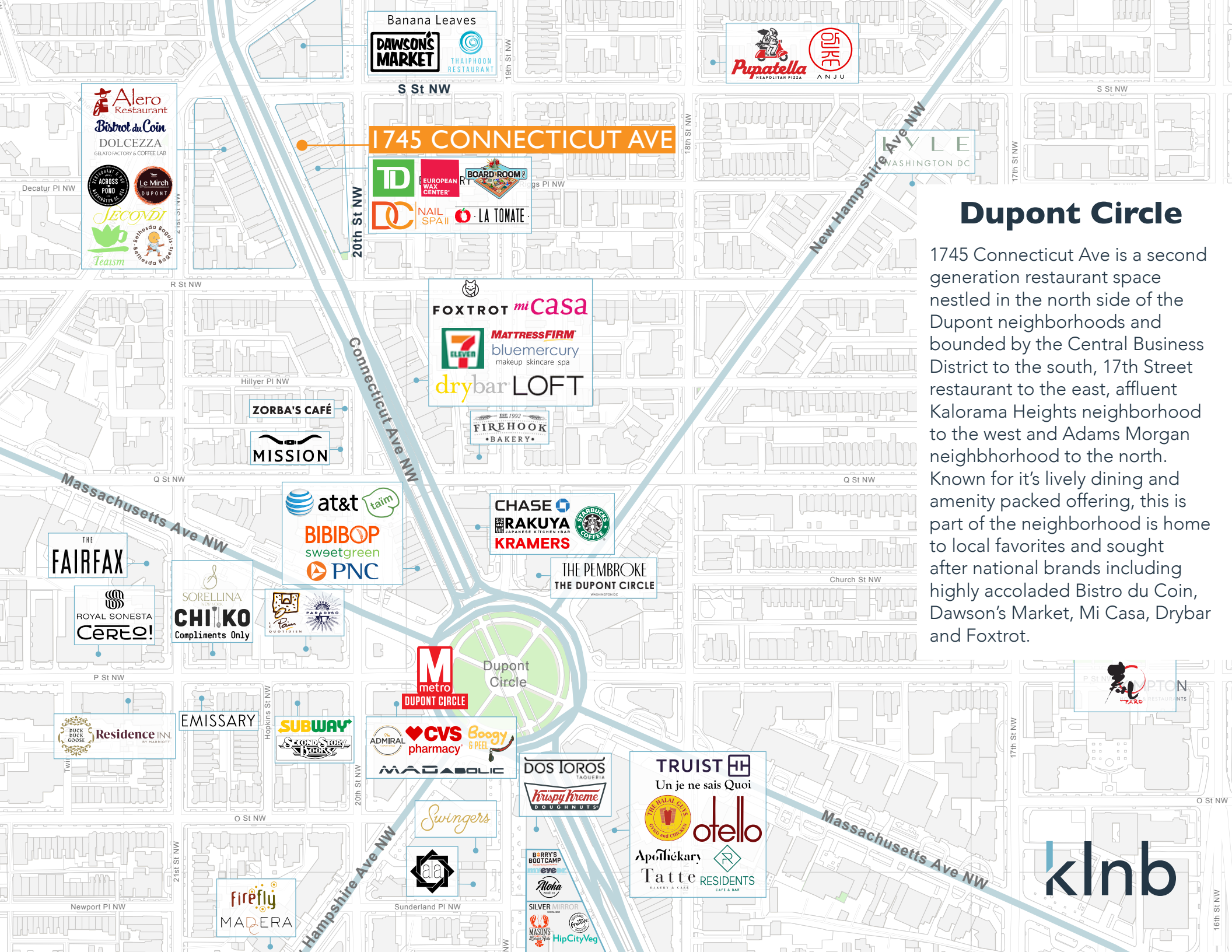


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Banana Leaves
DAWSON'S MARKET
THAI PHOON RESTAURANT

Pupatella
NEAPOLITAN PIZZA
SOKE
ANJU

Alero Restaurant
Bistro du Coin
DOLCEZZA
GELATO FACTORY & COFFEE LAB
ACROSS THE POND
Le Mirch
DUPONT
SECONDI
B. Bethesda Breads & Pastries
Teasm

1745 CONNECTICUT AVE

TD
EUROPEAN WALK CENTER
BOARD ROOM
NAIL SPA
LA TOMATE

FOXTROT mi casa
MATTRESS FIRM
bluemercury
makeup skincare spa
drybar LOFT

ZORBA'S CAFÉ

MISSION

FIREHOOK
BAKERY

at&t
BIBIBOP
sweetgreen
PNC

CHASE
RAKUYA
KRAMERS
STARBUCKS COFFEE

THE PEMBROKE
THE DUPONT CIRCLE

THE FAIRFAX

ROYAL SONESTA
CERO!

SORELLINA
CHI KO
Compliments Only

PARADISO
RESTAURANT

M metro
DUPONT CIRCLE

Dupont Circle

Residence INN
BY HARRIOTT

EMISSARY

SUBWAY
SECOND STORY BOOKS

ADMIRAL
CVS pharmacy
Boogy & Peet
MADABOLIC

DOS TOROS
TAQUERIA
Krumpy Kreme
DOUGHNUTS

TRUIST
Un je ne sais Quoi
OTELLO
ApOthekary
Tatte RESIDENTS
Bakery & Cafe
Cafe & Bar

Swingers
ala

firefly
MADERA

BARRY'S BOOTCAMP
eye
Alola
SILVER MIRROR
MASON'S
HipCityVeg

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Dupont Circle

1745 Connecticut Ave is a second generation restaurant space nestled in the north side of the Dupont neighborhoods and bounded by the Central Business District to the south, 17th Street restaurant to the east, affluent Kalorama Heights neighborhood to the west and Adams Morgan neighborhood to the north. Known for it's lively dining and amenity packed offering, this is part of the neighborhood is home to local favorites and sought after national brands including highly accoladed Bistro du Coin, Dawson's Market, Mi Casa, Drybar and Foxtrot.

Demographics

WALK TIME

| | .25 MILE | .5 MILE | 1 MILE | 5 MIN | 10 MIN |
|---------------------------------|--------------|---------------|---------------|--------------|---------------|
| POPULATION | 5,786 | 23,902 | 83,812 | 5,082 | 23,154 |
| DAYTIME POPULATION | 10,691 | 32,135 | 187,909 | 9,981 | 31,507 |
| AVG HH INCOME | \$205,852 | \$206,127 | \$191,954 | \$203,344 | \$208,398 |
| HIGHER EDUCATION | 54% | 39% | 51% | 54% | 53% |
| HOUSEHOLDS | 3,520 | 14,615 | 49,599 | 3,042 | 14,142 |
| SPENDING ON FOOD AWAY FROM HOME | \$31,281,754 | \$130,459,877 | \$415,615,443 | \$27,750,778 | \$130,098,783 |



**Dupont Circle
6,400 ADR**



**Bikeshare
15,502 ADR**



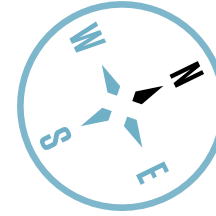
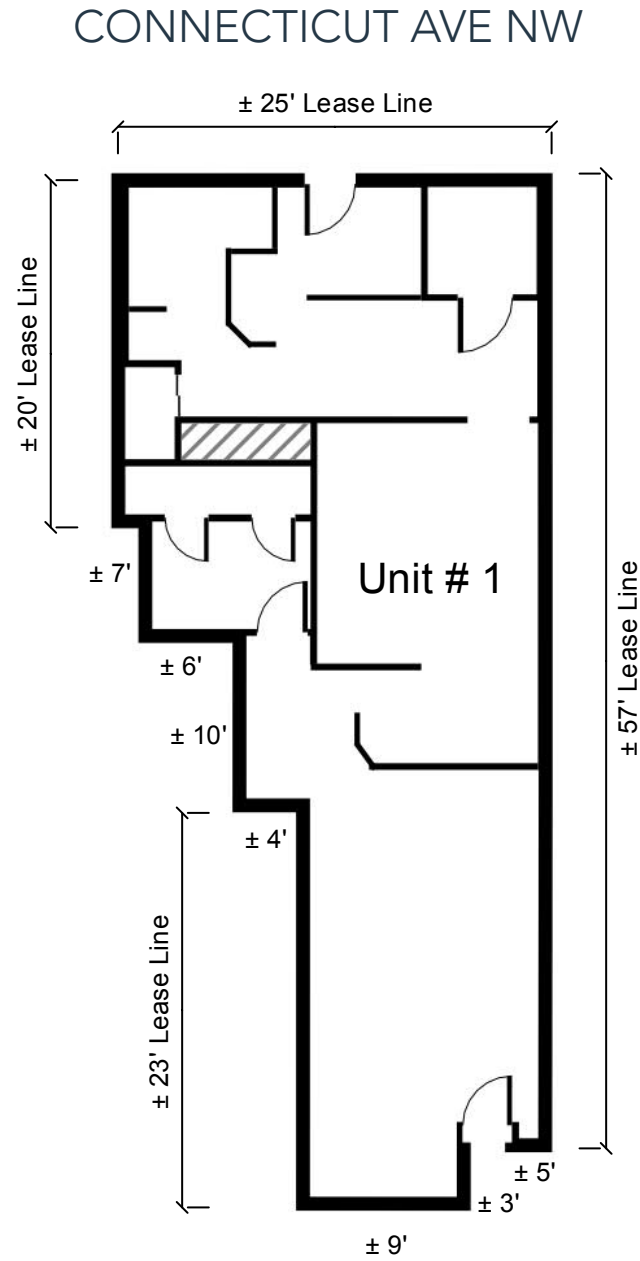
**Connecticut Ave 20,622 ADT
Florida Ave 7,940 ADT**



Site Plan

First Floor

1,185 SF
25' Width
60' Depth



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