

klnb | Sam's Park & Shop



By the Numbers

(1-MILE)

WALK SCORE

86

MEDIAN AGE

37

EDUCATIONAL
ATTAINMENT

86%

AVERAGE HH INCOME

\$221,948

POPULATION

362,860

TOTAL GLA OWNED (SF)

50,425



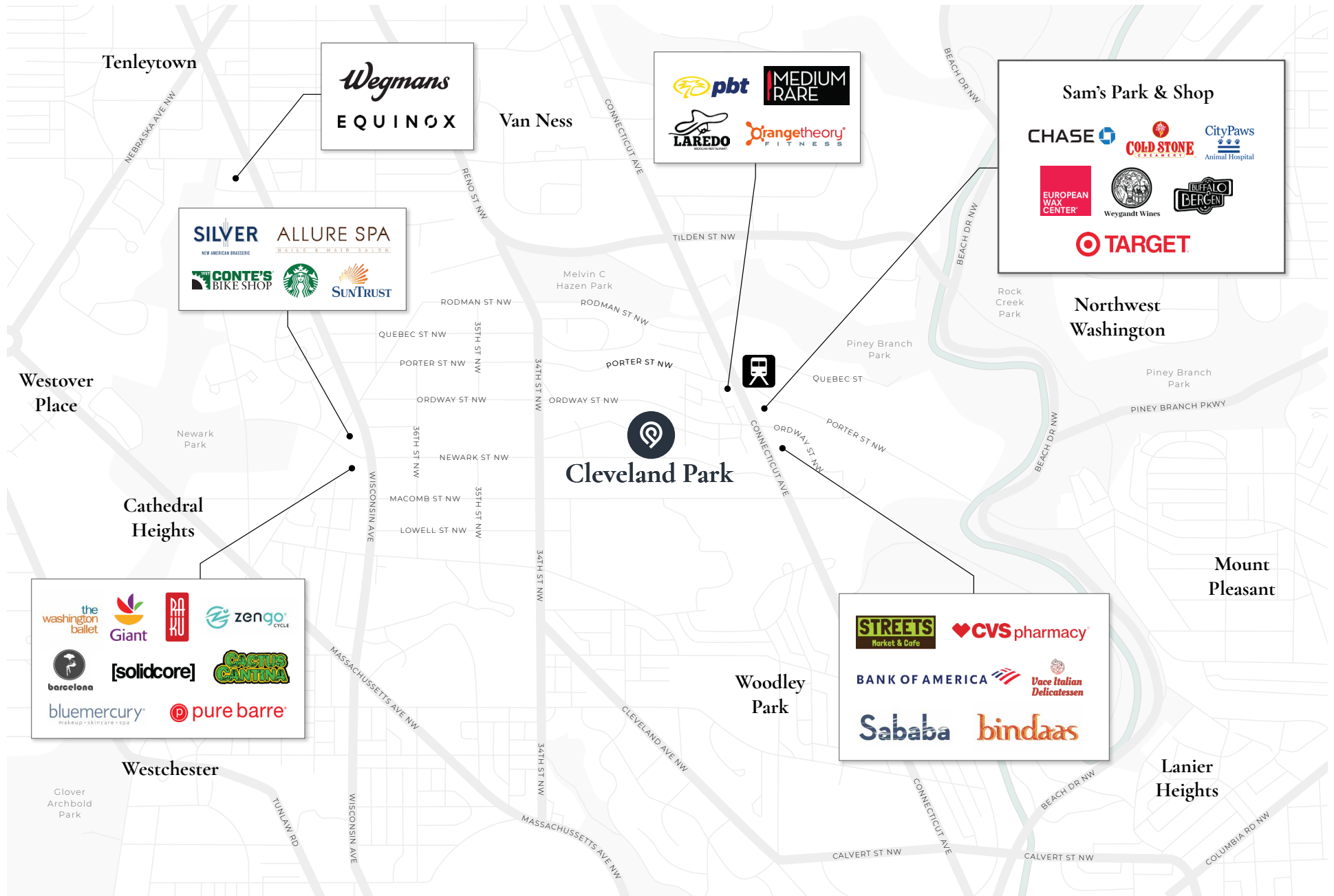
Welcome to Cleveland Park

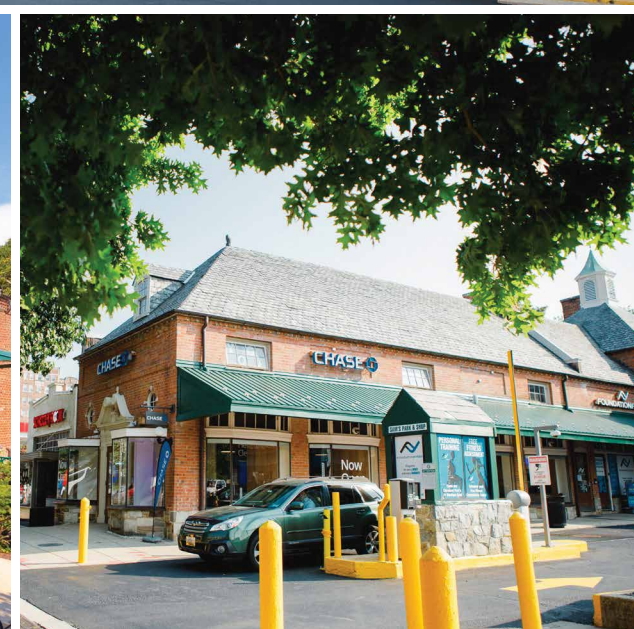
The historic, tree-covered, highly coveted neighborhood of Cleveland Park delights Washington, DC residents and guests with its inimitable take on urban comfort.

- With its Art Deco apartment buildings, peaked-roof homes, and vibrant retail storefronts, Cleveland Park offers an authentic atmosphere in one of the District's most unique neighborhoods
- Overall Niche rating of A+ reflects the neighborhood's premier restaurants, outdoor, family-friendly, and health & fitness amenities
- Rates highly in both population density (over 10,000 per square mile) and affluence (over \$180,000 average HHI)
- Urban professionals, students, and families all call Cleveland Park home; educational attainment is high among a population whose median age is 36, with over 40% in the 25-40 demographic
- Cleveland Park has seen a dramatic increase in retail pedestrian traffic in recent years, driven by local growth as well as the neighborhood's status as an accessible retail hub for Northwest DC
- Both Connecticut Avenue and the Metro Red Line move thousands of locals and commuters through Cleveland Park daily, while the nearby National Zoo draws 2.2 million visitors each year



Our Location



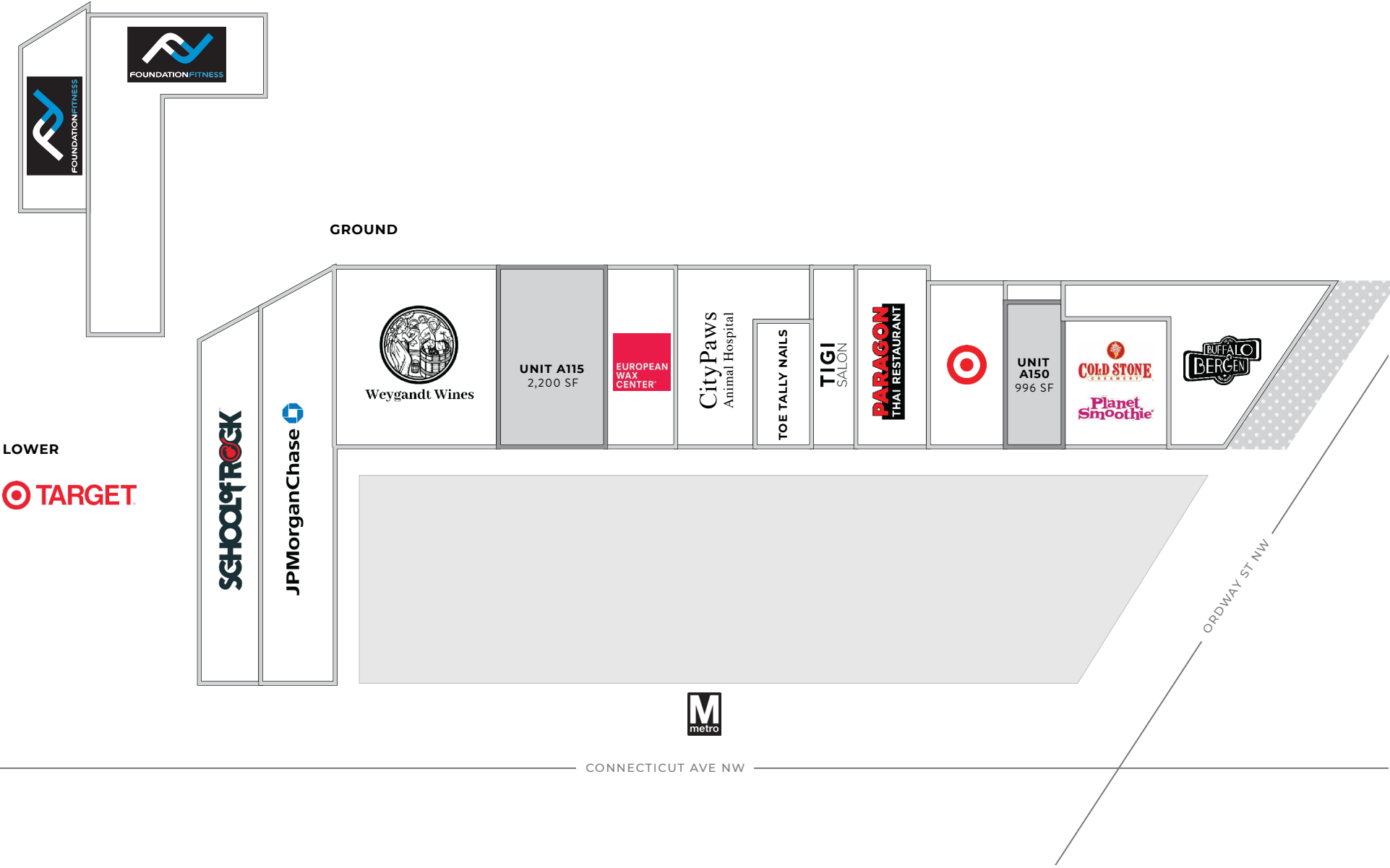


Sam's Park & Shop Site Plan

3529 CONNECTICUT AVE NW

LEVEL 2

■ AVAILABLE ■ LEASED ■ PATIO ■ PARKING





Get *In Touch*

klnb

RETAIL

Jennifer Price
jprice@klnb.com

Kelly Atkinson
katkinson@klnb.com

Kim Stein
kstein@klnb.com

Kelley Milloy
kmilloy@klnb.com

 **ASANA PARTNERS**

Olivia Summerford
osummerford@asanapartners.com