



COMING SOON



TENANT SIGNAGE

## JOIN THESE RETAILERS



## RETAIL SPACE AVAILABLE

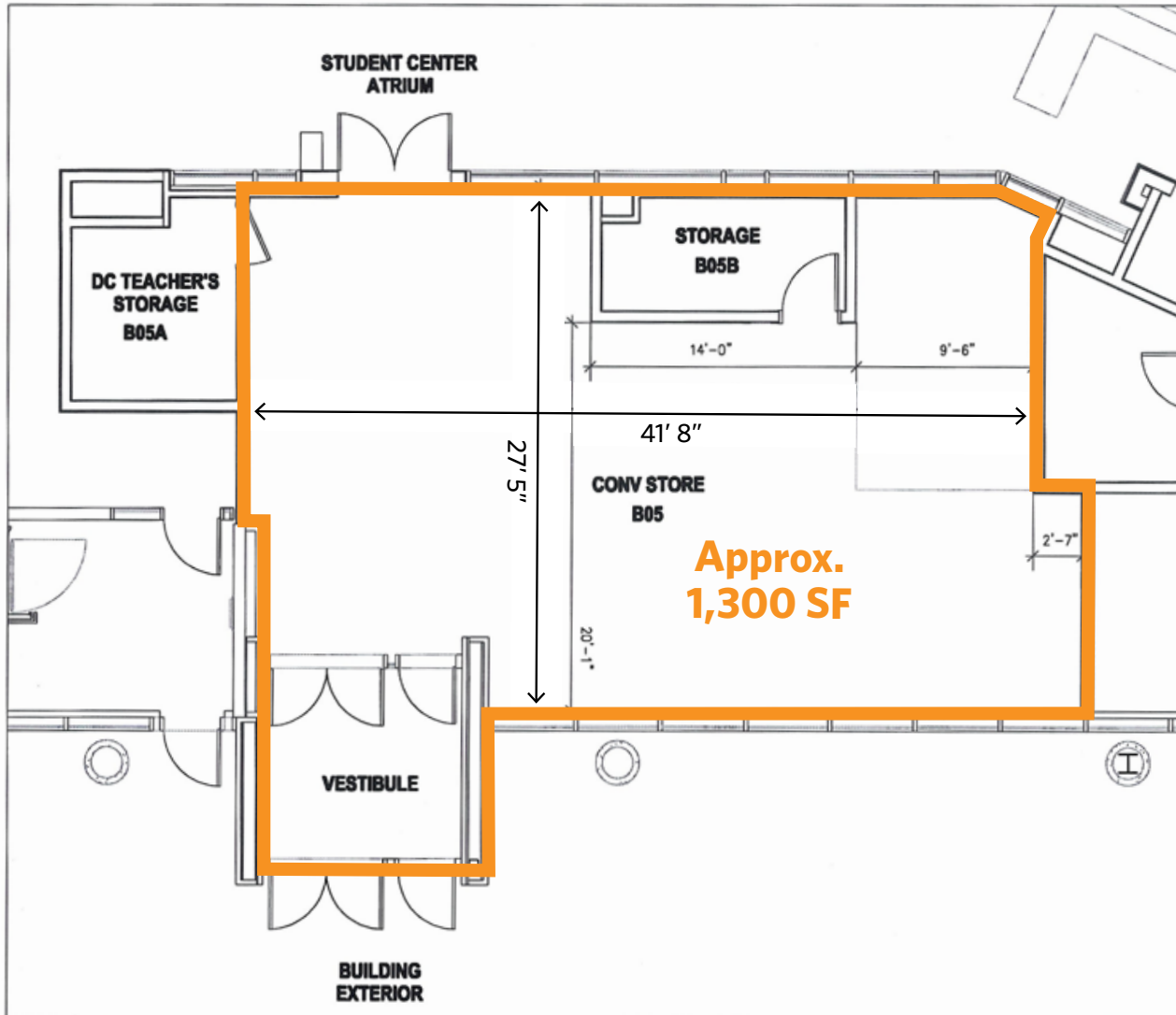
- Approximately 1,300 SF with 45 feet of frontage on Connecticut Avenue
- Located in the new UDC Student Center
- Steps from the Van Ness/UDC Metro Station which boasts ridership of 5,585 PPD
- Average annual enrollment of approximately 4,000 students at the University of the District of Columbia
- Huge outdoor patio available

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## HUGE OUTDOOR SEATING AREA



CONNECTICUT AVENUE (28,994 VPD)

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# LOCATION

# 4100 CONNECTICUT AVENUE, NW

4100 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,300 SF	TBD	Warm Lit Shell	Available Now

## DEMOGRAPHICS | 2022:

.25-MILE	.5-MILE	1-MILE
Population	2,793	28,507
Daytime Population	4,808	30,719
Households	1,840	15,577
Average HH Income	\$188,021	\$212,359

## METRO RIDERSHIP | 2022:

Van Ness/UDC Metro	5,585 ADR
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## TRAFFIC COUNT | 2022:

Connecticut Avenue	28,994 ADT
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# CLOSEUP

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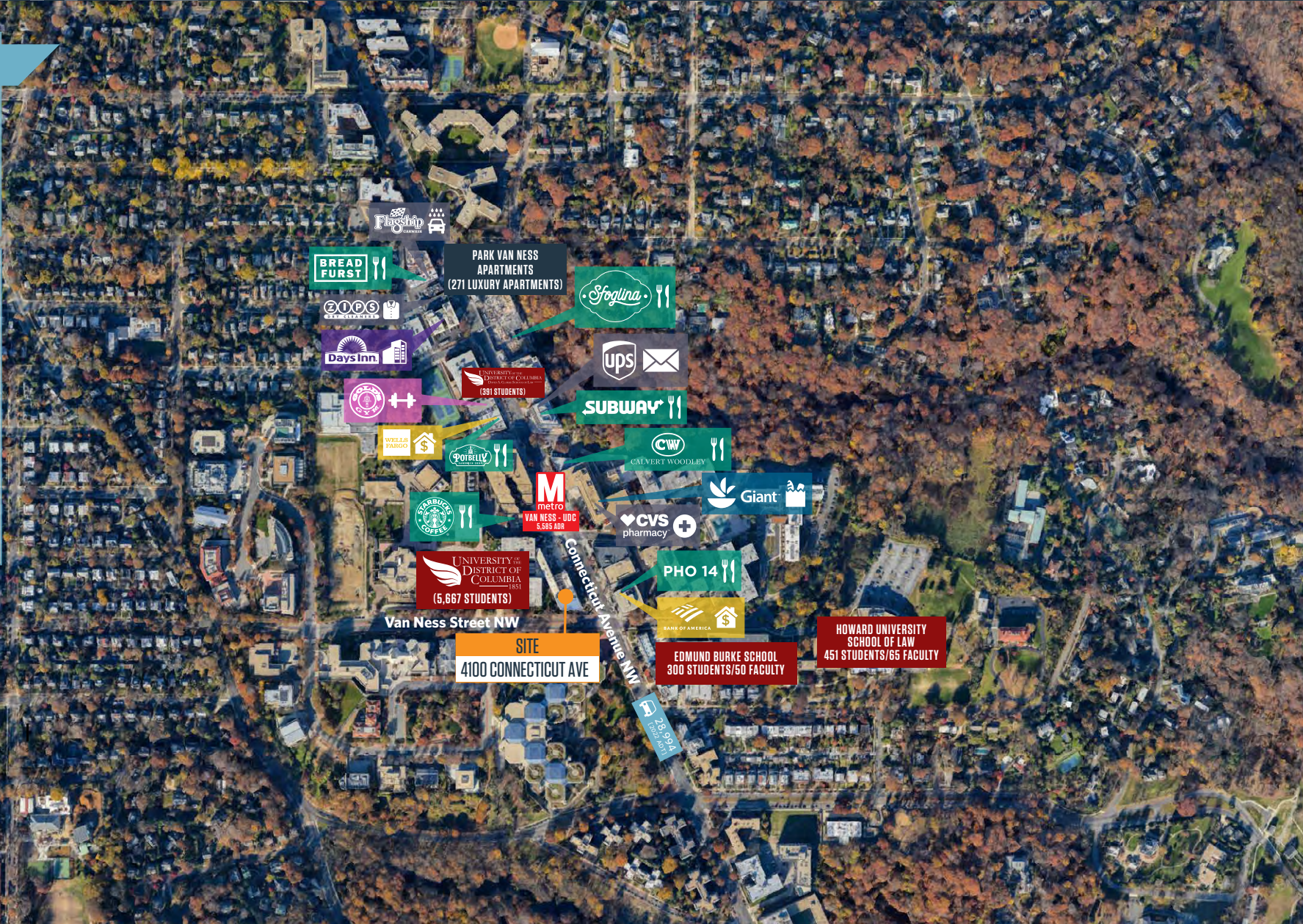
Van Ness  
Washington, D.C.

## 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.

-  SCHOOL
-  BANK
-  FOOD + BEVERAGE
-  GROCERY
-  HOTEL
-  FITNESS
-  OTHER SERVICES



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