




JOIN THESE RETAILERS



RETAIL FOR LEASE

- 2,368 SF of Retail Space
- Dimensions are 20' wide by 116.5' deep with 13' 10" finished ceiling heights
- In the heart of the coveted Cleveland Park neighborhood
- Located steps from the Cleveland Park Metro Station  1,885 PPD.

STEVE COMBS

scombs@klnb.com | 202-420-7776

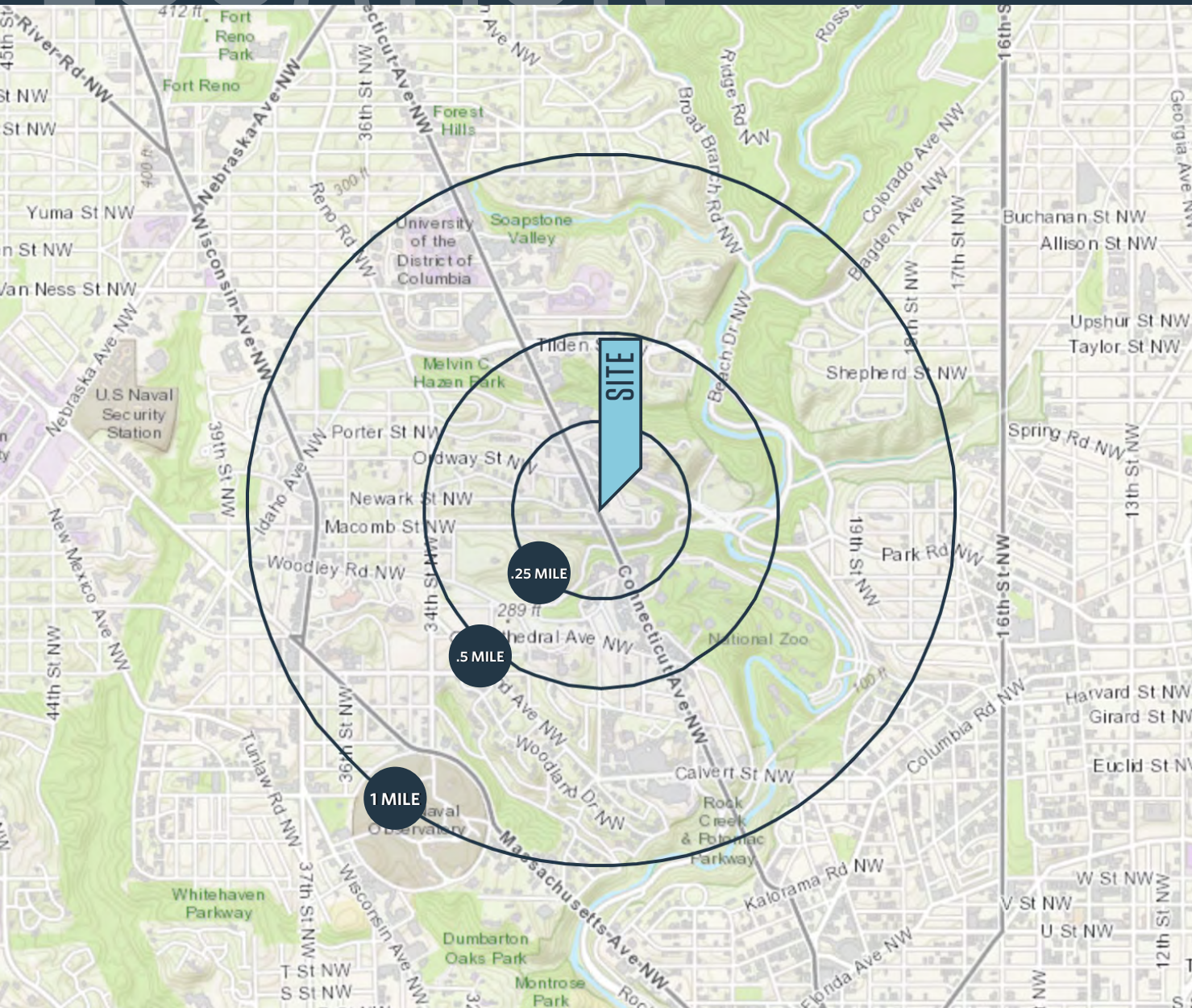
KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

LOCATION

3331 CONNECTICUT AVENUE NW

WASHINGTON, DC 20008



AVAILABLE SPACE

| SIZE | RATE | CONDITION | DELIVERY |
|----------|--------------|-----------------------|----------------|
| 2,368 SF | \$52.00 PSF* | 2nd Generation Retail | 60 Days Notice |

*Est. NNN: \$9.42 PSF

DEMOGRAPHICS | 2023:

| .25-MILE | .5-MILE | 1-MILE |
|--------------------------------|-----------|-----------|
| Population 4,004 | 8,920 | 31,499 |
| Daytime Population 3,331 | 7,140 | 28,441 |
| Households 2,689 | 5,554 | 17,150 |
| Average HH Income \$198,942 | \$221,764 | \$218,296 |

TRAFFIC COUNTS | 2023:

| | |
|--------------------|------------|
| Connecticut Ave NW | 26,750 ADT |
|--------------------|------------|

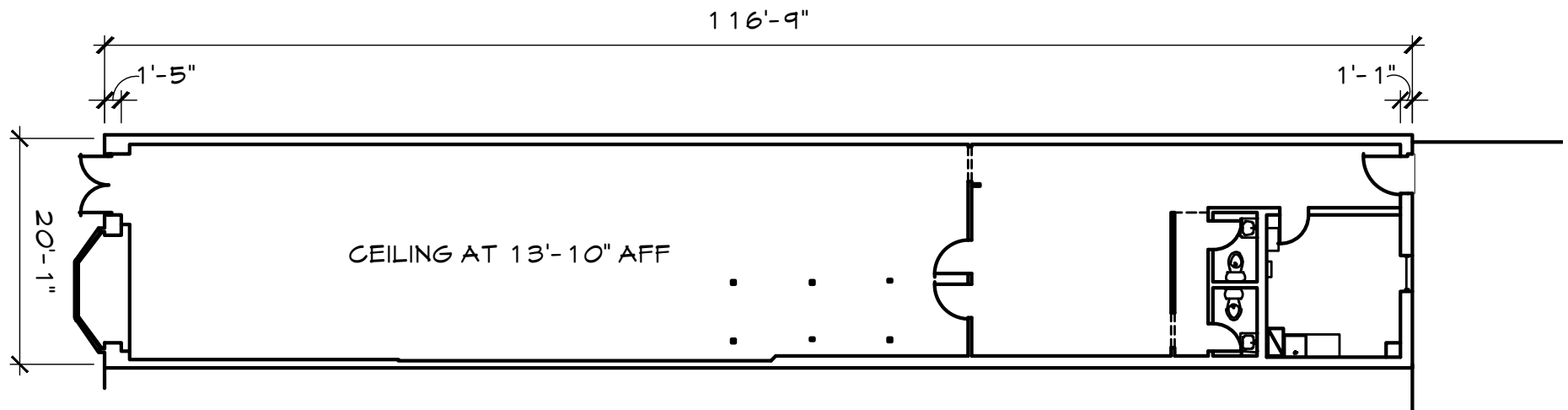
STEVE COMBS

scombs@klnb.com | 202-420-7776

KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

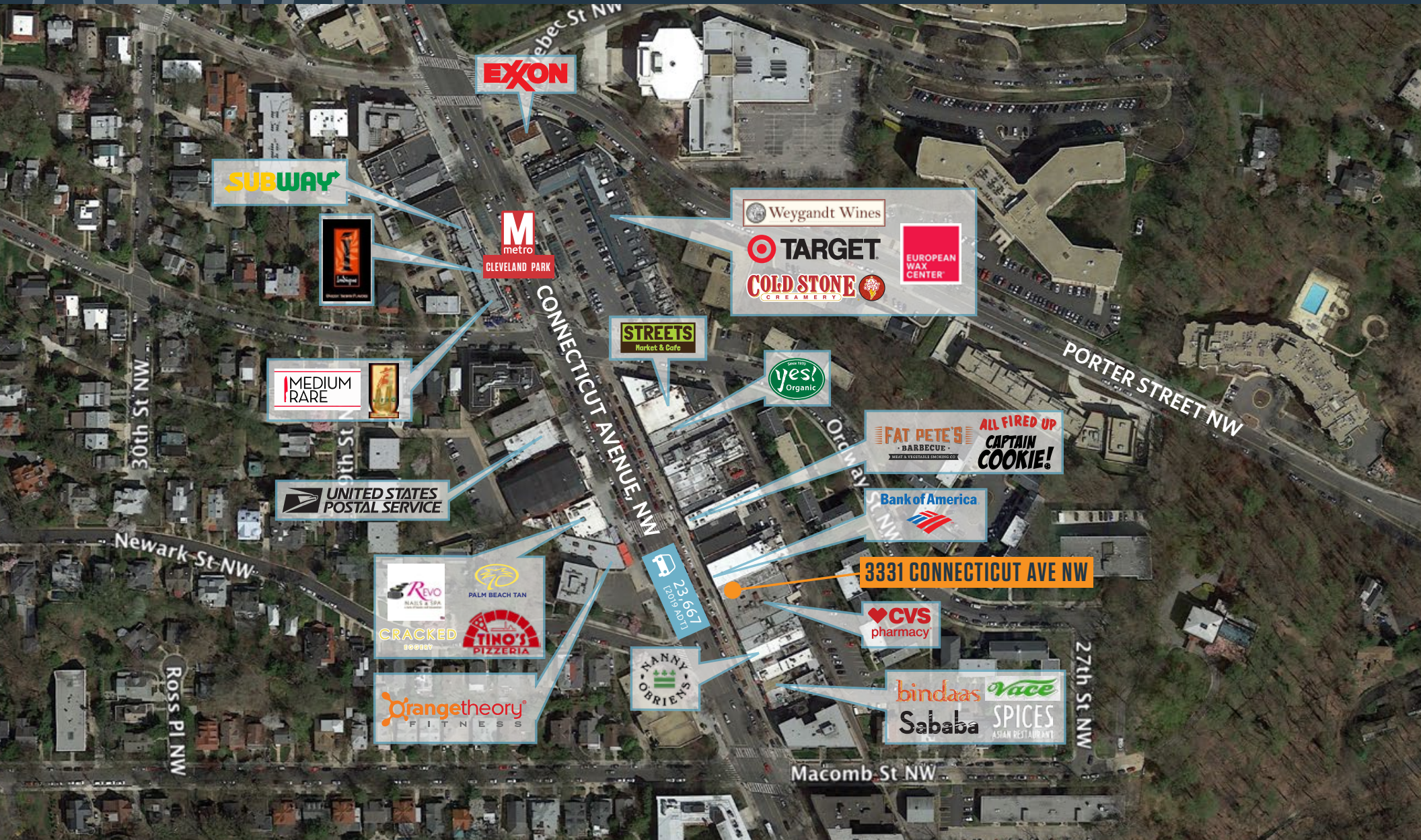




AERIAL

3331 CONNECTICUT AVENUE NW

WASHINGTON, DC 20008



STEVE COMBS

scombs@klnb.com | 202-420-7776

KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

klnb



3331 CONNECTICUT AVENUE NW

WASHINGTON, DC 20008

FOR MORE INFORMATION, PLEASE CONTACT:

STEVE COMBS

scombs@klnb.com

202-420-7776

KELLY ATKINSON

katkinson@klnb.com

202-420-7762

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.