

klnb

4340 CONNECTICUT AVENUE, NW

4340 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008

JUST SIGNED!



WHALE TEA



JOIN THESE RETAILERS



RETAIL SPACE AVAILABLE IN VAN NESS

- Retail spaces available 1,272 SF and 2,705 SF
- High profile corner space with large outdoor seating area.
- 1/2 block from Van Ness/UDC Metro Station which boasts riderships of 1,909 PPD.
- Great frontage and visibility on Connecticut Avenue's 28,994 ADT
- Approximately 6,000+ combined students attending University of District of Columbia, Howard Law School, and Edmund Burke School
- Extremely underserved submarket

STEVE COMBS

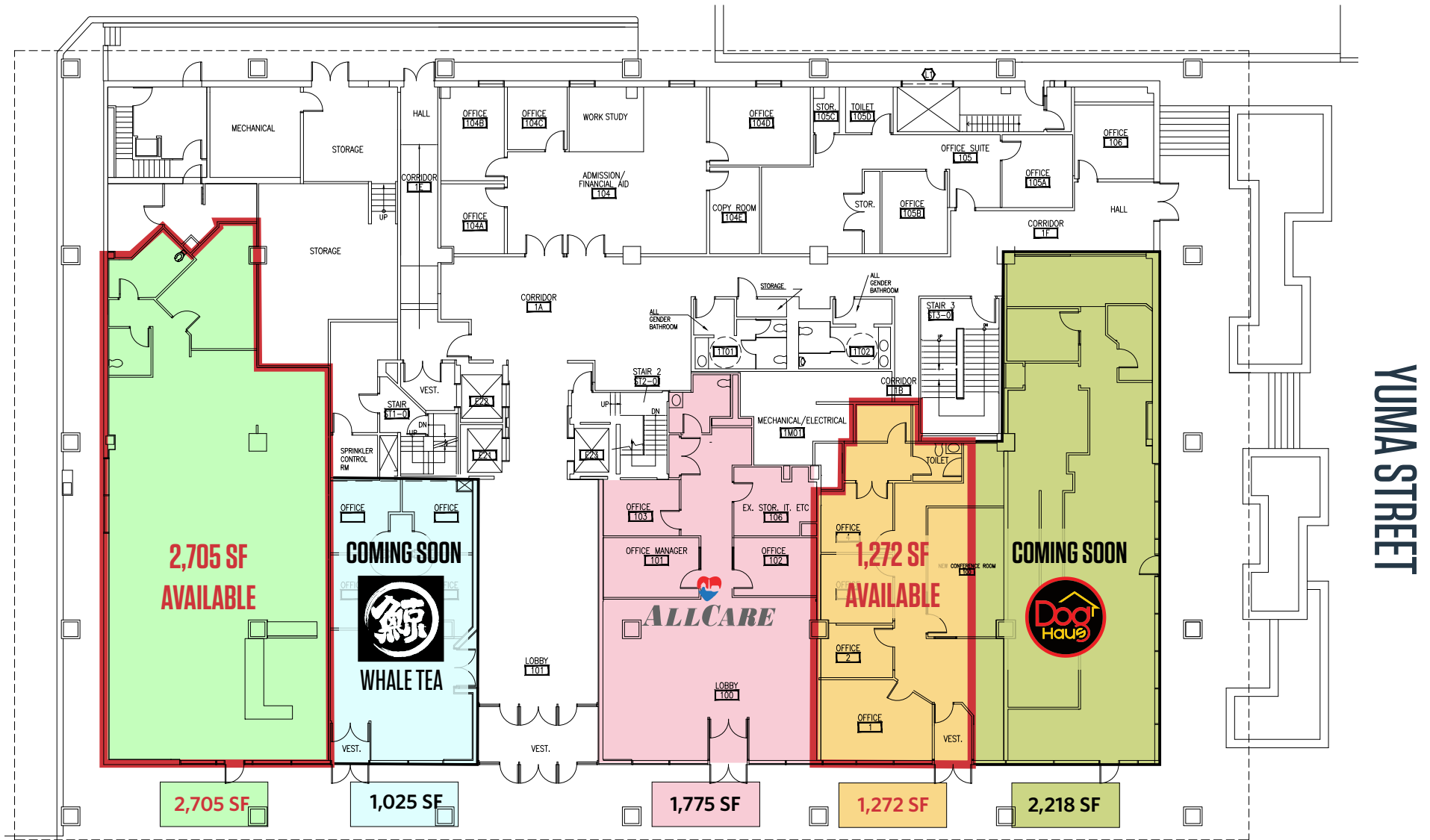
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UNIVERSITY OF
THE
DISTRICT OF
COLUMBIA
1851

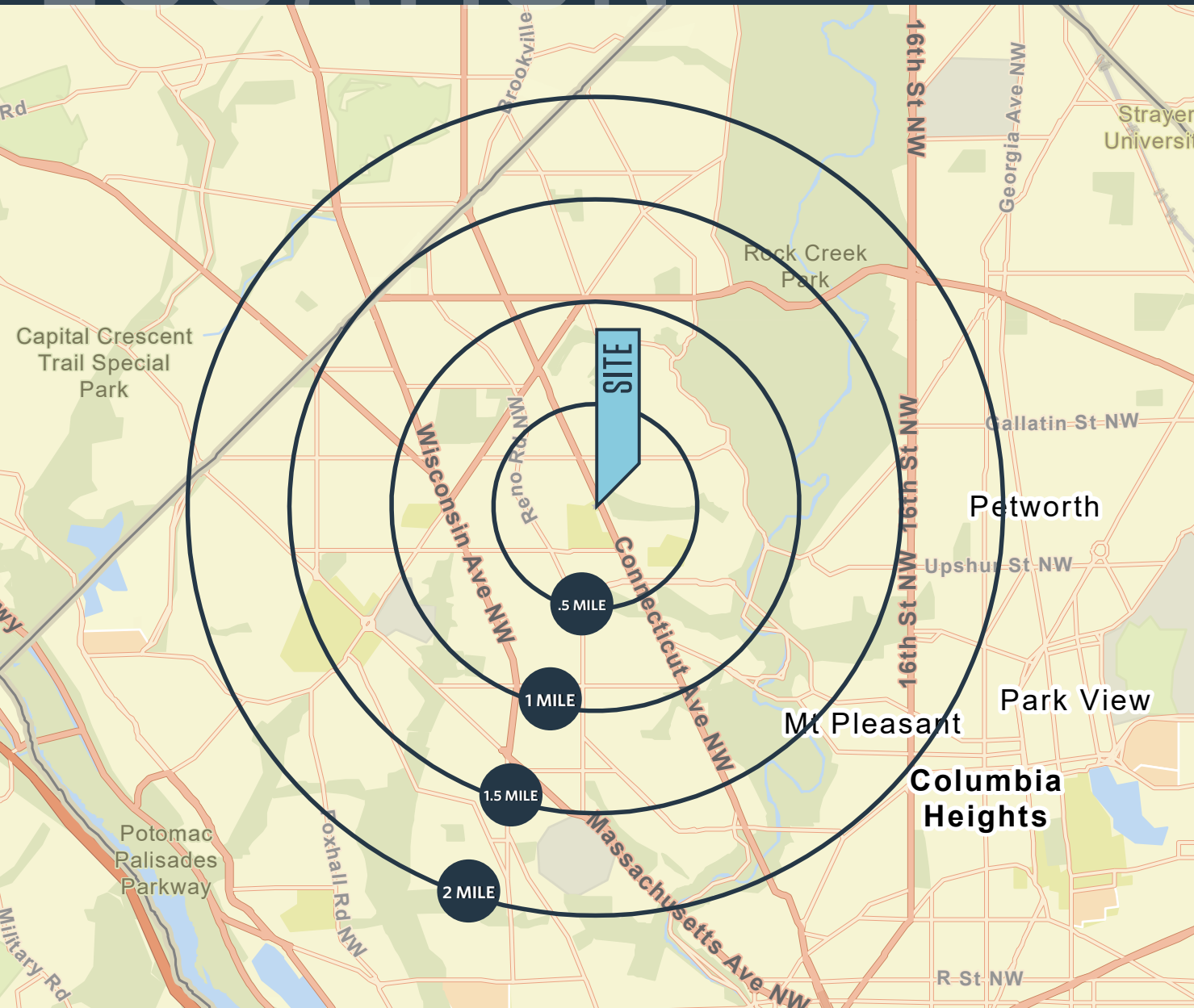
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LOCATION

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RETAIL SPACE AVAILABLE:

SIZE	RATE	CONDITION	AVAILABLE
2,705 SF	\$50.00 PSF	As-Is	Vacant
1,272 SF	\$50.00 PSF	As-Is	Vacant

* NNNs are estimated to be \$10.00 PSF

DEMOGRAPHICS | 2022:

0.5-MILE	1-MILE	1.5-MILE	2-MILE
Population			
12,378	28,549	63,115	129,774
Daytime Population			
11,801	31,533	69,008	130,639
Average HH Income			
\$198,648	\$244,448	\$228,778	\$217,018

METRO RIDERSHIP | 2022:

Van Ness/UDC Metro	1,909 PPD
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TRAFFIC COUNT | 2022:

Connecticut Avenue	28,994 ADT
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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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