

DISCREET
LISTING

DO NOT DISTURB TENANT



NEARBY RETAILERS



RETAIL FOR LEASE

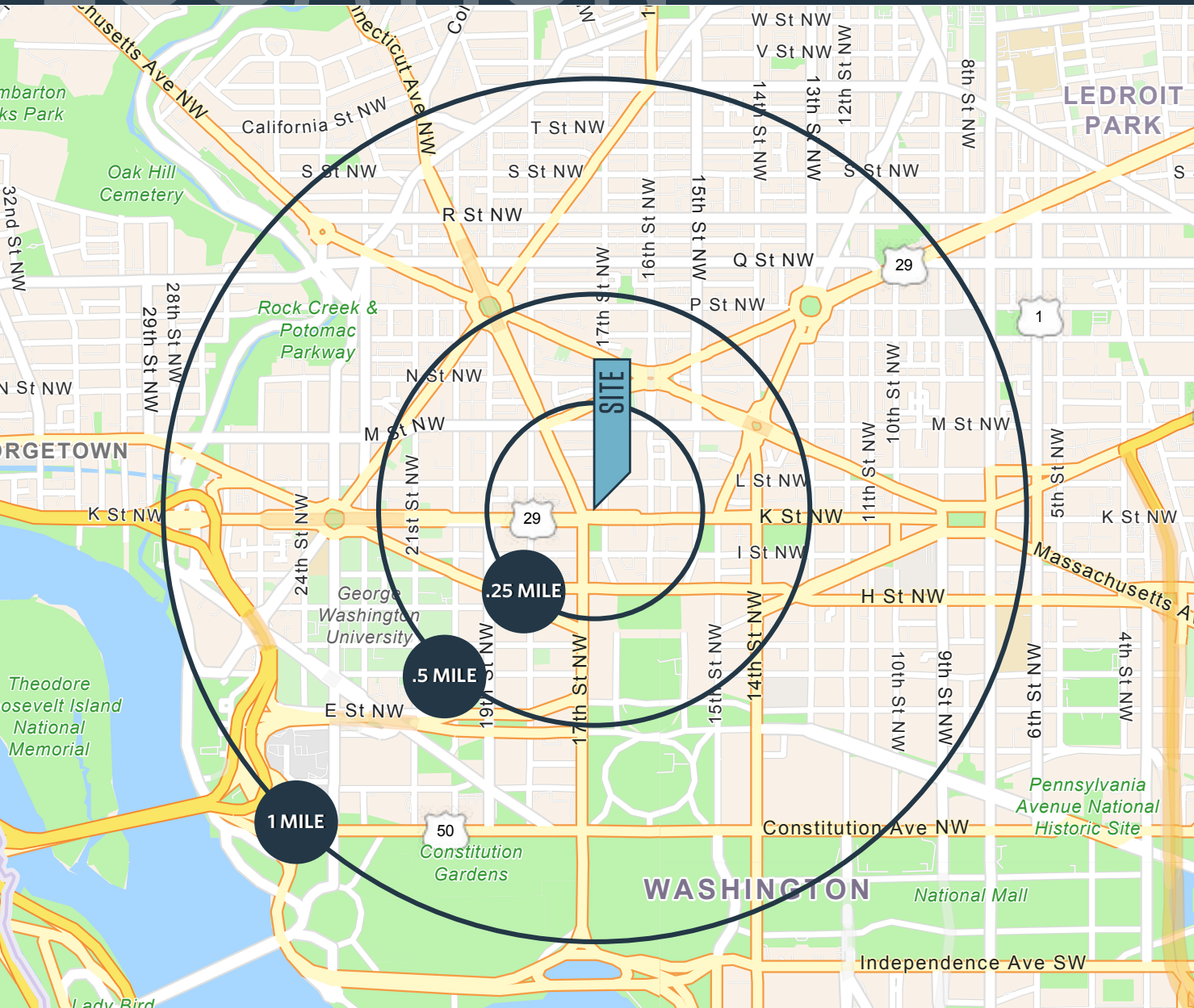
- 2nd Gen Opportunity in Golden Triangle across from Farragut Park
- Directly next to Farragut North Metro exit (8,027 ADR)
- Within a 10 min walk of 39.5M SF of office and 4,507 residential units

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AVAILABLE SPACE:

SIZE	RENT	CONDITION	TERM
780 SF	NEGOTIABLE	2 ND GEN SPACE	12/31/2027

DEMOGRAPHICS | 2023:

.25-MILE	.5-MILE	1-MILE
Population		
224	9,065	64,749
Daytime Population		
70,498	172,787	355,532
Average HH Income		
\$89,613	\$135,119	\$172,555

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

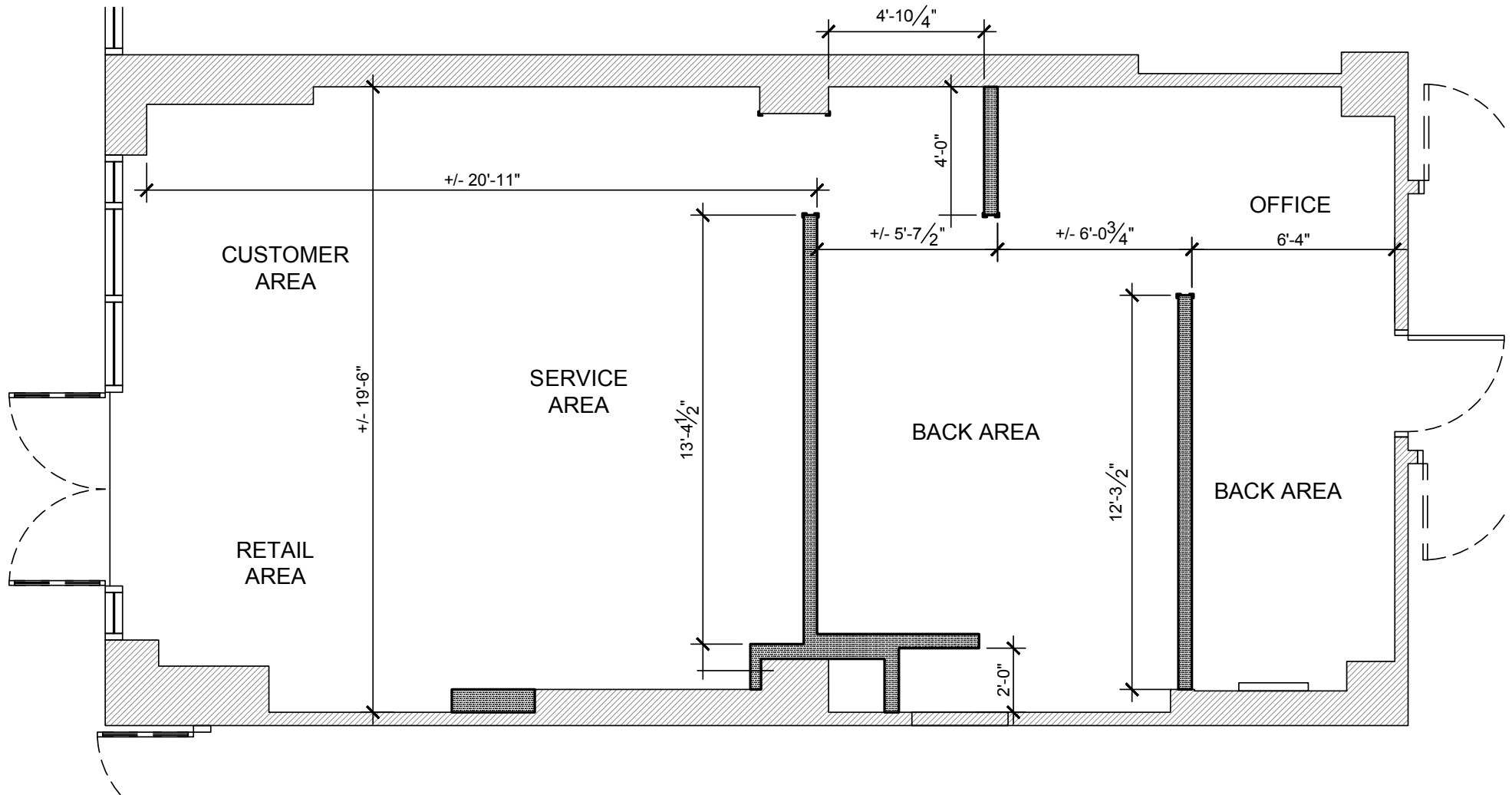
Connecticut Ave	28,485 ADT
K Street	29,820 ADT

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