



4250 CONNECTICUT AVE NW

WASHINGTON, DC 20008

5,023 SF OF PRIME RETAIL SPACE AVAILABLE

VAN NESS/UDC METRO STATION | NORTHWEST WASHINGTON, DC

VAN NESS/UDC
METRO STATION
2,424 PPD



OPENING
SUMMER 2024!



5,023 SF



CONNECTICUT AVE (31,898 ADT)

JOIN THESE RETAILERS



Giant



RETAIL SPACE AVAILABLE

- Rare restaurant space available in Northwest DC along Red Line Metro
- Located at the Van Ness/UDC Metro Station which boasts ridership of 2,424 PPD
- Average annual enrollment of approximately 4,000 students at the University of the District of Columbia
- 5,023 SF of Vented Restaurant space
- MOM's Organic Market opening summer 2024

STEVE COMBS

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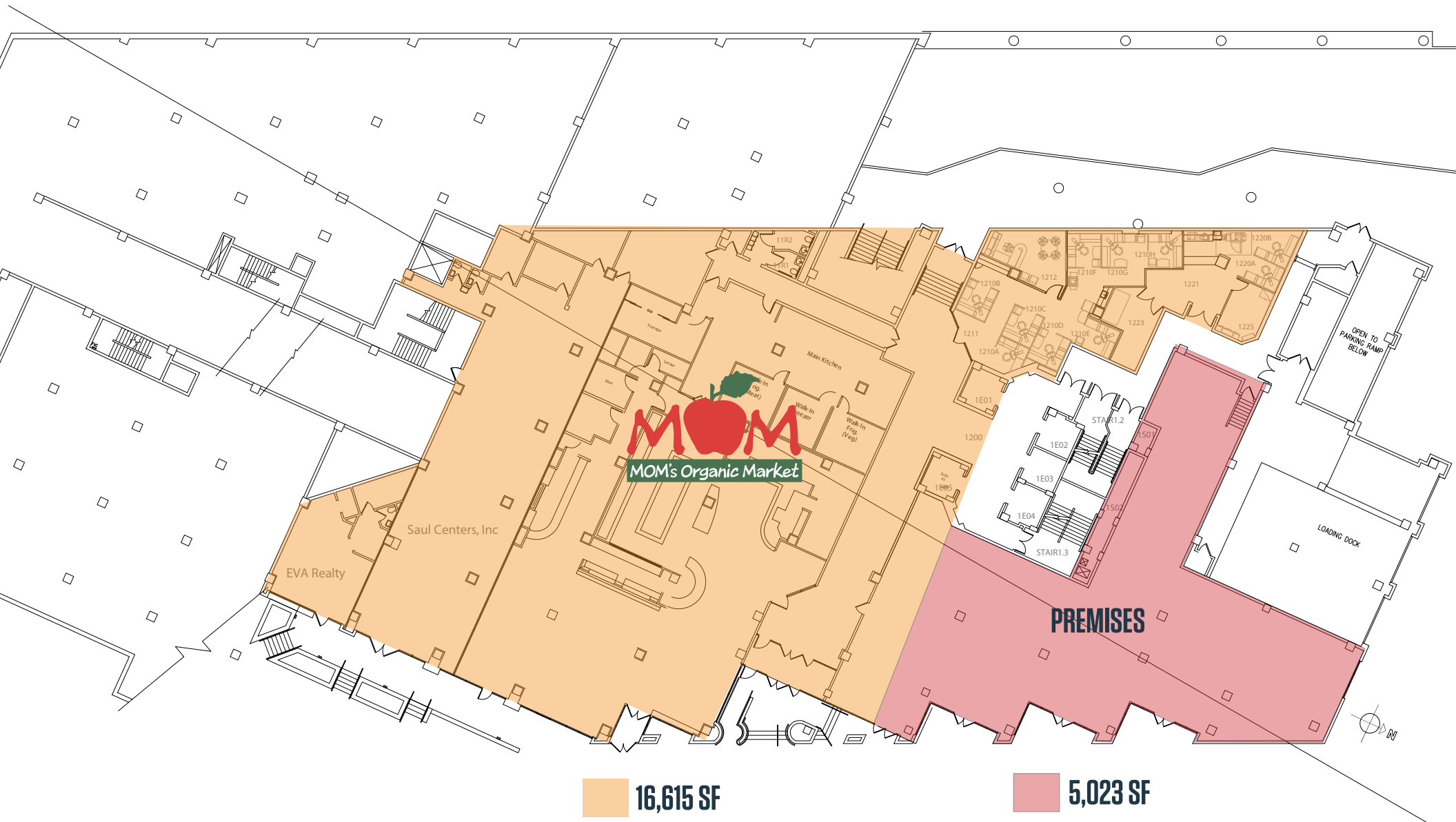


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SITE PLAN

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WASHINGTON, DC 20008



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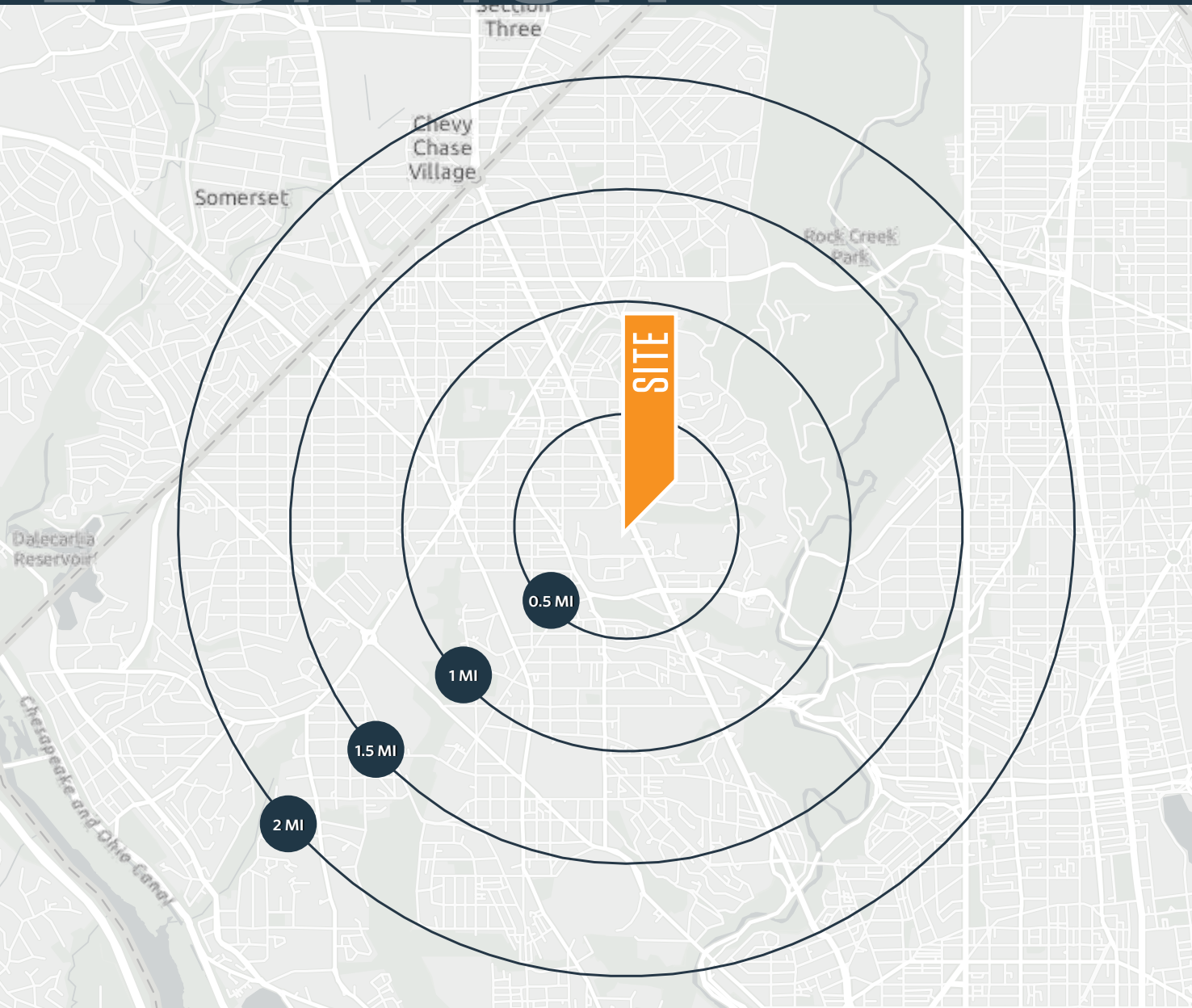
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LOCATION

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RETAIL SPACE AVAILABLE:

Size: 5,023 SF
Rate: \$55.00 PSF
Condition: As Is
Delivery: Available Now
Est. NNN: \$15.00 PSF

DEMOGRAPHICS | 2023:

0.5-MILE	1-MILE	1.5-MILE	2-MILE
Population			
10,156	26,786	64,917	129,051
Daytime Population			
10,060	28,736	66,427	127,262
Average HH Income			
\$181,638	\$199,342	\$211,842	\$202,753

METRO RIDERSHIP | 2023:

Van Ness/UDC Metro 2,424 PPD

TRAFFIC COUNT | 2022:

Connecticut Avenue 31,898 ADT

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AERIAL

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UNIVERSITY OF THE
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AERIAL

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WASHINGTON, DC 20008

Van Ness

Washington, D.C.

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- Google Earth Pro -
2018 Aerial Photograph

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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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CLICK TO VIEW PROPERTY WEBSITE

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