

JUST SIGNED!



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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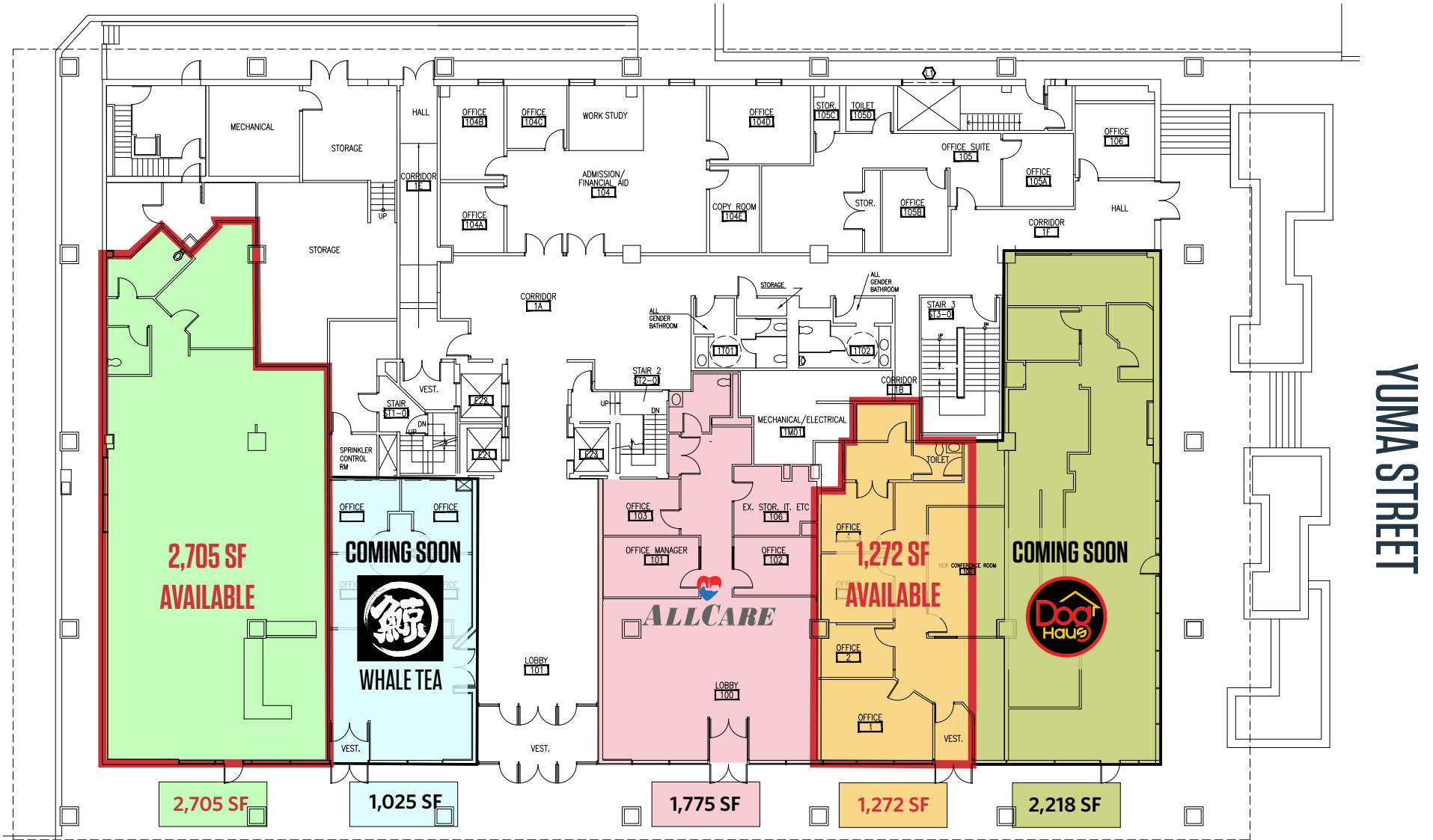
MATT SKALET

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SITE PLAN

4340 CONNECTICUT AVENUE, NW

4340 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008



CONNECTICUT AVENUE - 28,994 ADT

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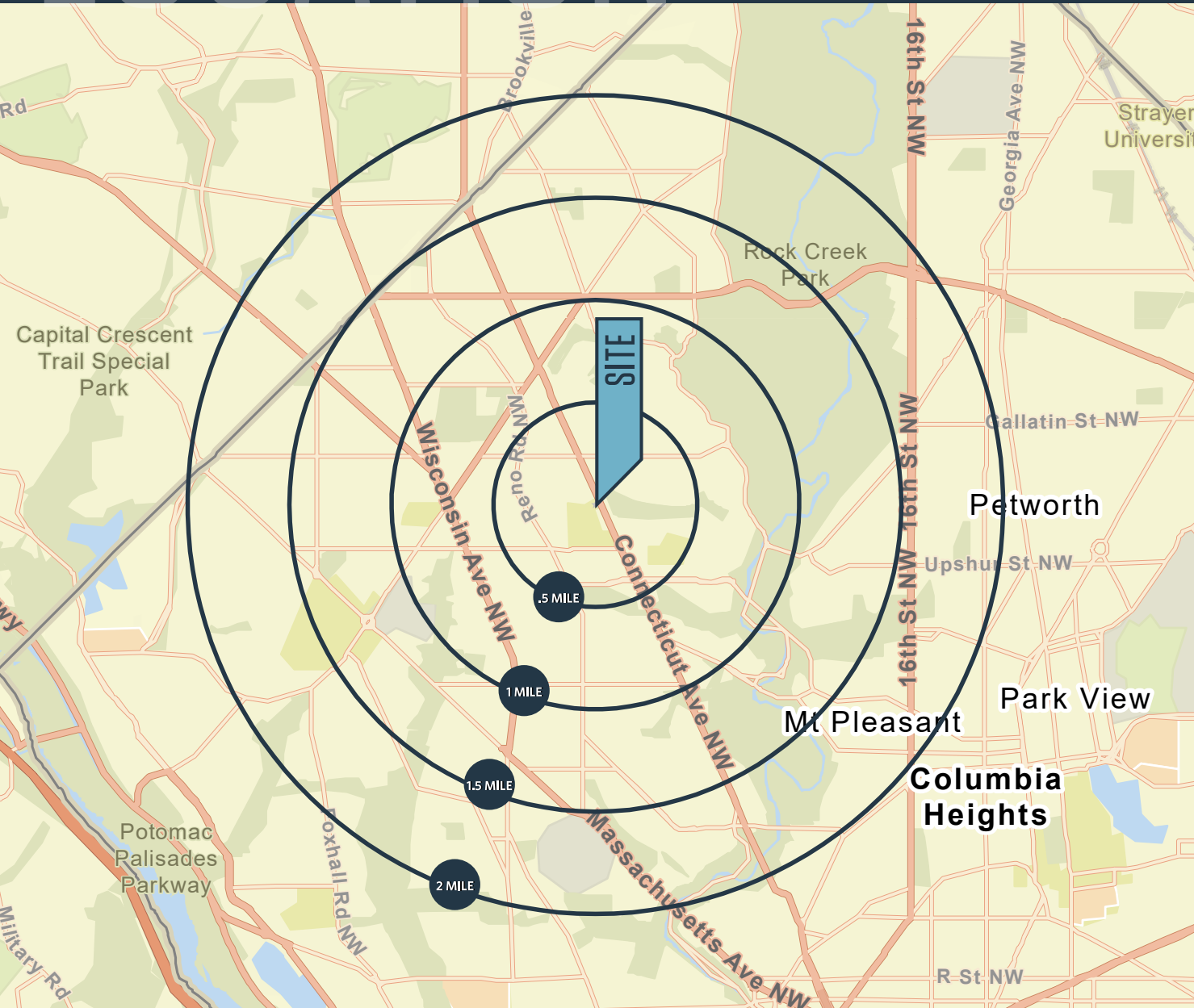
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LOCATION

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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 \$6.50 PSF

DEMOGRAPHICS | 2023:

0.5-MILE	1-MILE	1.5-MILE	2-MILE
Population			
12,069	28,027	61,848	127,125
Daytime Population			
10,732	30,256	66,324	124,262
Average HH Income			
\$175,406	\$202,179	\$213,073	\$204,255

METRO RIDERSHIP | 2023:

Van Ness/UDC Metro 2,424 PPD

TRAFFIC COUNT | 2022:

Connecticut Avenue 32,549 ADT

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AERIAL

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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
-  FITNESS
-  OTHER SERVICES



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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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