

JOIN THESE RETAILERS



RETAIL FOR LEASE

- 3,325 SF and 1,994 SF with outdoor patio area available at the **main entrance to the National Zoo**
- Located directly across the street from the main entrance to the Smithsonian National Zoo, which has approximately **2 million visitors annually**
- Billboard visibility on Connecticut Avenue (26,558 cars per day)
- Conveniently located within walking distance to both the Cleveland Park Metro (3,818 ADR) and Woodley Park Metro (6,056 ADR)
- Monthly surface parking available, ideal for delivery drivers and employees

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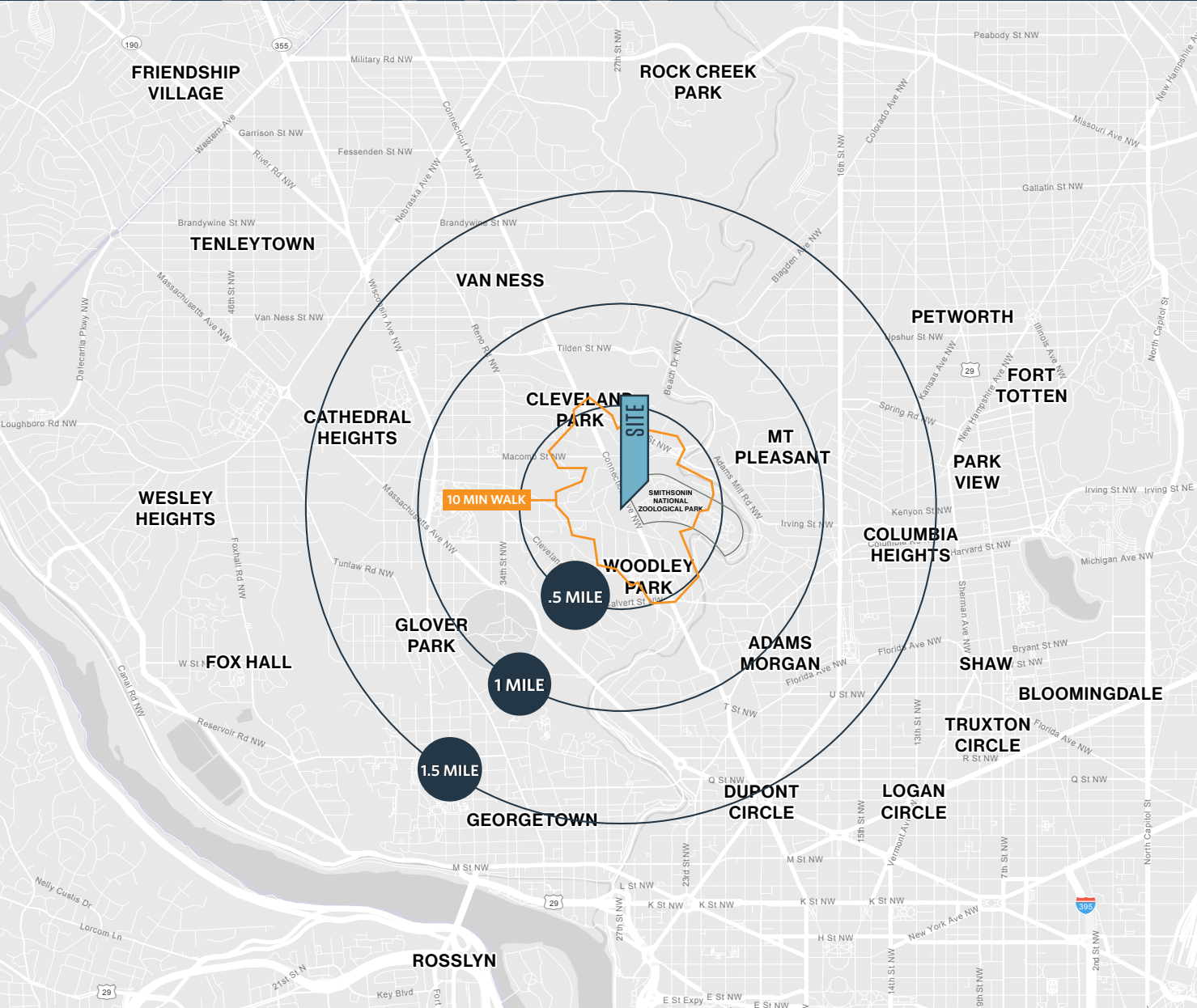
LINDSEY ST. MAXENS  
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STEVE COMBS  
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# LOCATION

# 3000 CONNECTICUT AVE, NW

WASHINGTON, DC 20008



## AVAILABLE SPACE

SIZE	RATE	CONDITION
1,994 SF	Negotiable	Shell
3,325 SF	Negotiable	Shell

## DEMOGRAPHICS | 2023:

	.5-MILE	1-MILE	1.5-MILE	10-MIN WALK
Population	9,974	40,783	123,141	6,809
Daytime Population	8,880	32,752	40,369	5,634
Households	5,894	22,344	66,078	4,041
Average HH Income	\$201,625	\$196,477	\$186,288	\$210,448

## TRAFFIC COUNTS | 2023:

Connecticut Ave NW	26,558 ADT
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## METRO RIDERSHIP | 2023:

Woodley Park	3,452 ADR
Cleveland Park	2,186 ADR

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# PHOTOS

# 3000 CONNECTICUT AVE, NW

WASHINGTON, DC 20008



**3,325 SF  
AVAILABLE**

**MONTHLY SURFACE PARKING  
AVAILABLE**

**Falafel inc**  
Food For Good  
HUMMUS & FALAFEL  
**COMING SOON**

**1,994 SF  
AVAILABLE**

# 3000 CONNECTICUT AVE NW - 26,558 ADT

**MAIN ENTRANCE TO THE NATIONAL ZOO ↓  
2 MILLION+ ANNUAL VISITORS**

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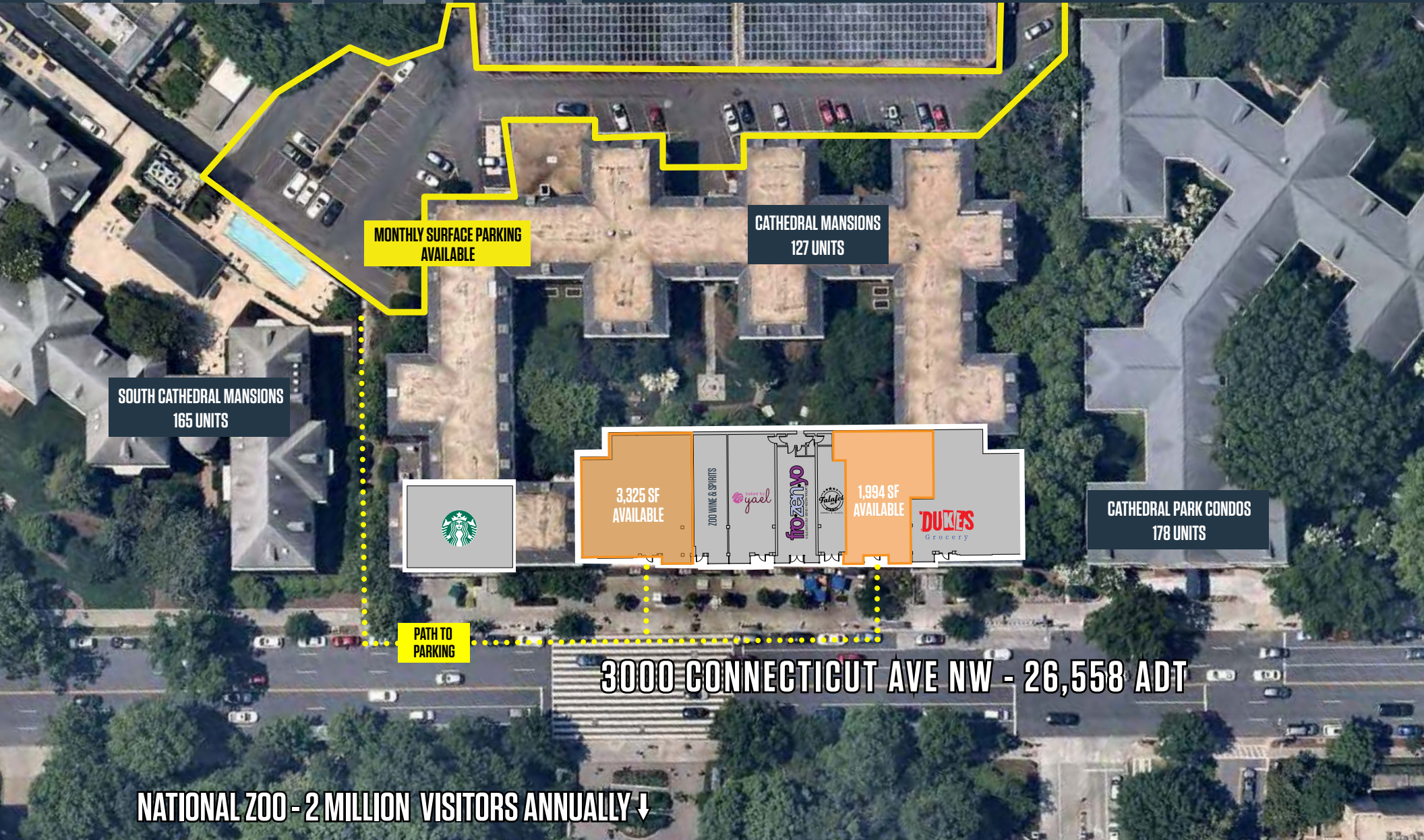
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**klnb**

# SITE PLAN

## 3000 CONNECTICUT AVE, NW

WASHINGTON, DC 20008



MONTHLY SURFACE PARKING AVAILABLE

CATHEDRAL MANSIONS  
127 UNITS

SOUTH CATHEDRAL MANSIONS  
165 UNITS



3,325 SF AVAILABLE

ZOO WINE & SPIRITS

yael

fiozenyo

falafel

1,994 SF AVAILABLE

DUKES Grocery

CATHEDRAL PARK CONDOS  
178 UNITS

PATH TO PARKING

3000 CONNECTICUT AVE NW - 26,558 ADT

NATIONAL ZOO - 2 MILLION VISITORS ANNUALLY ↓

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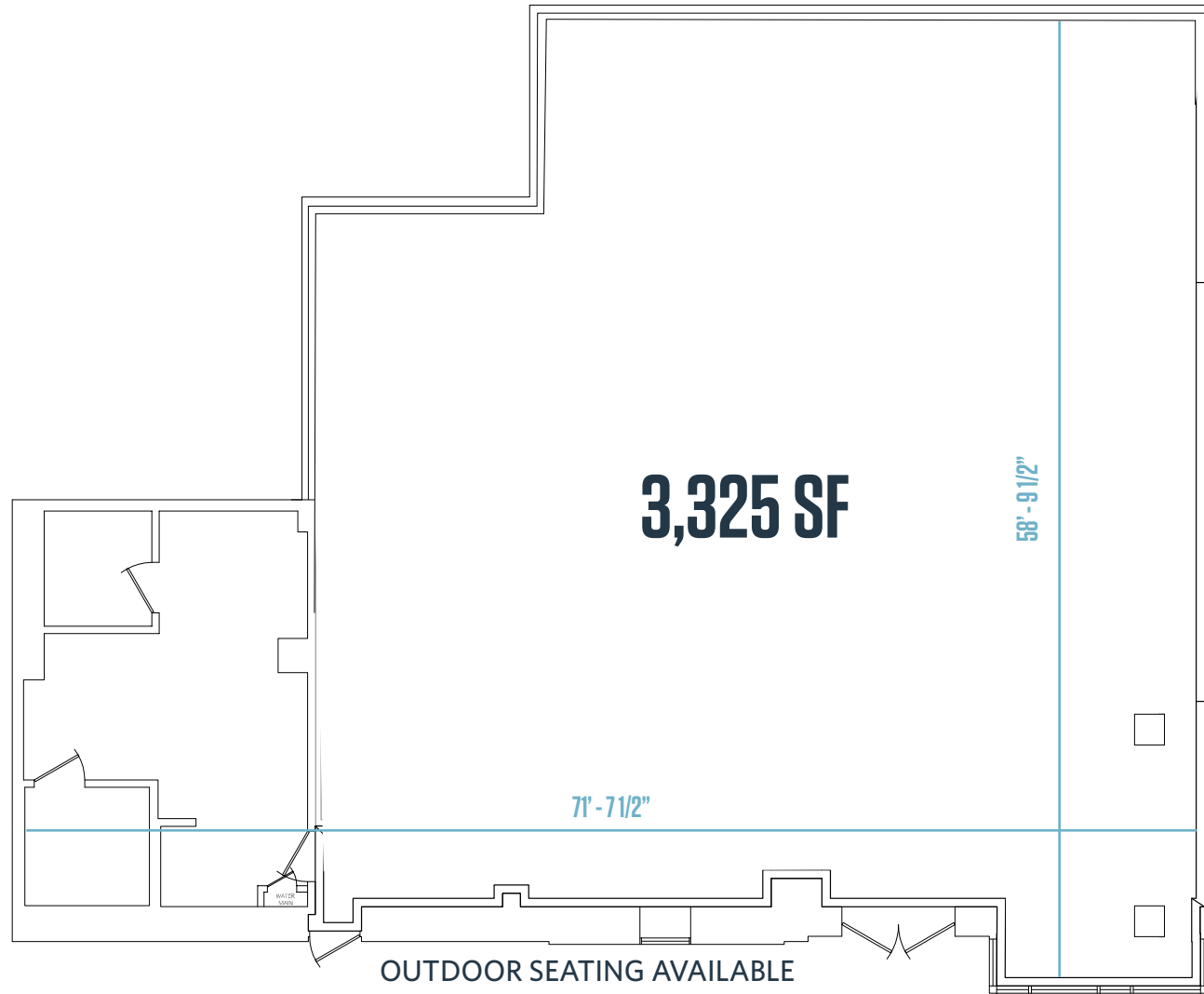
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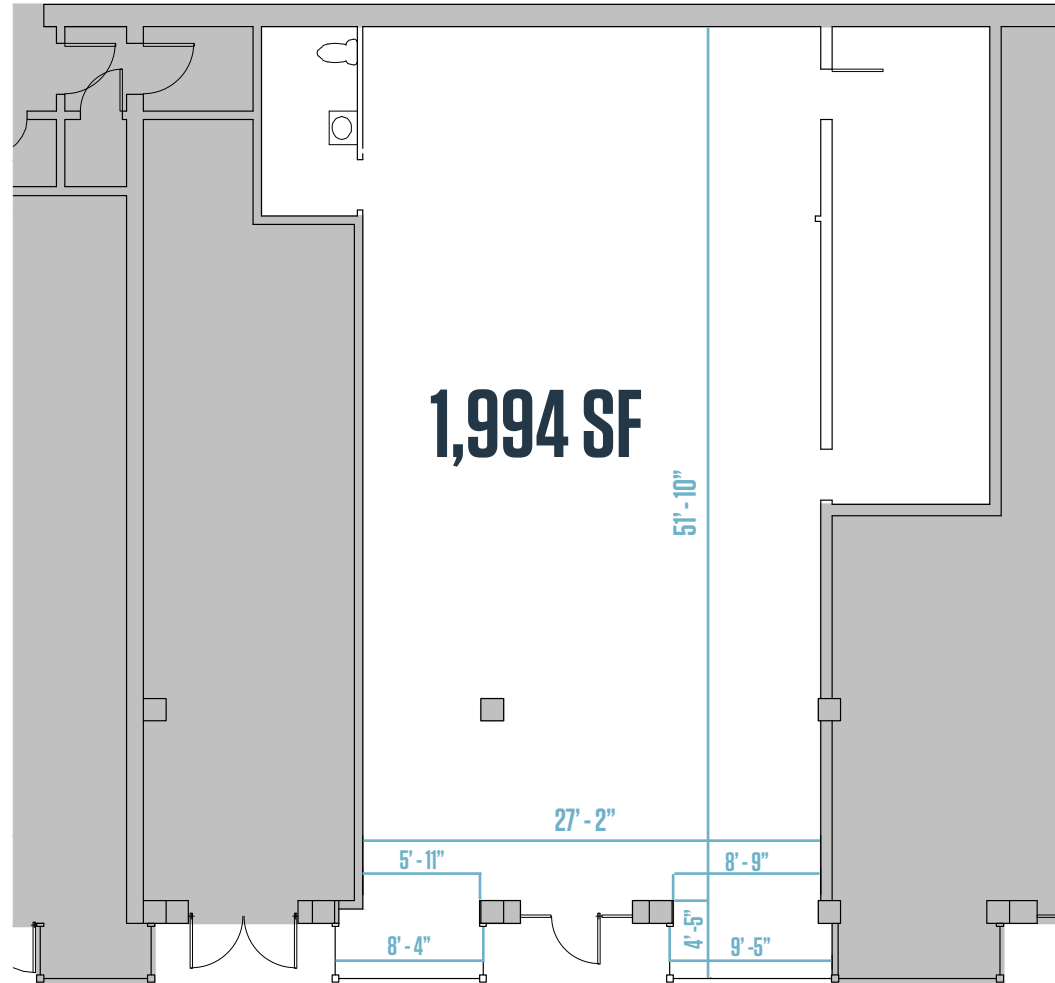
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# SITE PLAN

## 3000 CONNECTICUT AVE, NW

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OUTDOOR SEATING AVAILABLE

**CONNECTICUT AVE NW - 26,558 ADT**

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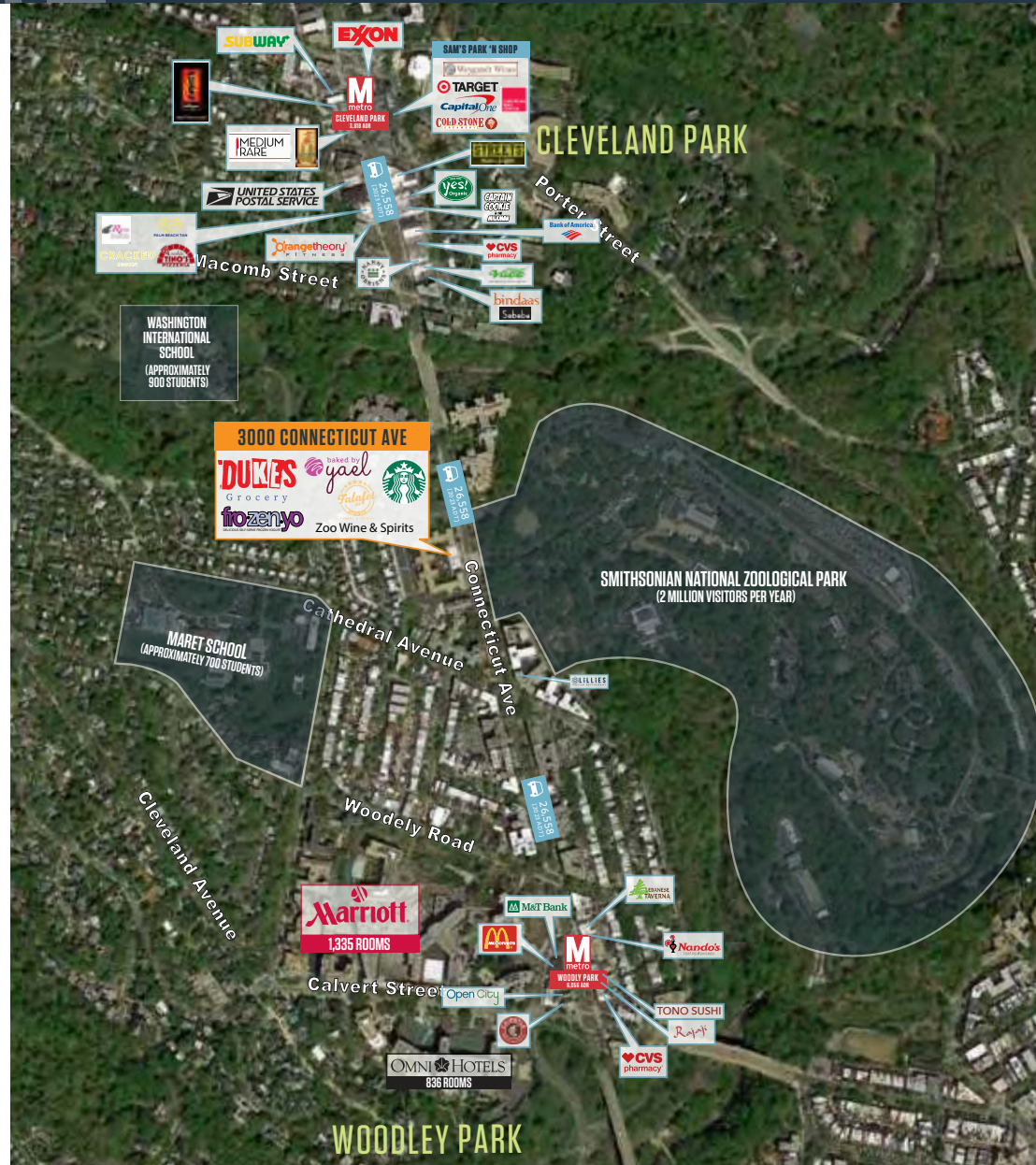
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# AERIAL

# 3000 CONNECTICUT AVE, NW

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## klnb.com



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