

3417 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008

PRIVATE PATIO



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RESTAURANT SPACE FOR LEASE

4,050 SF (3,300 SF on first floor, 750 SF on second floor) 2nd generation restaurant space available plus large private outdoor patio area.

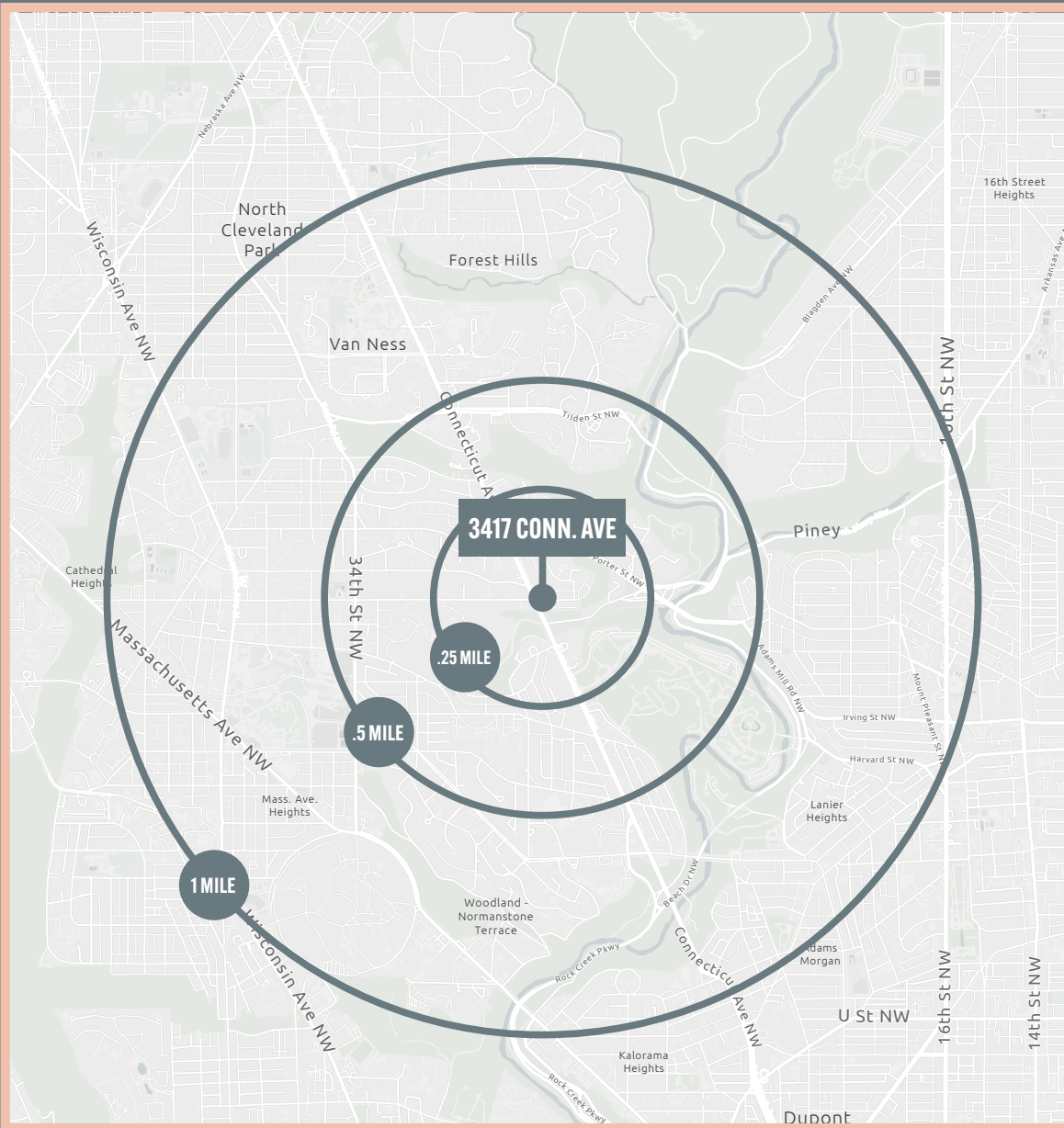
Located in one of DC's most affluent neighborhoods, the Cleveland Park submarket has an average household income of over \$190,000/ year.

Conveniently located on the highly trafficked Connecticut Avenue (23,667 VPD) and within walking distance to the Cleveland Park Metro (3,818 ADR).

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LOCATION



AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
UP TO 4,050 SF*	NEGOTIABLE	2ND GEN RESTAURANT	NOW

*SPACE CAN BE DEMISED 1,200 SF - 2,850 SF

DEMOGRAPHICS | 2022:

	0.25-MILE	0.5-MILE	1-MILE
Population	3,750	8,572	30,764
Daytime Population	3,164	6,768	31,259
Households	2,527	5,275	16,784
Average HH Income	\$196,373	\$220,217	\$218,907

TRAFFIC COUNTS | 2023:

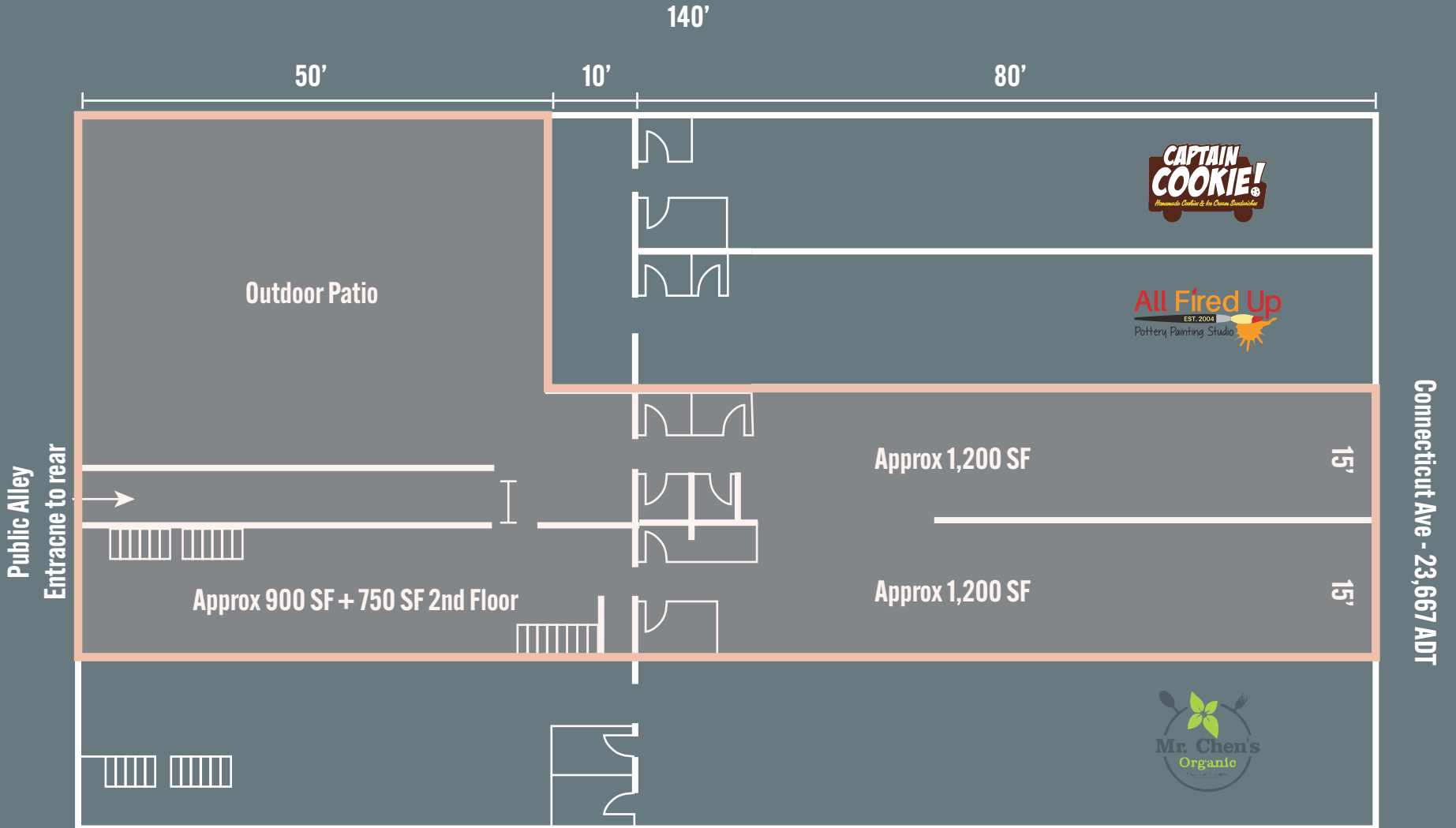
Connecticut Ave NW	23,667 ADT
Cleveland Park Metro	2,041 ADR

PHOTOS



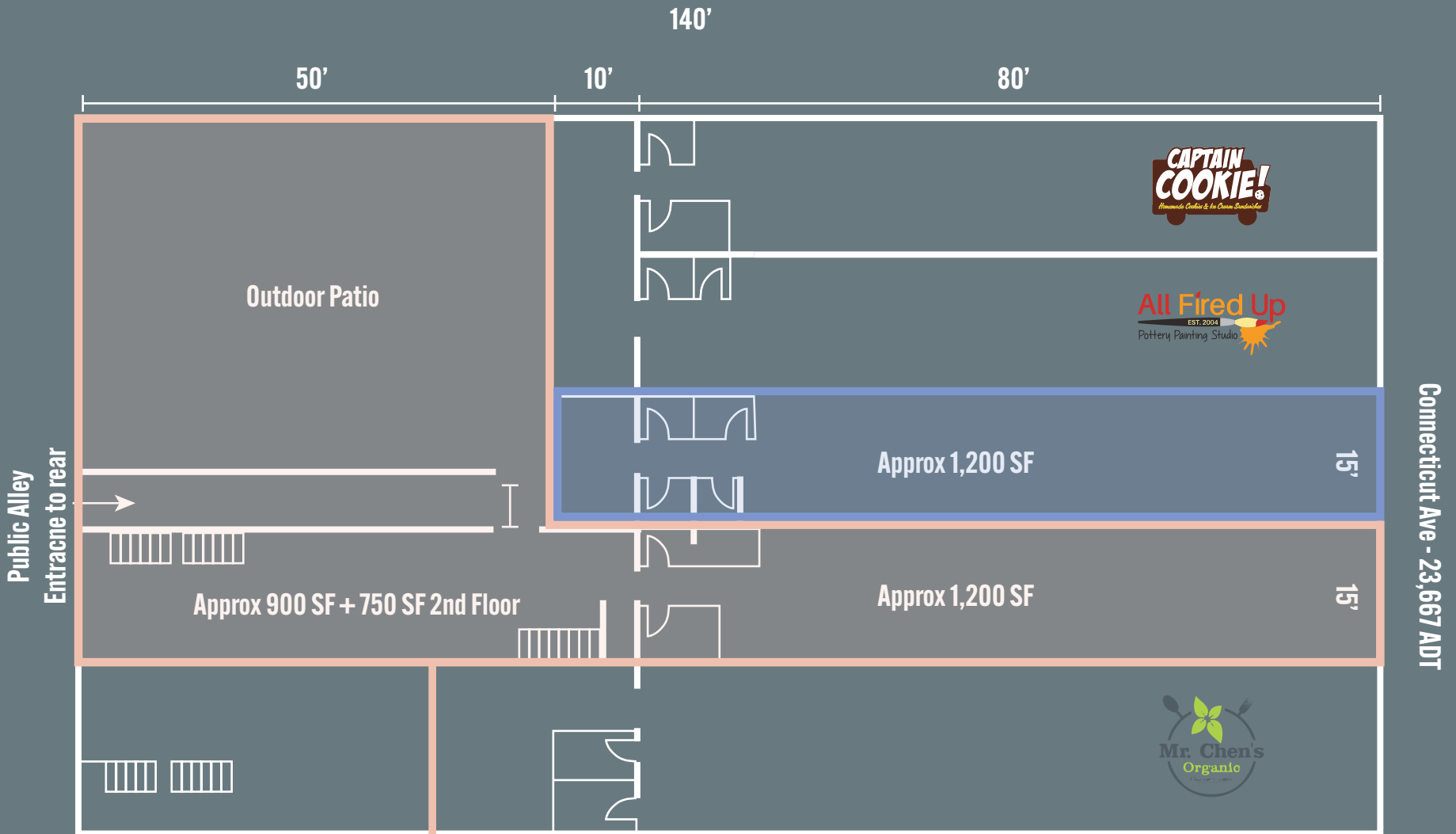
SITE PLAN

4,050 SF



*Measurements are all approximate

DEMISING SCENARIO



*Measurments are all approximate

2,850 SF + Patio

AERIAL



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FOR MORE INFORMATION, PLEASE CONTACT:

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