

klnb | Sam's Park & Shop



The historic, tree-covered, highly covered neighborhood of Cleveland Park delights Washington, DC residents and guests with its inimitable take on urban comfort.

- With its Art Deco apartment buildings, peaked-roof homes, and vibrant retail storefronts, Cleveland Park offers an authentic atmosphere in one of the District's most unique neighborhoods
- Overall Niche rating of A+ reflects the neighborhood's premier restaurants, outdoor, family-friendly, and health & fitness amenities
- Rates highly in both population density (over 10K per square mile) and affluence (over \$200.5K average household income)
- Urban professionals, students, and families all call Cleveland Park home; educational attainment is high among a population whose median age is 38, with over 40% in the 25-40 demographic
- Cleveland Park has seen a dramatic increase in retail pedestrian traffic in recent years, driven by local growth as well as the neighborhood's status as an accessible retail hub for Northwest DC
- Both Connecticut Avenue and the Metro Red Line move thousands of locals and commuters through Cleveland Park daily, while the nearby National Zoo draws 2.2M visitors each year



By the Numbers



86
WALK SCORE



65
TRANSIT SCORE



38
MEDIAN AGE



89%
EDUCATIONAL ATTAINMENT*



\$200,591
AVG HOUSEHOLD INCOME*



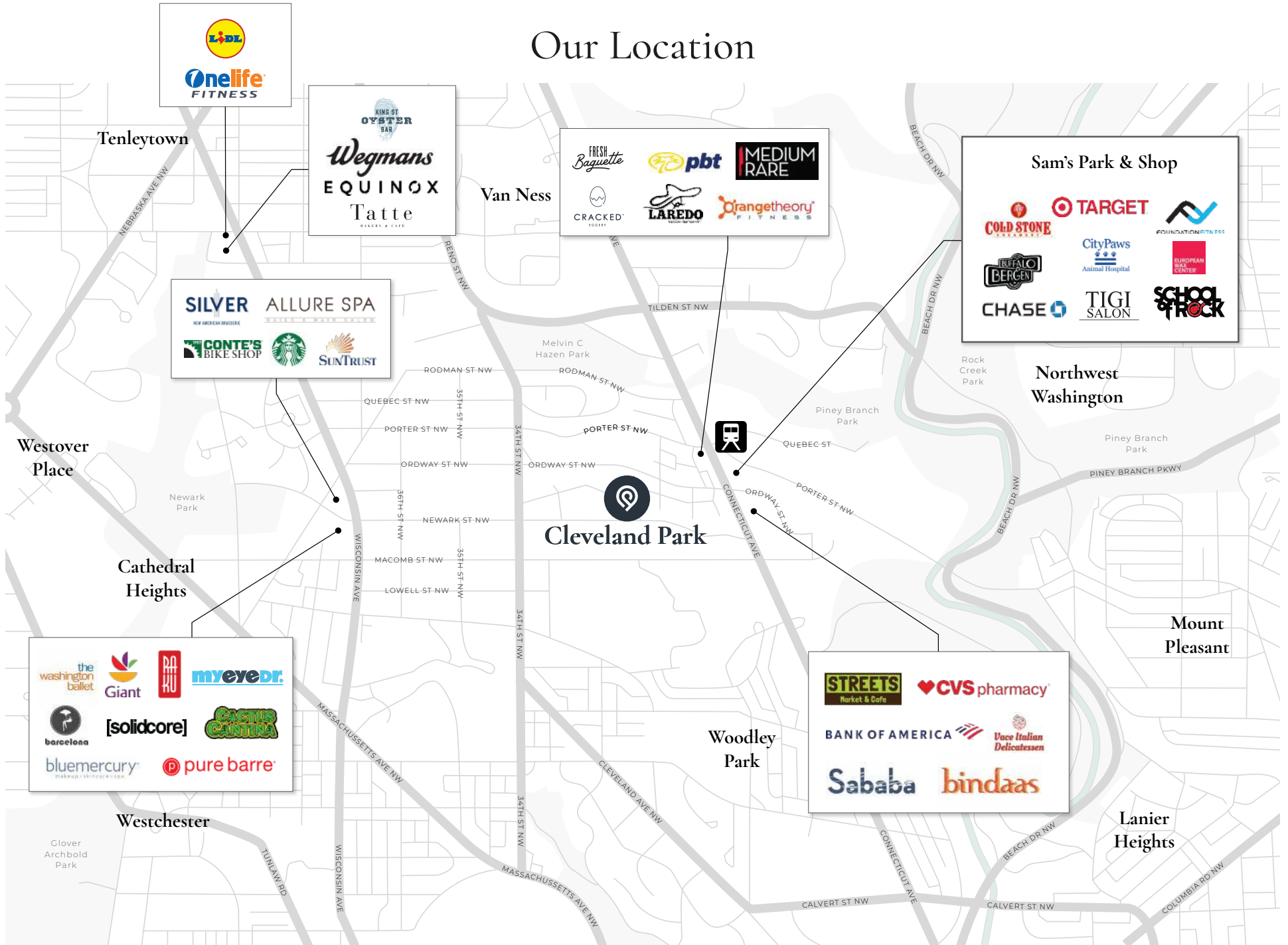
29,935
POPULATION*



50,425 SF
TOTAL NEIGHBORHOOD GLA OWNED

*(1-MILE)

Our Location

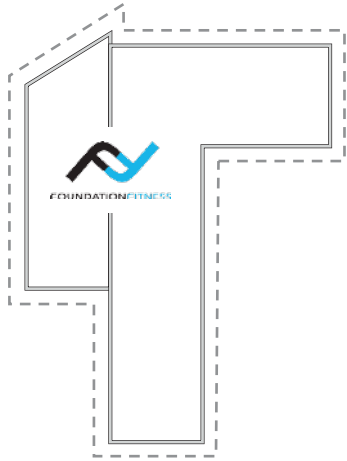




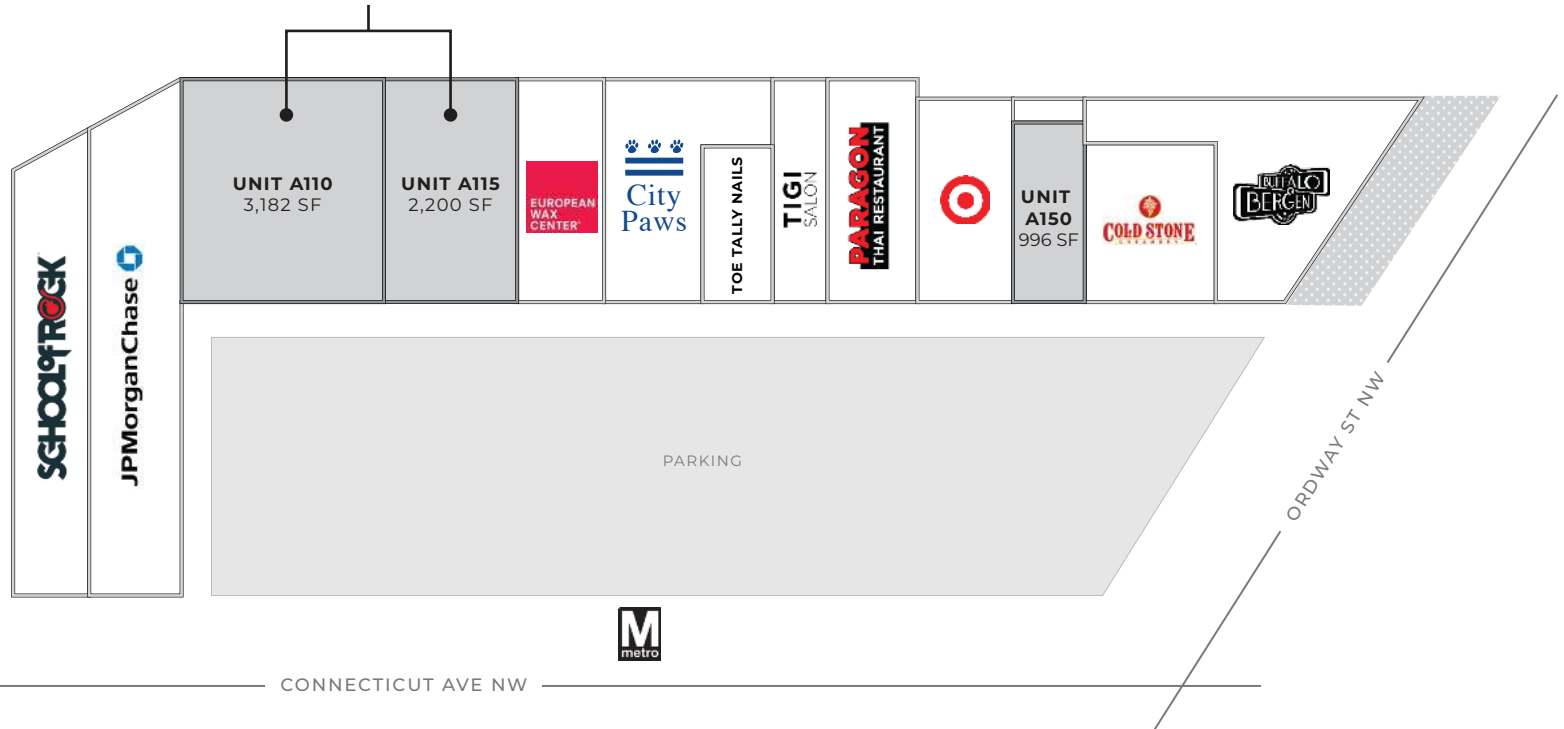
Sam's Park & Shop Site Plan

3529 CONNECTICUT AVE NW

LEVEL 2



CAN COMBINE FOR 5,382 SF TOTAL



LOWER





Get In Touch

klnb

RETAIL

Jennifer Price

jprice@klnb.com

Kelly Atkinson

katkinson@klnb.com

Kim Stein

kstein@klnb.com

Kelley Milloy

kmilloy@klnb.com

 **ASANA PARTNERS**

Olivia Summerford

osummerford@asanapartners.com