



JOIN THESE NEIGHBORHOOD ATTRACTIONS



PAD SITE AVAILABLE

- Billboard 6,146 SF corner parcel available for ground lease in affluent Chevy Chase
- Prime signalized corner location with fantastic visibility to Connecticut Avenue [28,000 ADT] with a large free standing pylon sign
- Conceptual 2,420 SF Bank Building Layout. [Concept Plan Link](#)
- MU-3A Zoning
- Delivery Hub with access to 132,442 people within a 10 minute drive time to capture \$600,077,665 spent on food and beverages

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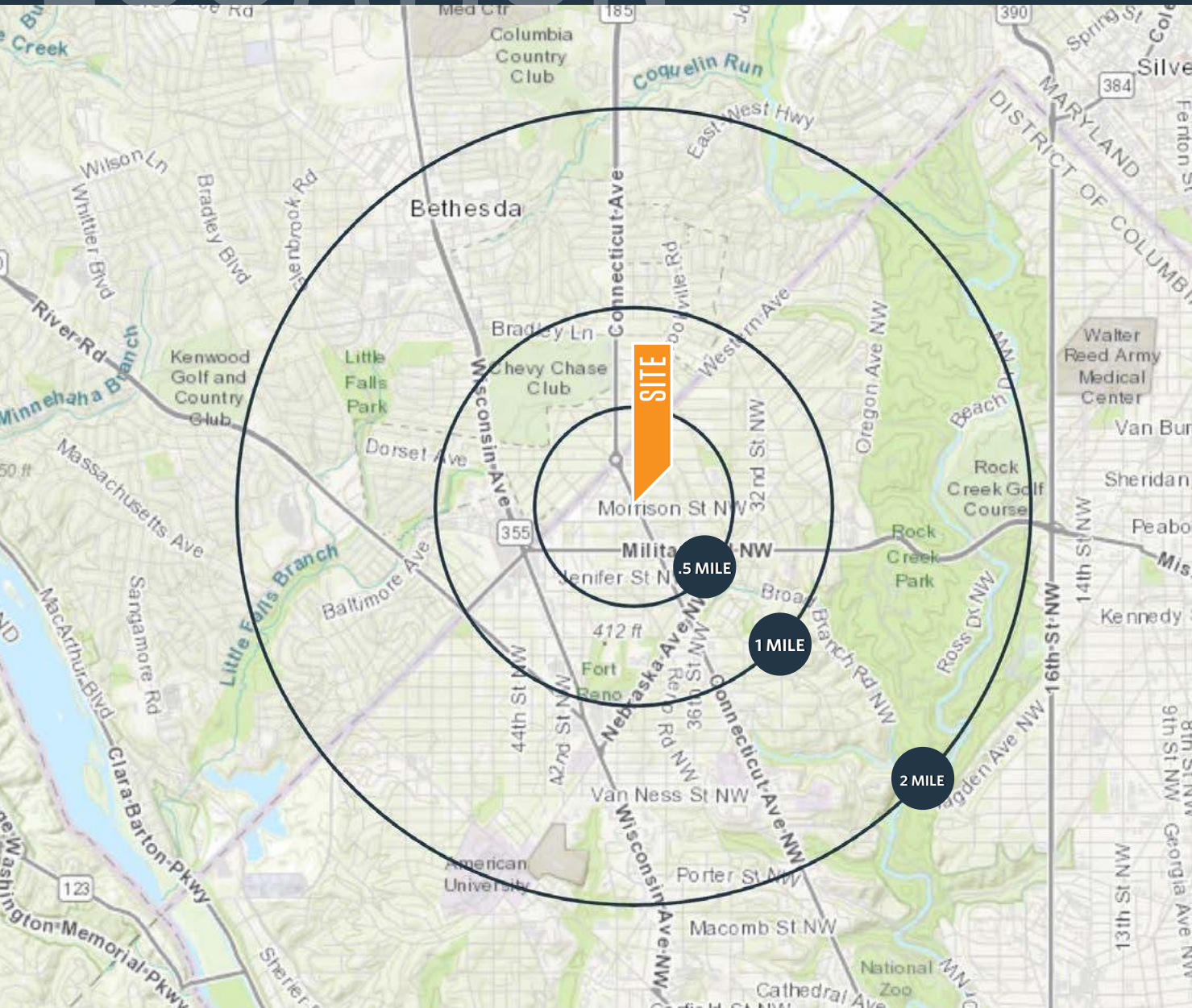
BEN BECKER

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LOCATION

5532 CONNECTICUT AVE NW

WASHINGTON, DC 20015



PROPERTY DETAILS

- 6,164 SF parcel available
- MU-3A zoning
- \$250,000 per year ground rent

DEMOGRAPHICS | 2024:

DRIVE TIME

10 MIN	0.5-MILE	1-MILE	2-MILE
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Population

132,442	7,875	28,407	85,553
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Daytime Population

163,605	6,769	37,416	120,357
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Households

58,815	3,540	13,180	39,646
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Average HH Income

\$220,632	\$248,535	\$233,801	\$232,800
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TRAFFIC COUNTS | 2023:

Connecticut Ave NW	28,000 ADT
Morrison Street	1,600 ADT

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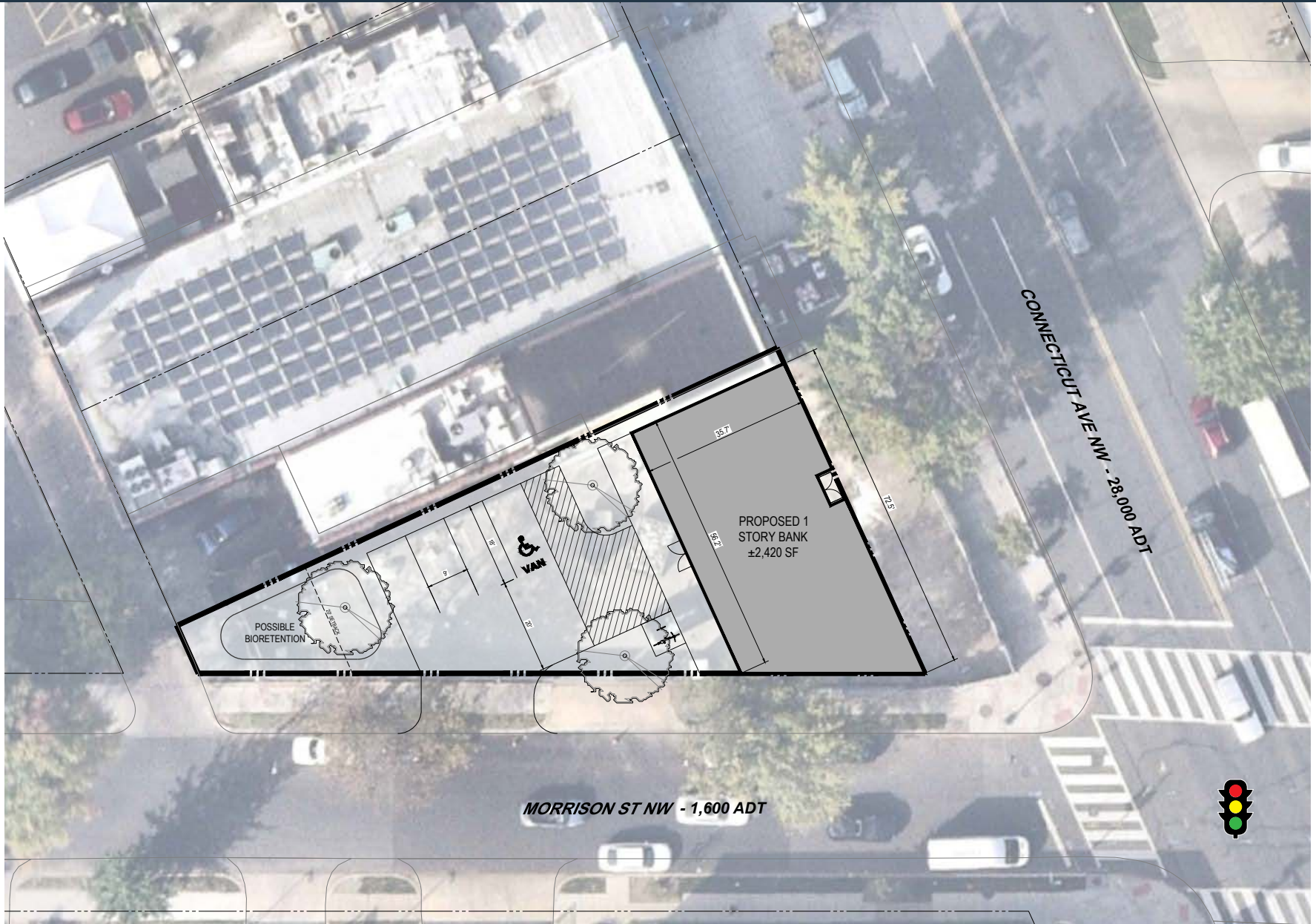
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CONCEPT PLAN

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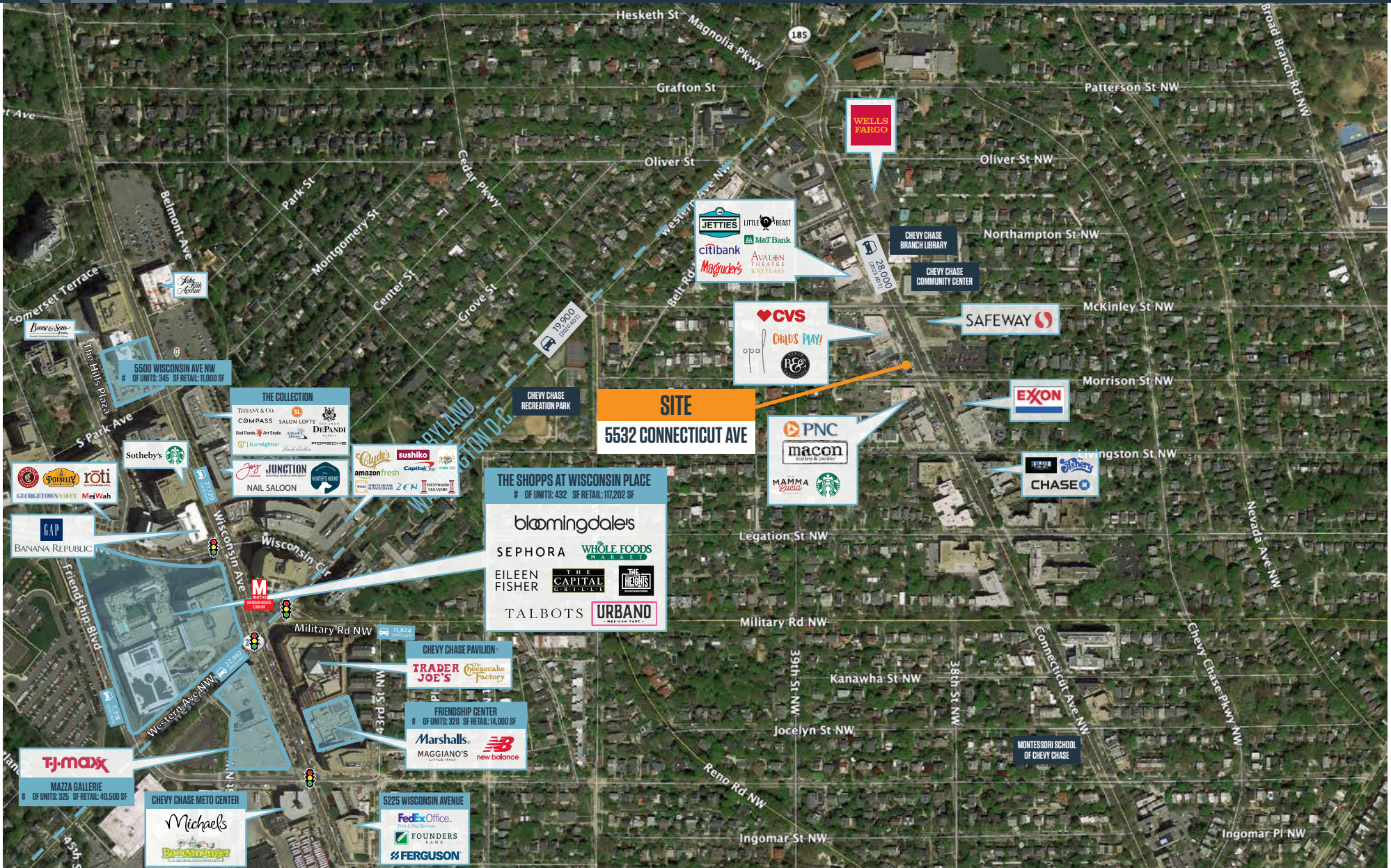
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AERIAL

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[CLICK TO VIEW PROPERTY WEBSITE](#)

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