

4,535 SF OF PRIME RETAIL SPACE AVAILABLE

VAN NESS/UDC METRO STATION | NORTHWEST WASHINGTON, DC



JOIN THESE RETAILERS



Giant



RETAIL SPACE AVAILABLE

- Rare restaurant space available in Northwest DC along Red Line Metro
- Located at the Van Ness/UDC Metro Station which boasts ridership of 2,424 PPD
- Average annual enrollment of approximately 4,000 students at the University of the District of Columbia
- 4,535 SF of Vented Restaurant space
- MOM's Organic Market opening 1Q 2025

STEVE COMBS

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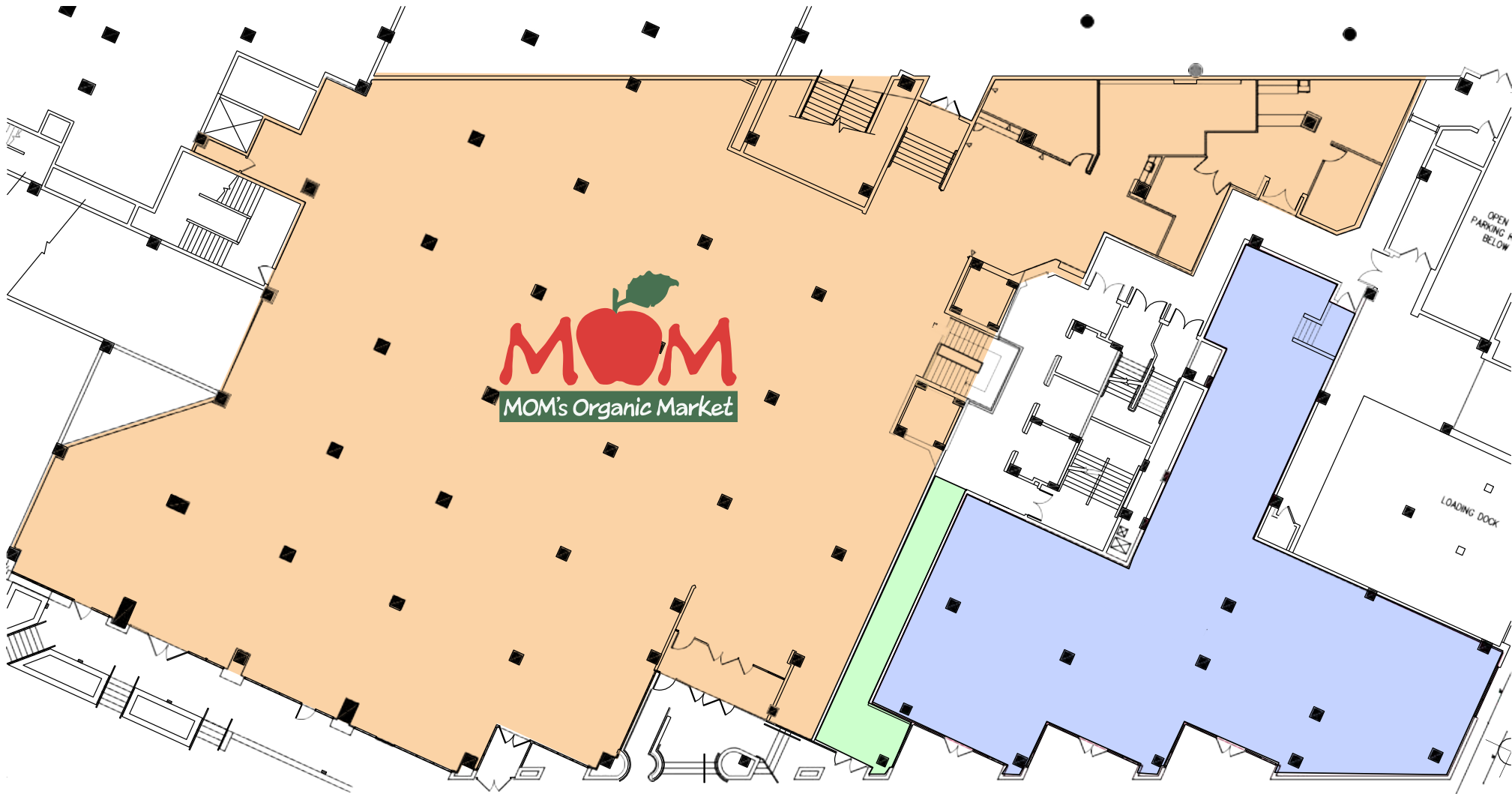
MATT SKALET

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SITE PLAN

4250 CONNECTICUT AVE NW

WASHINGTON, DC 20008



 COMMON CORRIDOR (APPROX. 380 SF)

 4,535 SF (VENTED RESTAURANT SPACE)

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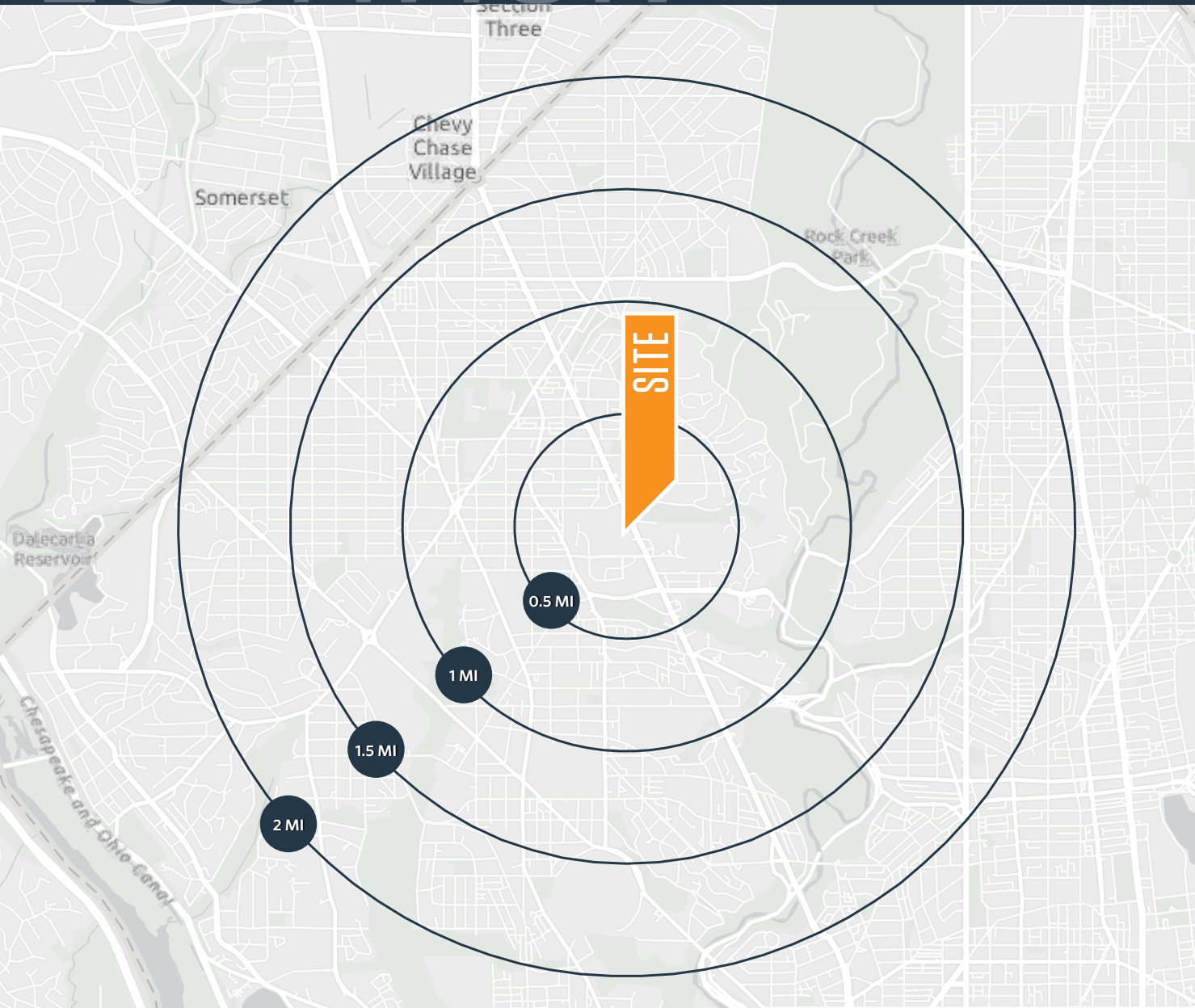
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LOCATION

4250 CONNECTICUT AVE NW

WASHINGTON, DC 20008



RETAIL SPACE AVAILABLE:

Size: 4,535 SF
Rate: \$50.00 PSF
Condition: As Is
Delivery: Available Now
Est. NNN: \$6.50 PSF

DEMOGRAPHICS | 2024:

0.5-MILE	1-MILE	1.5-MILE	2-MILE
Population 9,983	27,074	64,128	126,885
Daytime Population 9,882	28,810	65,772	124,640
Average HH Income \$175,755	\$191,295	\$207,026	\$200,471

METRO RIDERSHIP | 2023:

Van Ness/UDC Metro 2,424 PPD

TRAFFIC COUNT | 2023:

Connecticut Avenue 26,786 ADT

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AERIAL

4250 CONNECTICUT AVE NW

WASHINGTON, DC 20008



UNIVERSITY OF THE DISTRICT OF COLUMBIA
1851
NEW STUDENT CENTER

OPENING 1Q 2025
MOM's Organic Market

4,535 SF

26,786 [2023 ADT]

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UNIVERSITY OF THE DISTRICT OF COLUMBIA 1851
klnb

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
-  HOTEL
-  FITNESS
-  OTHER SERVICES



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