

4215 CONNECTICUT AVE NW
WASHINGTON, DC 20008

2ND GENERATION RETAIL FOR LEASE

1,471 SF PHARMACY AVAILABLE
WITH EXISTING PRESCRIPTION LIST



VICTOR SALCIDO
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OVERVIEW

4215 CONNECTICUT AVE NW

WASHINGTON, DC 20008

2ND GENERATION RETAIL FOR LEASE

- 1,471 SF, currently occupied by Pill Plus Pharmacy, available in Van Ness. New pharmacy user would inherit existing customers and prescription list.
- Visibility along Connecticut Ave NW (32,463 ADT) and in close proximity to Van Ness-UDC Metro Station (3,429 ADR), accessible to the Red line.
- Directly across from UDC Campus (2,810 students) in underserved submarket with average HH income of over \$170,000 within a 10-minute walk.
- Space can be vented for food use.

NEARBY RETAILERS:



GOLD'S GYM



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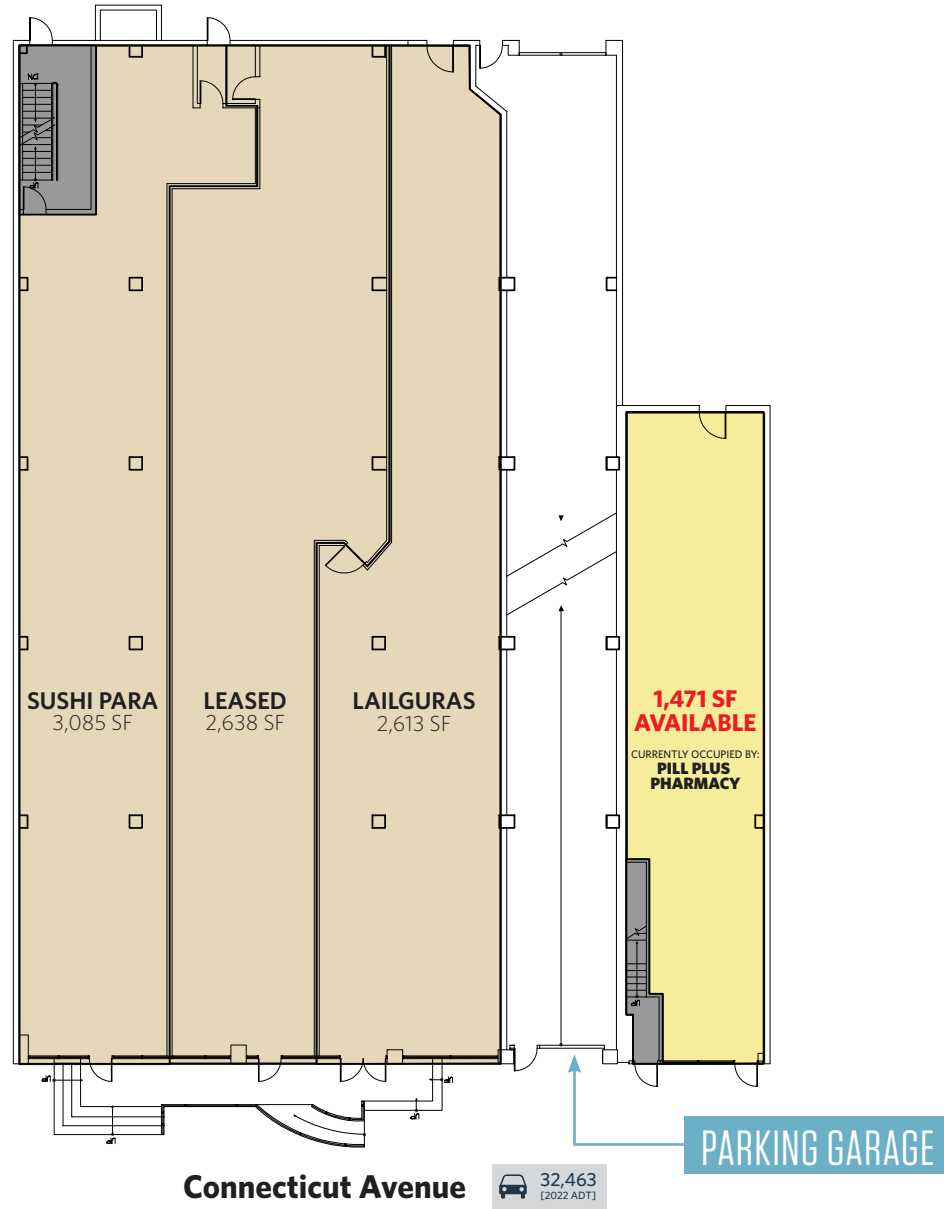
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SITE PLAN

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CLOSE UP

4215 CONNECTICUT AVE NW

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1,471 SF AVAILABLE



CONNECTICUT AVE NW

31,898
[2022 ADT]



VAN NESS NW



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Van Ness

Washington, D.C.



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

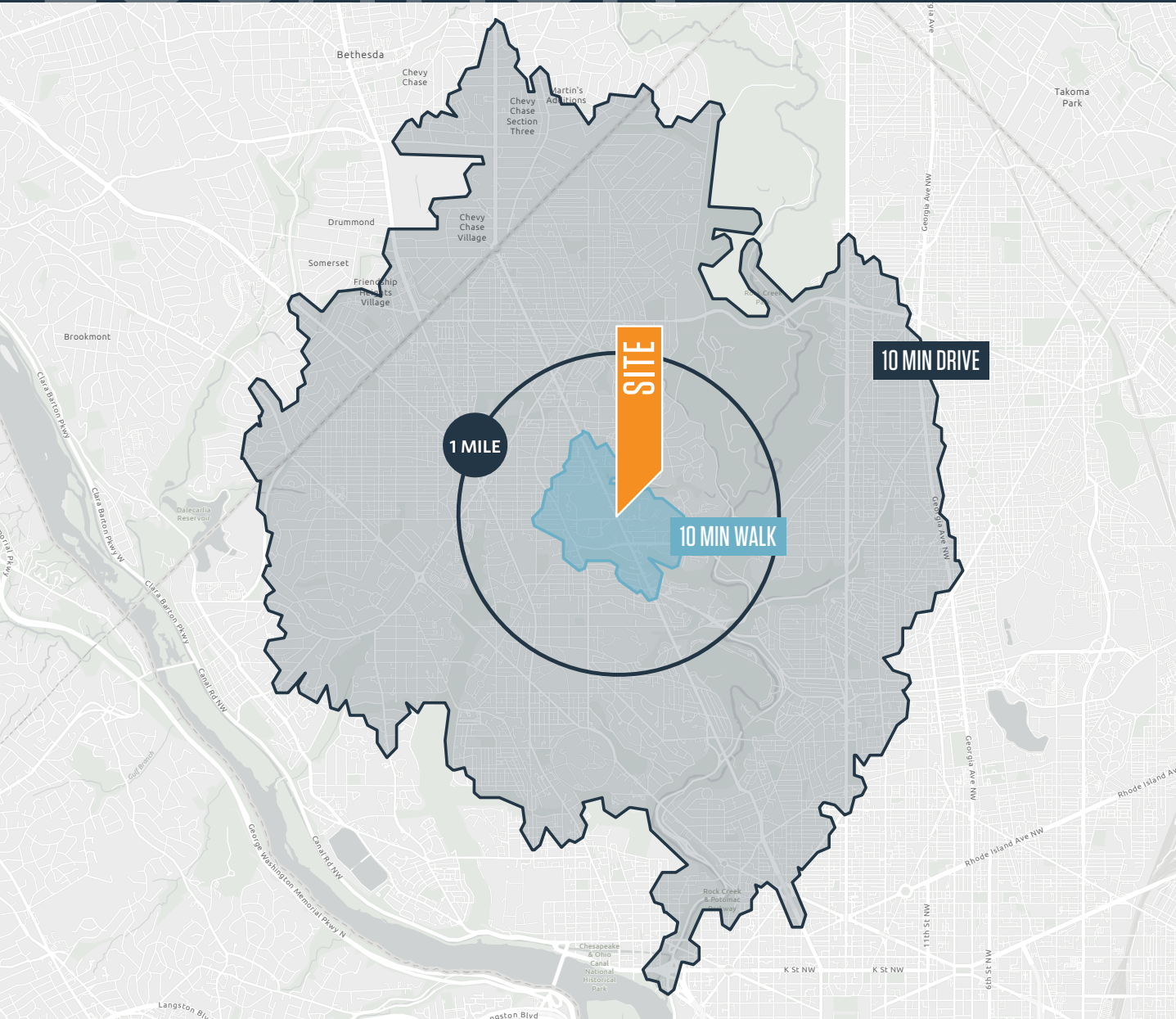
- SCHOOL
- BANK
- FOOD + BEVERAGE
- GROCERY
- FITNESS
- OTHER SERVICES



LOCATION

4215 CONNECTICUT AVE NW

WASHINGTON, DC 20008



DEMOGRAPHICS | 2023:

1-MILE	10-MIN WALK	10-MIN DRIVE
Population		
26,642	7,626	183,325
Daytime Population		
18,468	5,993	117,316
Households		
14,528	4,654	88,062
Average HH Income		
\$197,946	\$177,556	\$201,188
Median Age		
38.4	38.4	37.7

[CLICK FOR 1 MILE DEMOGRAPHICS](#)

[CLICK FOR 10 MIN DRIVE DEMOGRAPHICS](#)

[CLICK FOR 10 MIN WALK DEMOGRAPHICS](#)

TRAFFIC COUNTS | 2022:

Connecticut Ave NW 31,898 ADT

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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

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