

3417-19 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008



MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743

2ND GENERATION RESTAURANT SPACE FOR LEASE

3419 CONNECTICUT AVENUE

- 2,380 SF 2nd generation restaurant available

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

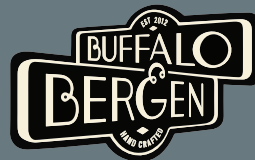
3417 CONNECTICUT AVENUE

- 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

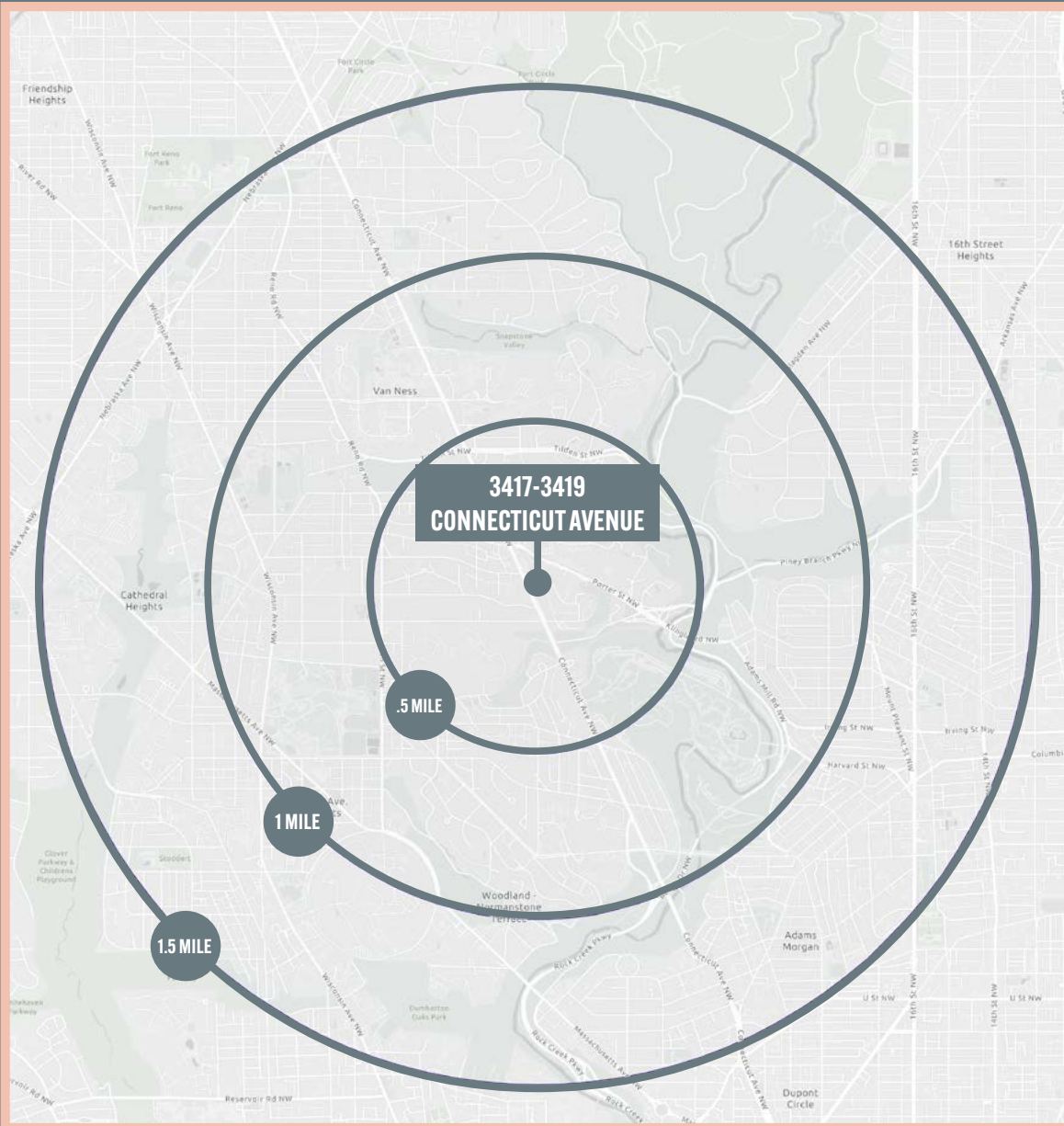
Conveniently located on the highly trafficked Connecticut Avenue (23,667 VPD) and within walking distance to the Cleveland Park Metro (3,818 ADR).

Spaces can be combined to create 6,430 SF

NEARBY RETAILERS



LOCATION



AVAILABLE SPACE

| SIZE | RATE | CONDITION | AVAILABLE |
|----------|------------|--------------------|-----------|
| 4,050 SF | NEGOTIABLE | 2ND GEN RESTAURANT | NOW |
| 2,380 SF | NEGOTIABLE | 2ND GEN RESTAURANT | NOW |

SPACES CAN BE COMBINED FOR 6,430 SF

DEMOGRAPHICS | 2024:

| | .5-MILE | 1-MILE | 1.5-MILE |
|---------------------------|-----------|-----------|-----------|
| Population | 8,421 | 29,196 | 100,566 |
| Daytime Population | 6,344 | 27,292 | 82,244 |
| Households | 5,149 | 15,885 | 53,289 |
| Average HH Income | \$185,502 | \$196,291 | \$183,278 |

TRAFFIC COUNTS | 2024:

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

PHOTOS

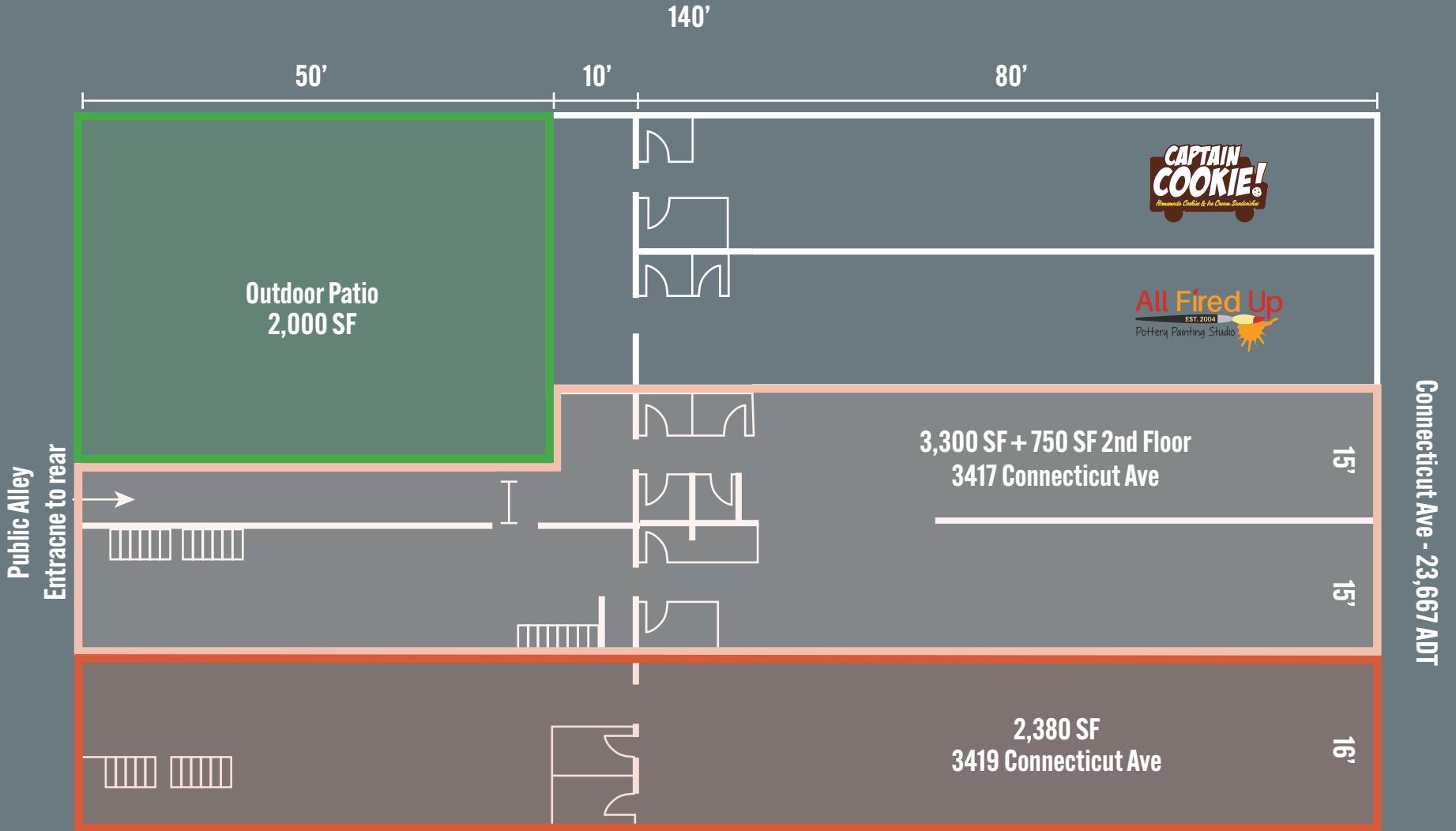
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SITE PLAN UP TO 6,430 SF



*Measurements are all approximate

AERIAL



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FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mkalet@klnb.com
202-420-777

BEN BECKER

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202-420-7773

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RYAN SCHMITZ

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klnb

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