

**4215 CONNECTICUT AVE NW
WASHINGTON, DC 20008**

FORMER NAIL SALON FOR LEASE

**1,035 SF FORMER NAIL SALON WITH
ENTRANCE FROM PARKING GARAGE**

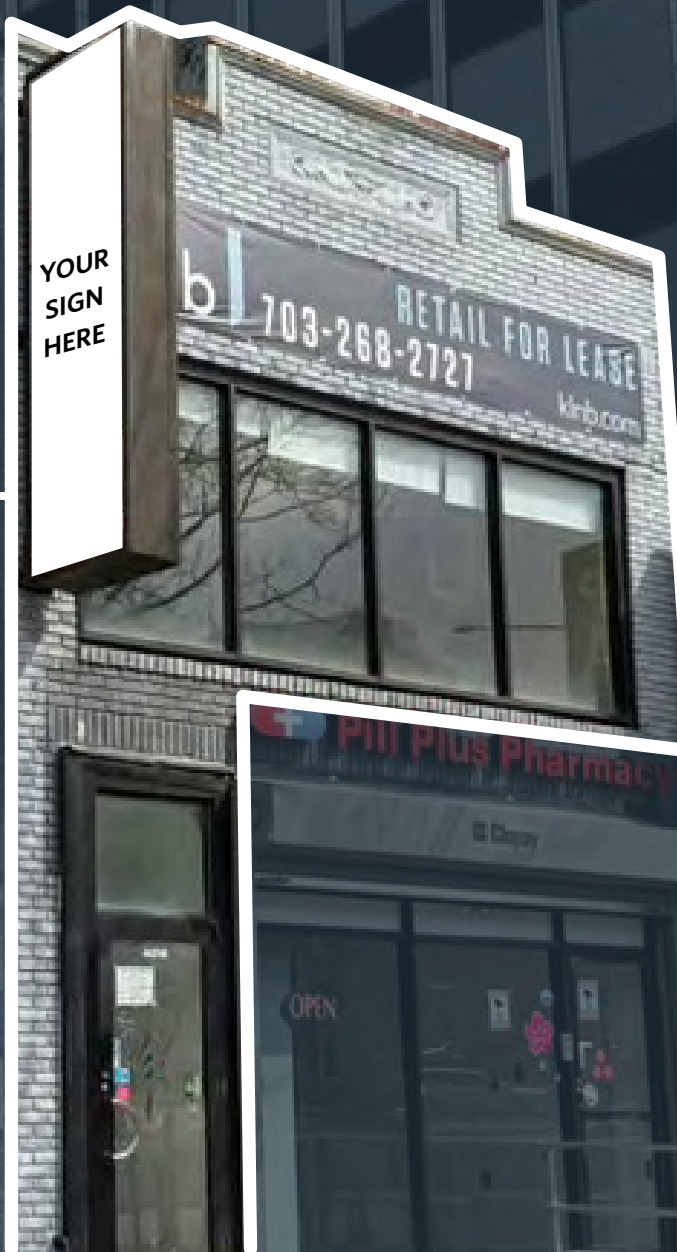


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OVERVIEW

4215 CONNECTICUT AVE NW

WASHINGTON, DC 20008

FORMER NAIL SALON FOR LEASE

- 1,035 SF, former nail salon, immediately available in Van Ness. Dedicated, street level entrance/exit along Connecticut Ave NW and entrance via parking garage.
- Visibility along Connecticut Ave NW (32,463 ADT) and in close proximity to Van Ness-UDC Metro Station (3,429 ADR).
- Directly across from UDC Campus (2,810 students) in underserved submarket with average HH income of over \$170,000 within a 10-minute walk.
- Prominent signage available.

NEARBY RETAILERS:



GOLD'S GYM



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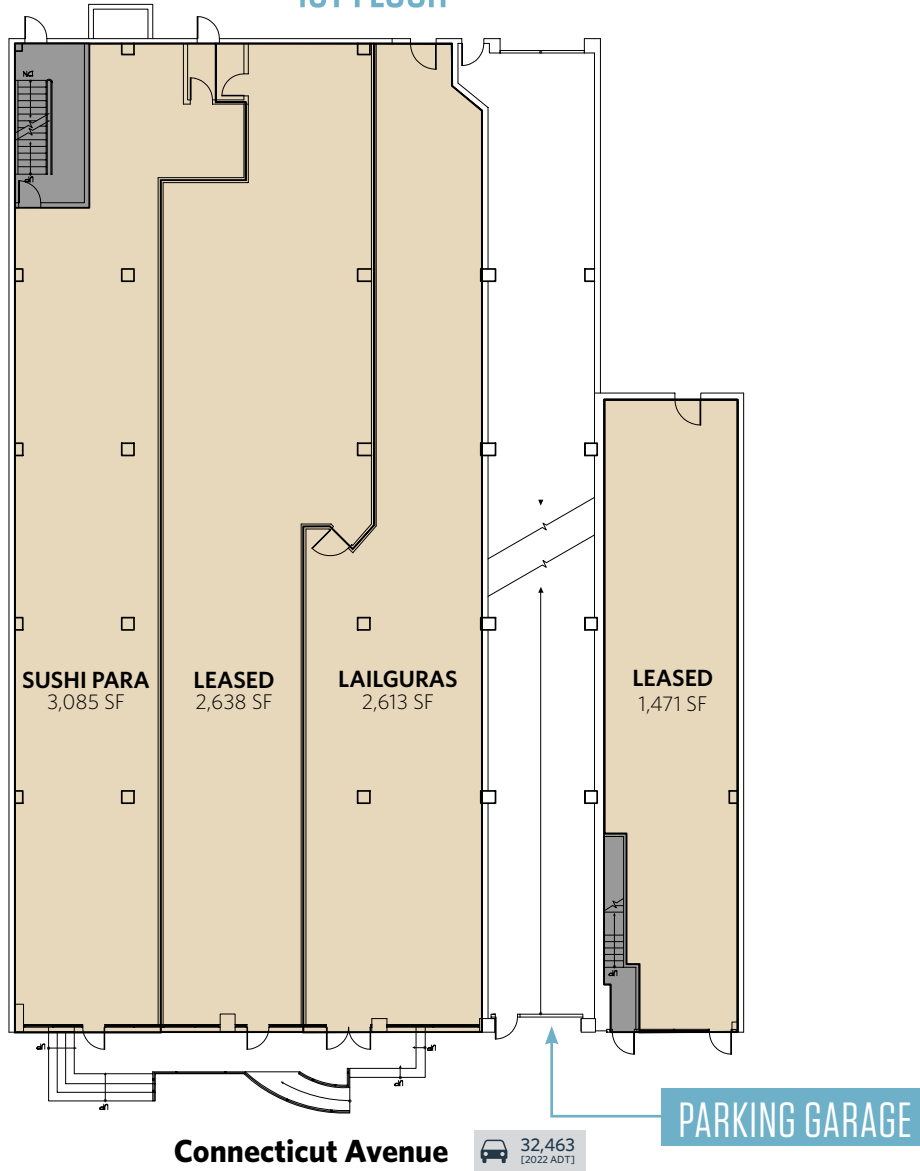
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SITE PLAN

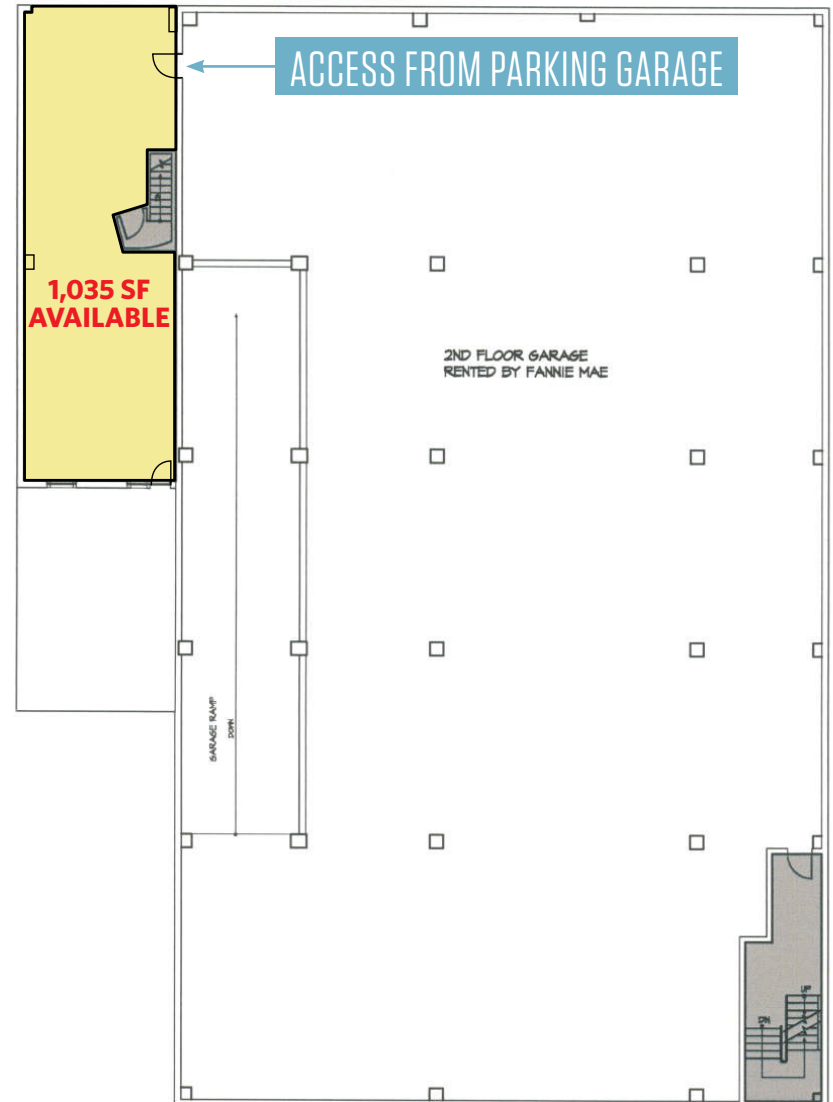
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1ST FLOOR



2ND FLOOR



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CLOSE UP

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Van Ness

Washington, D.C.

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

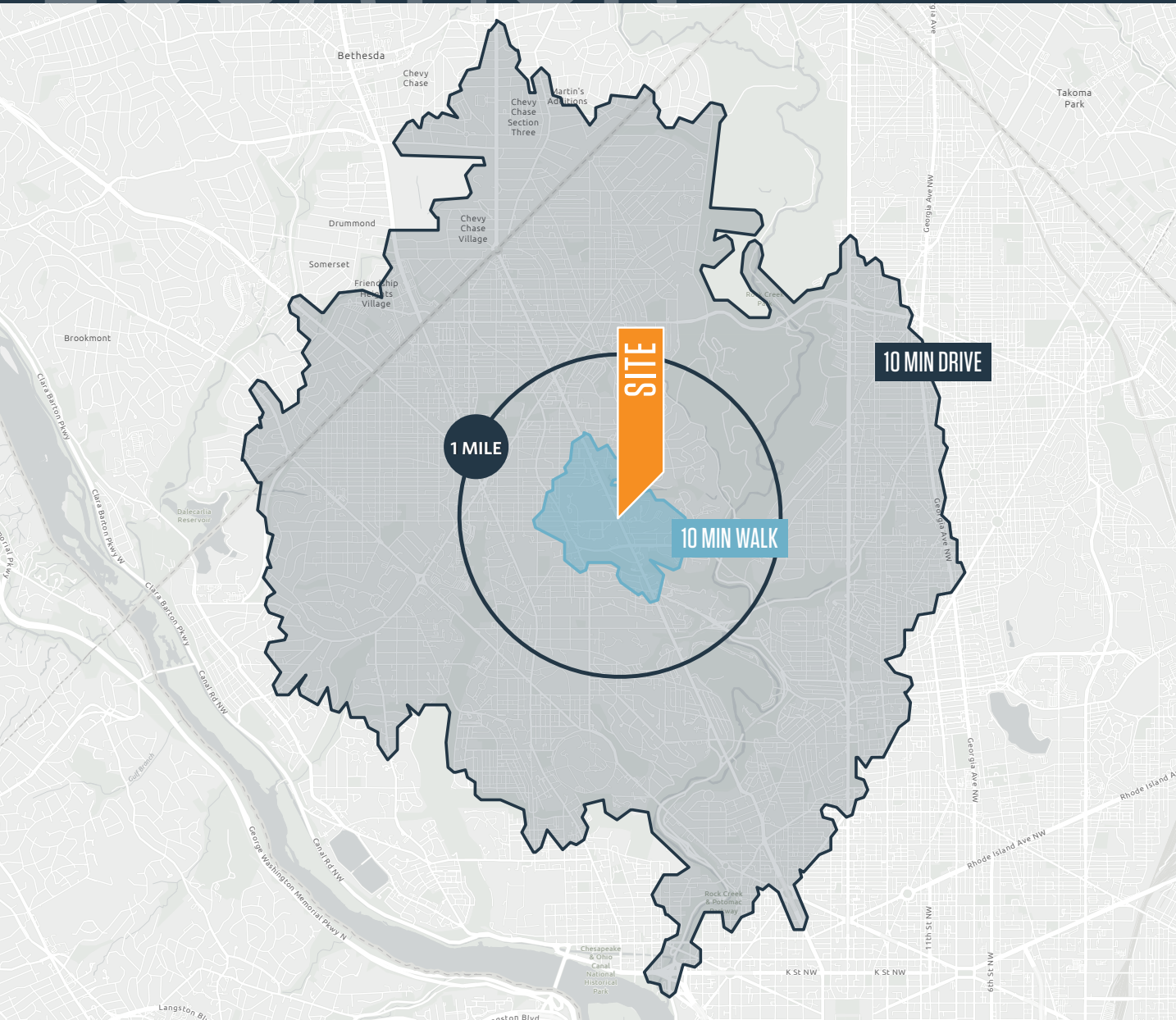
-  SCHOOL
-  BANK
-  FOOD + BEVERAGE
-  GROCERY
-  FITNESS
-  OTHER SERVICES



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](#)

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TRAFFIC COUNTS | 2022:

Connecticut Ave NW 31,898 ADT

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PHOTOS

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Reception Area from Main Entrance



Service Area



Entrance from Parking Garage



Bathroom and Back Area



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CLICK TO VIEW PROPERTY WEBSITE

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