

## 4,535 SF OF PRIME RETAIL SPACE AVAILABLE

VAN NESS/UDC METRO STATION | NORTHWEST WASHINGTON, DC

VAN NESS/UDC  
METRO STATION  
2,424 PPD



NOW OPEN!



4,535 SF



CONNECTICUT AVE (26,786 ADT)

## JOIN THESE RETAILERS



## 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 now open

STEVE COMBS

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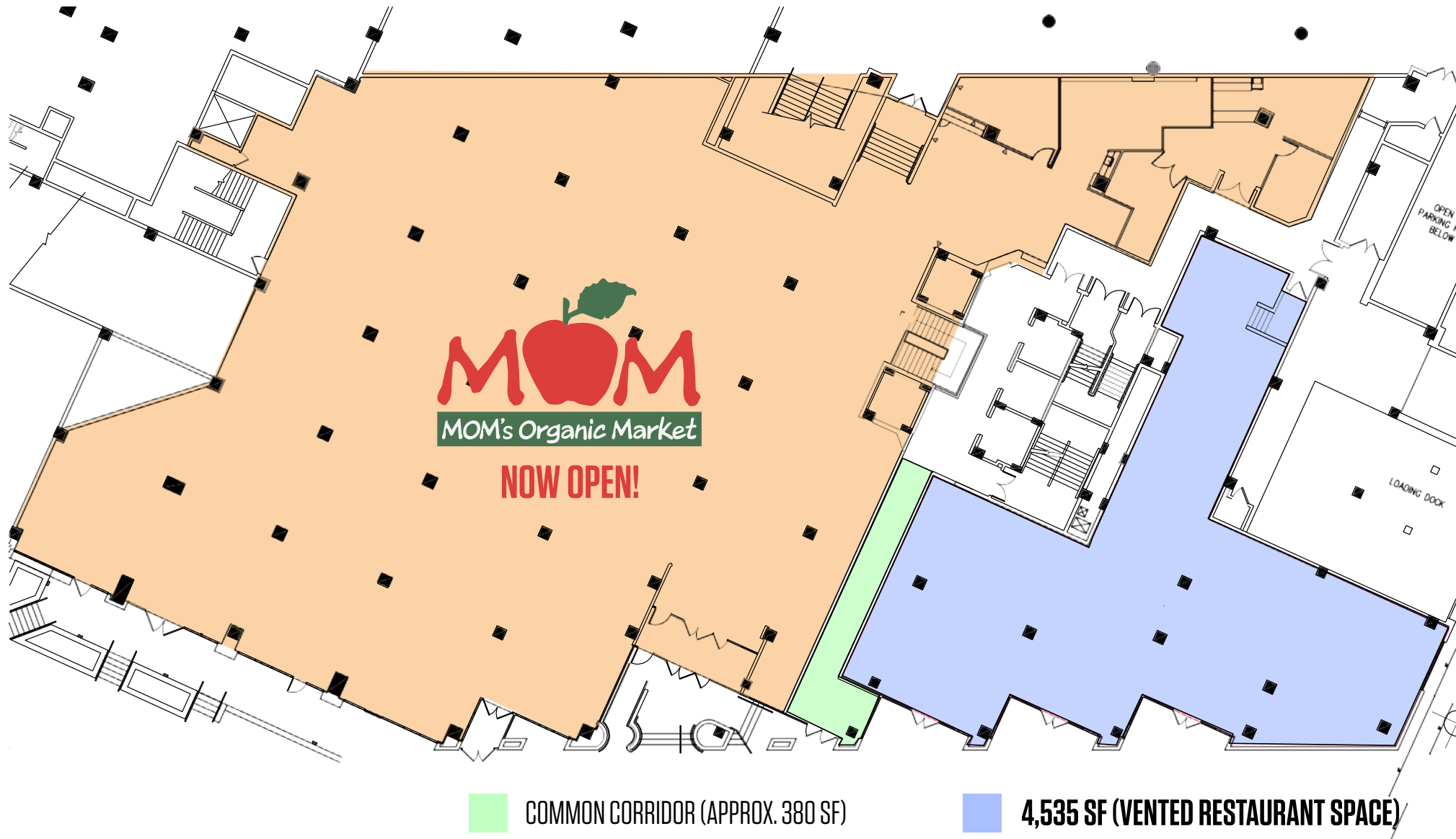
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# SITE PLAN

## 4250 CONNECTICUT AVE NW

WASHINGTON, DC 20008



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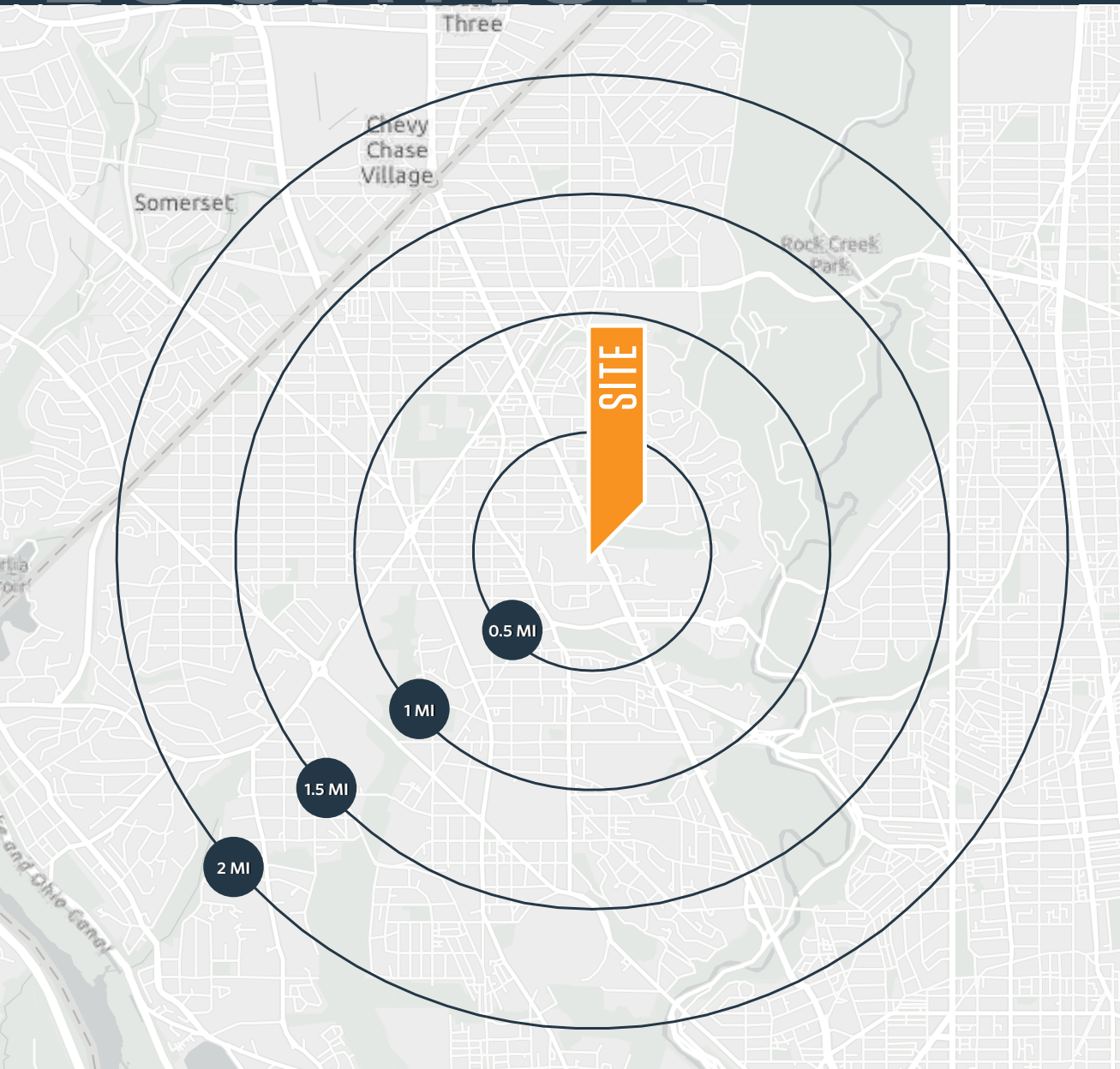
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# LOCATION

## 4250 CONNECTICUT AVE NW

WASHINGTON, DC 20008



### RETAIL SPACE AVAILABLE:

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

### DEMOGRAPHICS | 2024:

| 0.5-MILE                       | 1-MILE    | 1.5-MILE  | 2-MILE    | 10 MIN<br>DRIVE TIME |
|--------------------------------|-----------|-----------|-----------|----------------------|
| Population<br>9,983            | 27,074    | 64,128    | 126,885   | 156,827              |
| Daytime Population<br>9,882    | 28,810    | 65,772    | 124,640   | 152,018              |
| Average HH Income<br>\$175,755 | \$191,295 | \$207,026 | \$200,471 | \$224,761            |

### METRO RIDERSHIP | 2023:

Van Ness/UDC Metro 2,424 PPD

### TRAFFIC COUNT | 2023:

Connecticut Avenue 26,786 ADT

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# AERIAL

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# AERIAL

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WASHINGTON, DC 20008








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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# PHOTOS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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