



JUST SIGNED!



JOIN THESE RETAILERS



Zoo Wine & Spirits



RETAIL FOR LEASE

- **FULLY LEASED**
- Located directly across the street from the main entrance to the Smithsonian National Zoo, which has approximately **2 million visitors annually**
- Billboard visibility on Connecticut Avenue (26,558 cars per day)
- Conveniently located within walking distance to both the Cleveland Park Metro (3,818 ADR) and Woodley Park Metro (6,056 ADR)
- Monthly surface parking available, ideal for delivery drivers and employees

MATT SKALET

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LINDSEY ST. MAXENS

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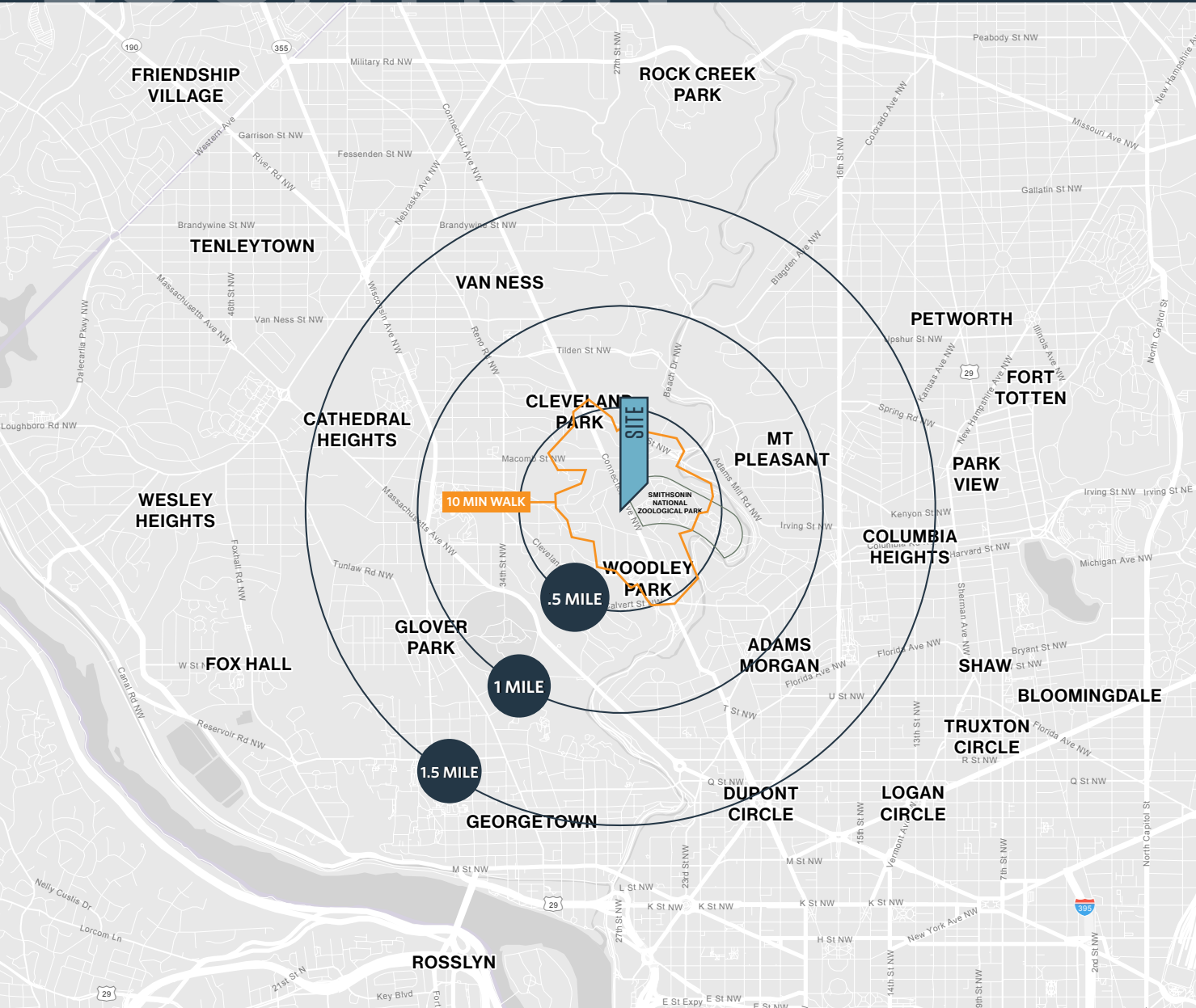
STEVE COMBS

scombs@klnb.com | 202-420-7776

LOCATION

3000 CONNECTICUT AVE, NW

WASHINGTON, DC 20008



DEMOGRAPHICS | 2023:

.5-MILE	1-MILE	1.5-MILE	10-MIN WALK
Population			
9,974	40,783	123,141	6,809
Daytime Population			
8,880	32,752	40,369	5,634
Households			
5,894	22,344	66,078	4,041
Average HH Income			
\$201,625	\$196,477	\$186,288	\$210,448

TRAFFIC COUNTS | 2023:

Connecticut Ave NW	26,558 ADT
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METRO RIDERSHIP | 2023:

Woodley Park	3,452 ADR
Cleveland Park	2,186 ADR

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PHOTOS

3000 CONNECTICUT AVE, NW

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3000 CONNECTICUT AVE NW - 26,558 ADT

MAIN ENTRANCE TO THE NATIONAL ZOO ↓
2 MILLION+ ANNUAL VISITORS

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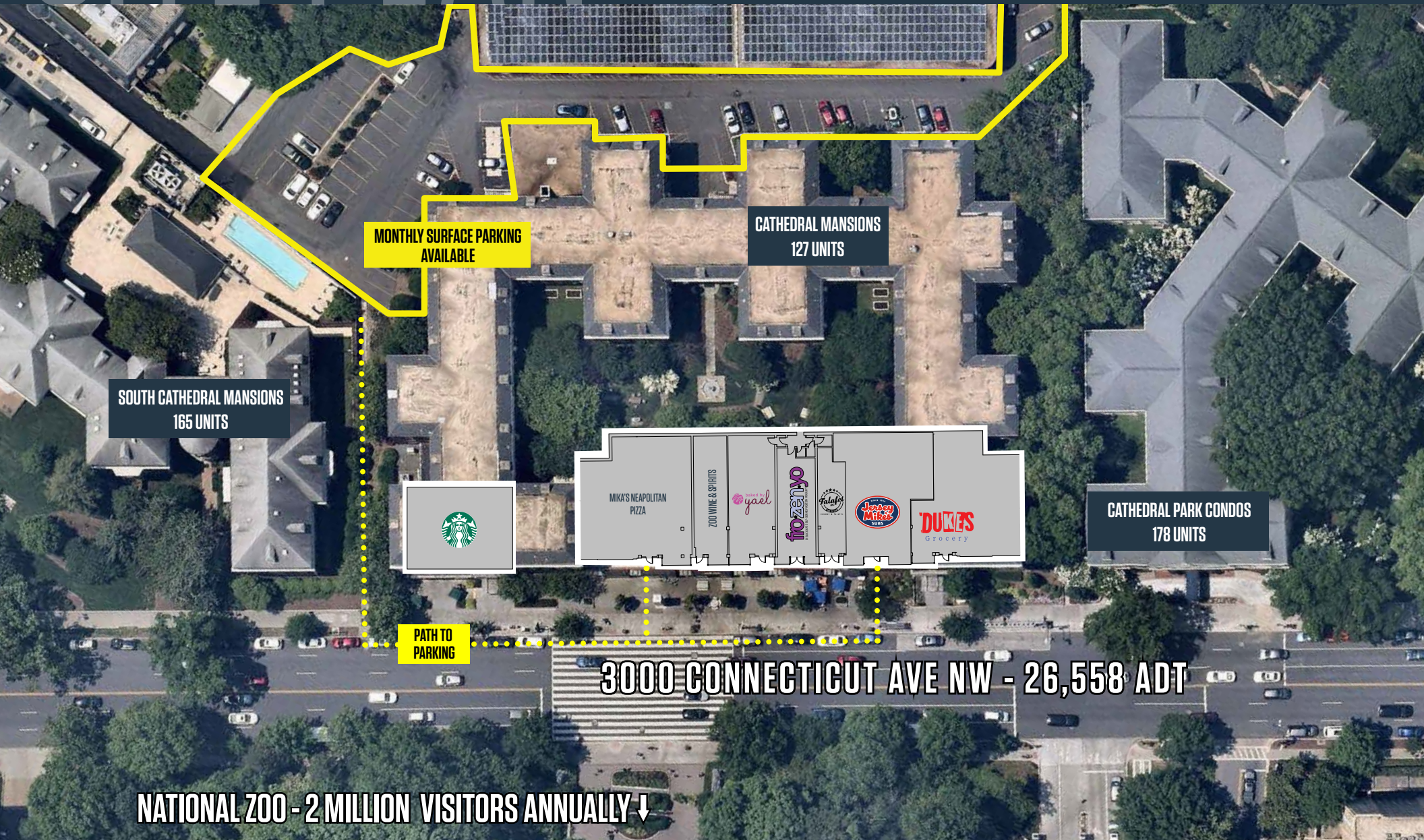
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SITE PLAN

3000 CONNECTICUT AVE, NW

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AERIAL

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