

3417-19 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008



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SPACE FOR LEASE

3417 CONNECTICUT AVENUE

- 1,200 SF space available
- Located in one of DC's most affluent neighborhoods, the Cleveland Park submarket has an average household income of over \$190,000/ year.
- Conveniently located on the highly trafficked Connecticut Avenue (23,667 VPD) and within walking distance to the Cleveland Park Metro (3,818 ADR).

NEARBY RETAILERS



LOCATION



AVAILABLE SPACE

SIZE	RATE	AVAILABLE
1,200 SF	NEGOTIABLE	NOW

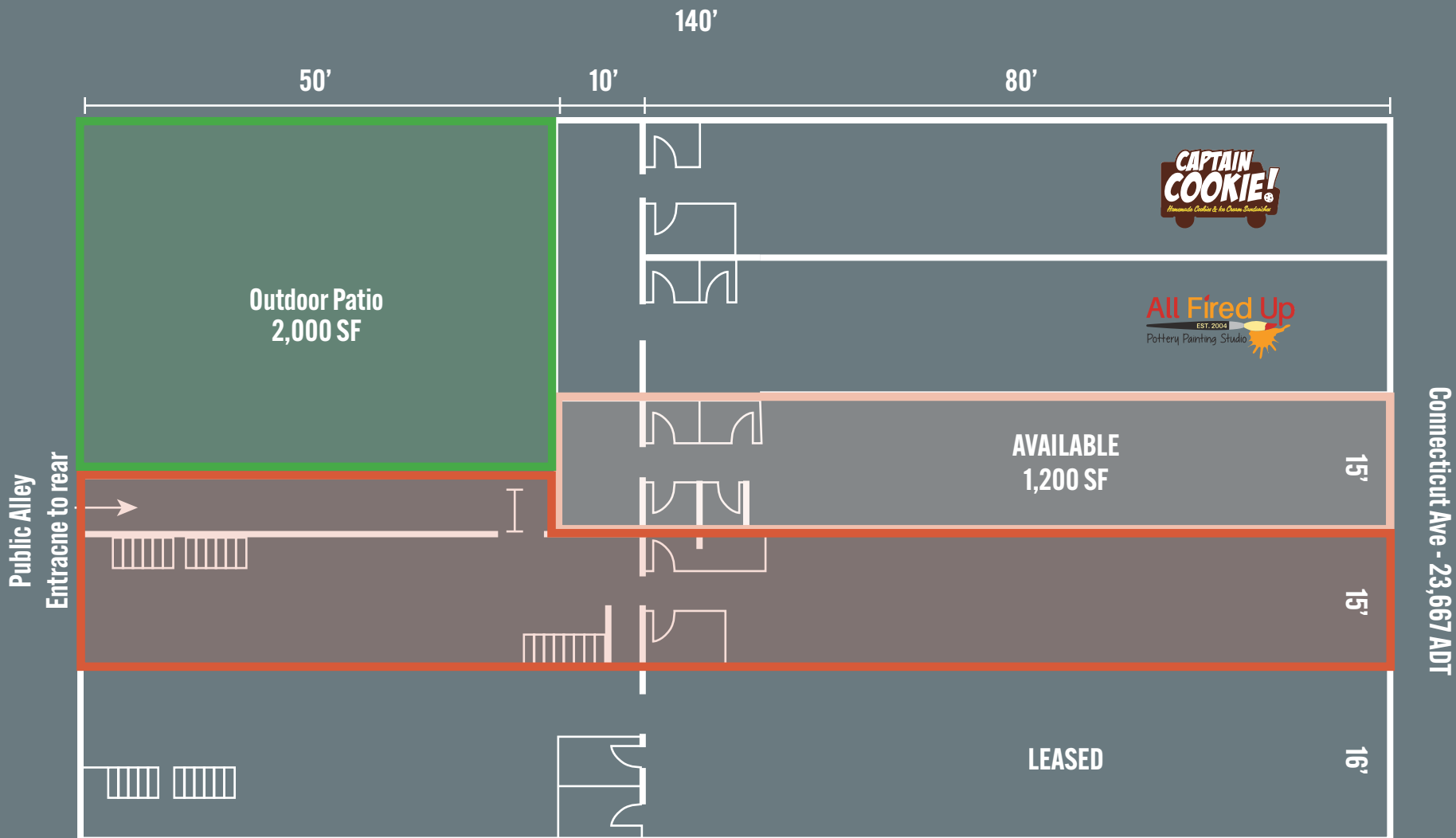
DEMOGRAPHICS | 2024:

.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

SITE PLAN UP TO 4,050 SF



*Measurements are all approximate

AERIAL



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FOR MORE INFORMATION, PLEASE CONTACT:

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