



PRIME RETAIL CORNER FOR SALE OR LEASE

3408 CONNECTICUT AVE NW

Washington, DC 20008

SALES

Vito Lupo

Principal

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Cole Judd

Associate

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LEASING

Ben Becker

Principal

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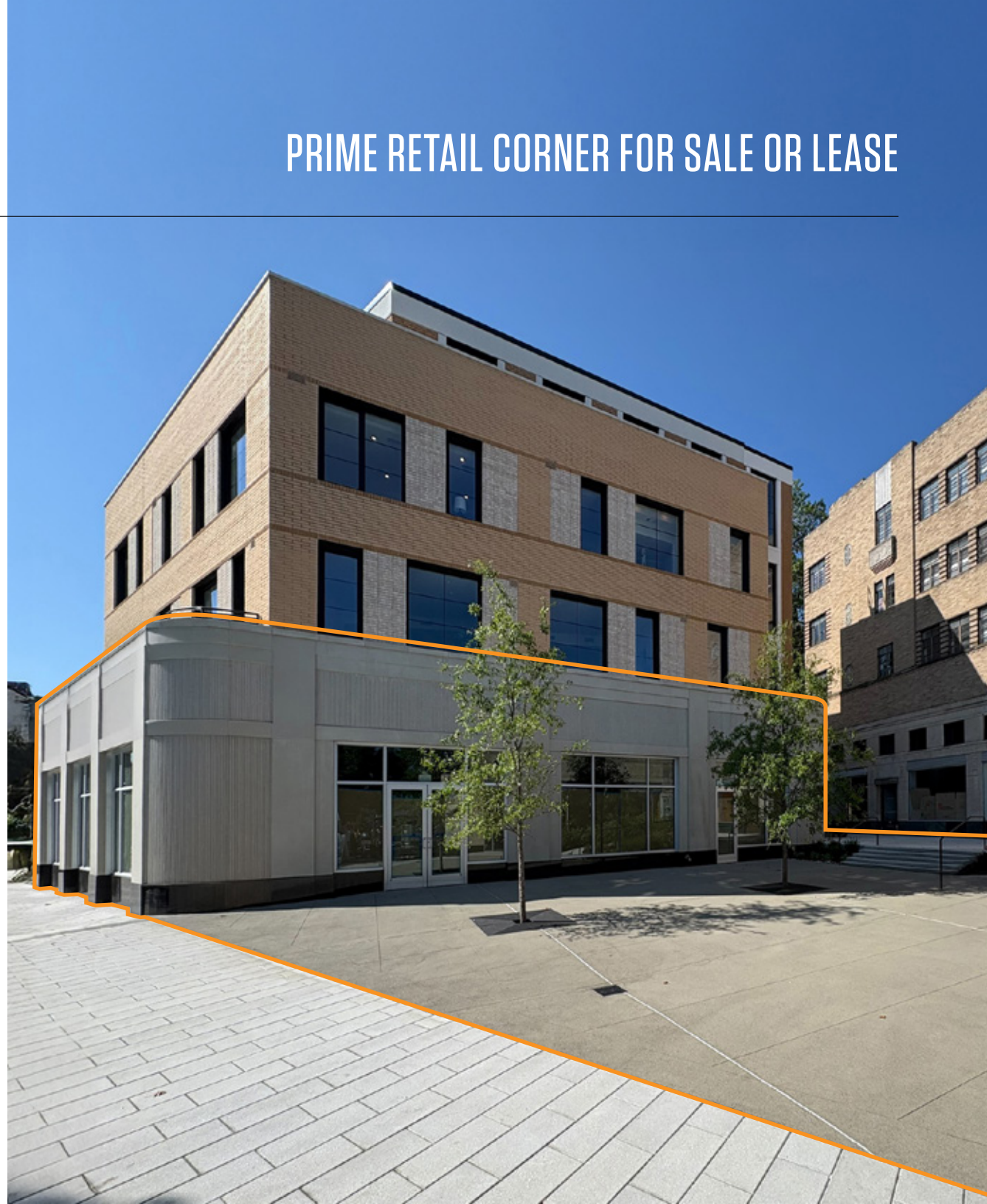
bbecker@klnb.com

Lindsey St. Maxens

Vice President

202-420-7769

lstmaxens@klnb.com



Executive Summary

For Sale or Lease: Call for Pricing

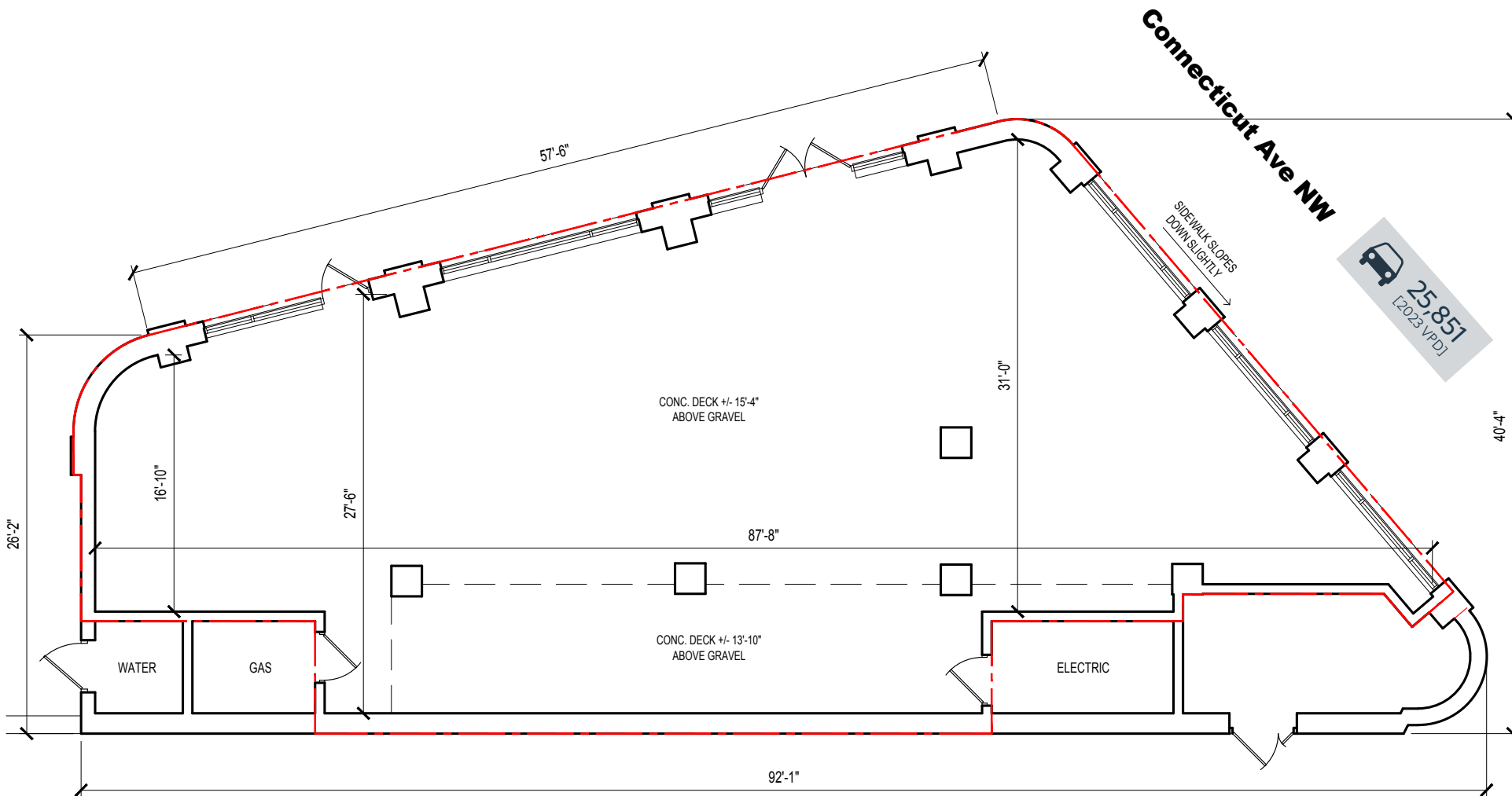
- **2,757 SF GLA** newly constructed prime retail corner
- **±8,000 SF** open-air plaza set back from Connecticut Ave with potential for additional patio area along Connecticut Ave with public space permit
- Vented space with service for fire alarm, sprinkler, gas, water, sewer and electric
- In the heart of coveted Cleveland Park neighborhood steps to the Cleveland Park Metro Station with 2,105 avg. weekday riders
- One of DC's most affluent neighborhoods with over \$230,000 Avg. HH Income
- High visibility to 25,851 VPD along Connecticut Ave

Nearby Retailers

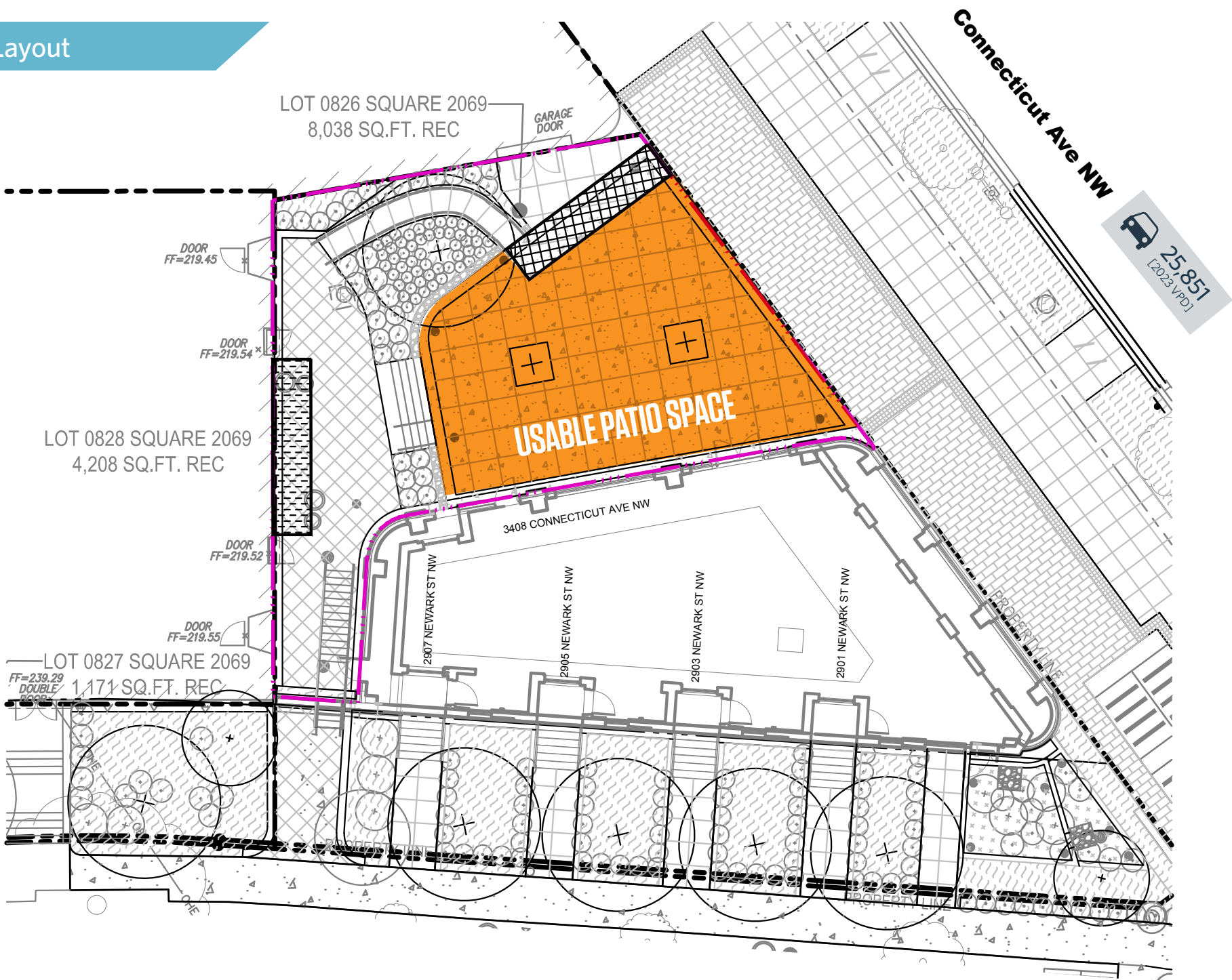


3408 Connecticut Ave NW | 01

Floor Plan



Plaza Layout



25,851
[2023 VPD]

Submarket Aerial

EXXON

SUBWAY



M metro
CLEVELAND PARK

Wonder

TARGET

COLD STONE
CREAMERY

EUROPEAN
WAX
CENTER

BUFFALO
BERGEN

CHASE

STREETS
Market & Cafe

MEDIUM
RARE



yes!
Organic

FAT PETE'S
BARBECUE
ALL FIRED UP
CAPTAIN
COOKIE!

UNITED STATES
POSTAL SERVICE

Bank of America

Revo
TINO'S
PIZZERIA
PALM BEACH TAN
BYBLOS DELI
CRACKED
EGG

CVS
pharmacy

NANNY'S
OBRIENS

FRESH
Baguette
Orangetheory
FITNESS

CLEVELAND PARK
LIBRARY

Vace
Sababa

3408 CONNECTICUT AVE NW

25851
7202 VP1

Macomb St NW

PORTER STREET NW

27th St NW

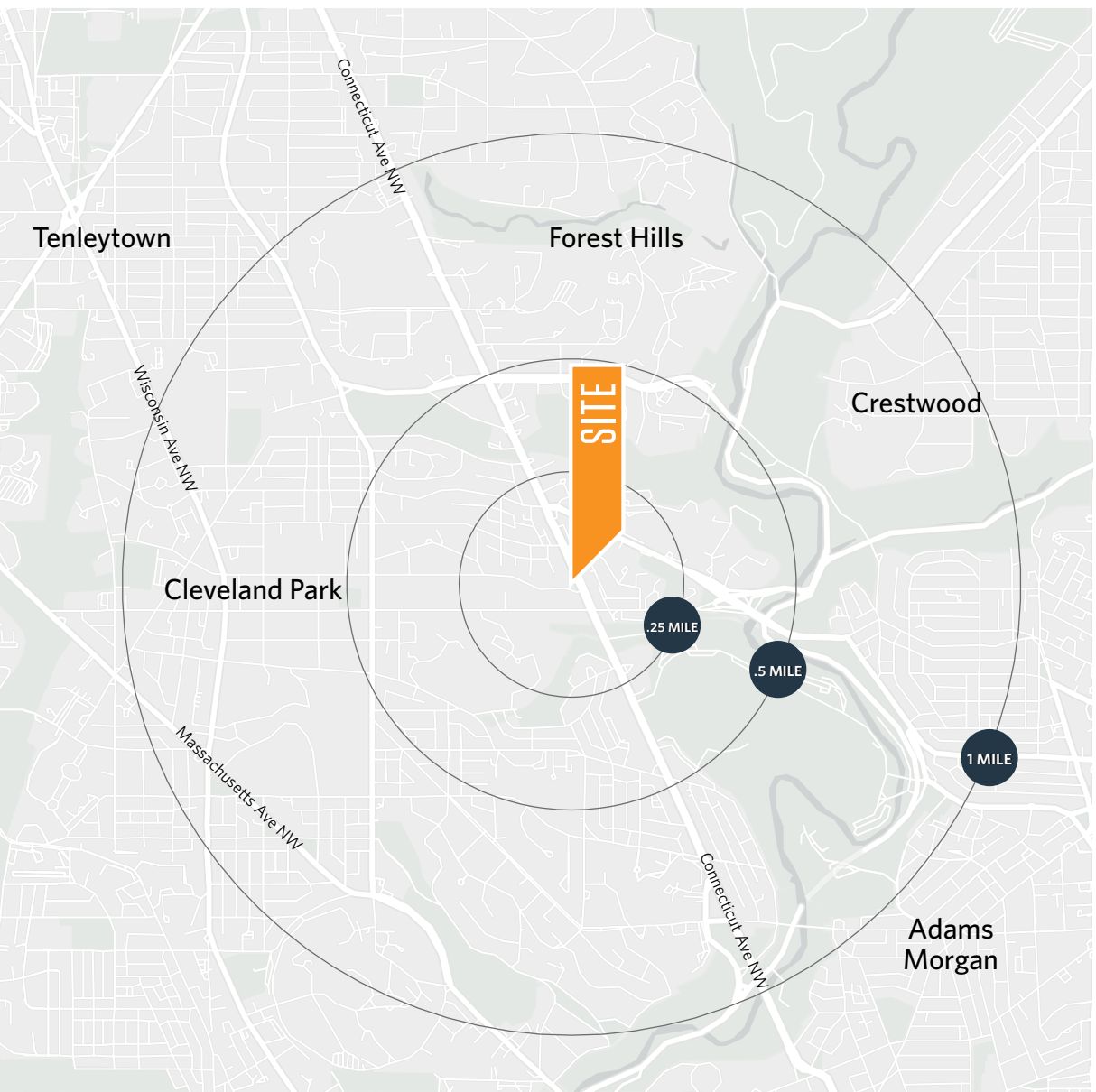
30th St NW

Newark St NW

ROSS PL NW

CONNECTICUT AVENUE NW

Demographics



2025 Demographic Summary

	.25 MILE	.50 MILE	1 MILE
 Total Population	3,283	8,966	29,440
 Average Household Income	\$231,659	\$216,132	\$234,155
 Households	2,165	5,601	16,392
 Daytime Population	2,923	6,646	29,244

2025 - 2030 Projected Annual Growth Summary

 Average Household Income	1.62%	1.78%	1.75%
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