

3415 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008

**1,200 SF
AVAILABLE**



MATT SKALET

m skalet@klnb.com | 202-420-7775

BEN BECKER

b becker@klnb.com | 202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743

SPACE FOR LEASE

3415 CONNECTICUT AVENUE, NW

- 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

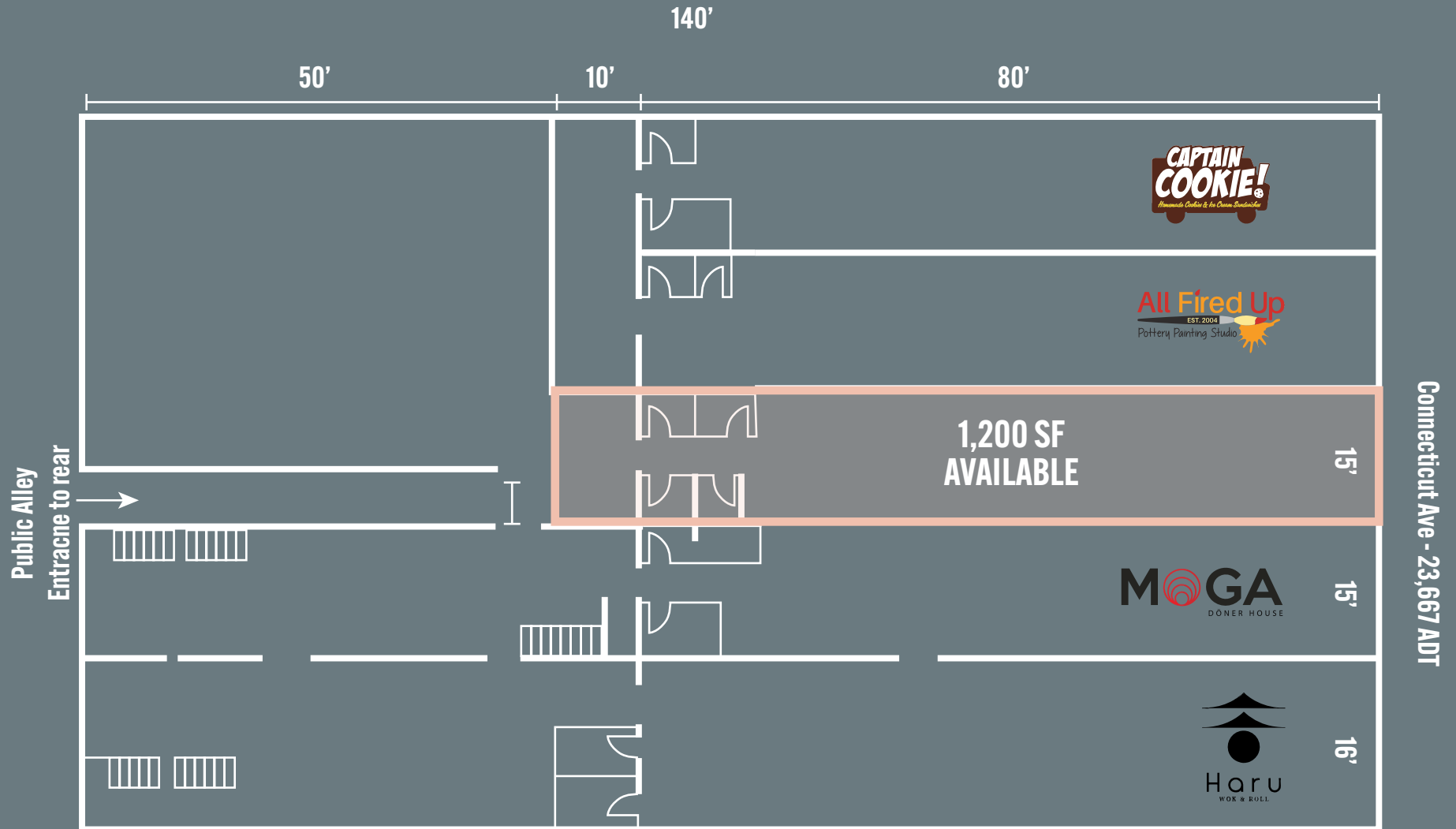
DEMOGRAPHICS | 2024:

.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



*Measurements are all approximate

AERIAL



3415 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mkalet@klnb.com
202-420-777

BEN BECKER

bbecker@klnb.com
202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com
202-420-7769

RYAN SCHMITZ

rschmitz@klnb.com
202-602-1743

klnb

CLICK TO VIEW PROPERTY WEBSITE



facebook.com/KLNB



linkedin.com/company/klnb



instagram.com/klnbcre

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.