3411 - 3415 CONNECTICUT AVENUE NW
WASHINGTON, DC 20008

1,200 SF AVAILABLE

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SPACES FOR LEASE

3411 - 3415 CONNECTICUT AVENUE NW

- Two 1,200 SF spaces 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

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LOCATION

3411 - 3415 CONNECTICUT AVENUE

.5 MILE
1 MILE
1.5 MILE

AVAILABLE SPACE

SIZE	RATE	AVAILABLE
1,200 SF	NEGOTIABLE	NOW
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

140'

50'   10'   80'

1,200 SF
AVAILABLE   15'

All Fired Up
EST. 2004
Pottery Painting Studio

1,200 SF
AVAILABLE   15'

Public Alley
Entracne to rear

MOGA
DÖNER HOUSE

Connecticut Ave - 23,667 ADT

Haru
WOK & ROLL
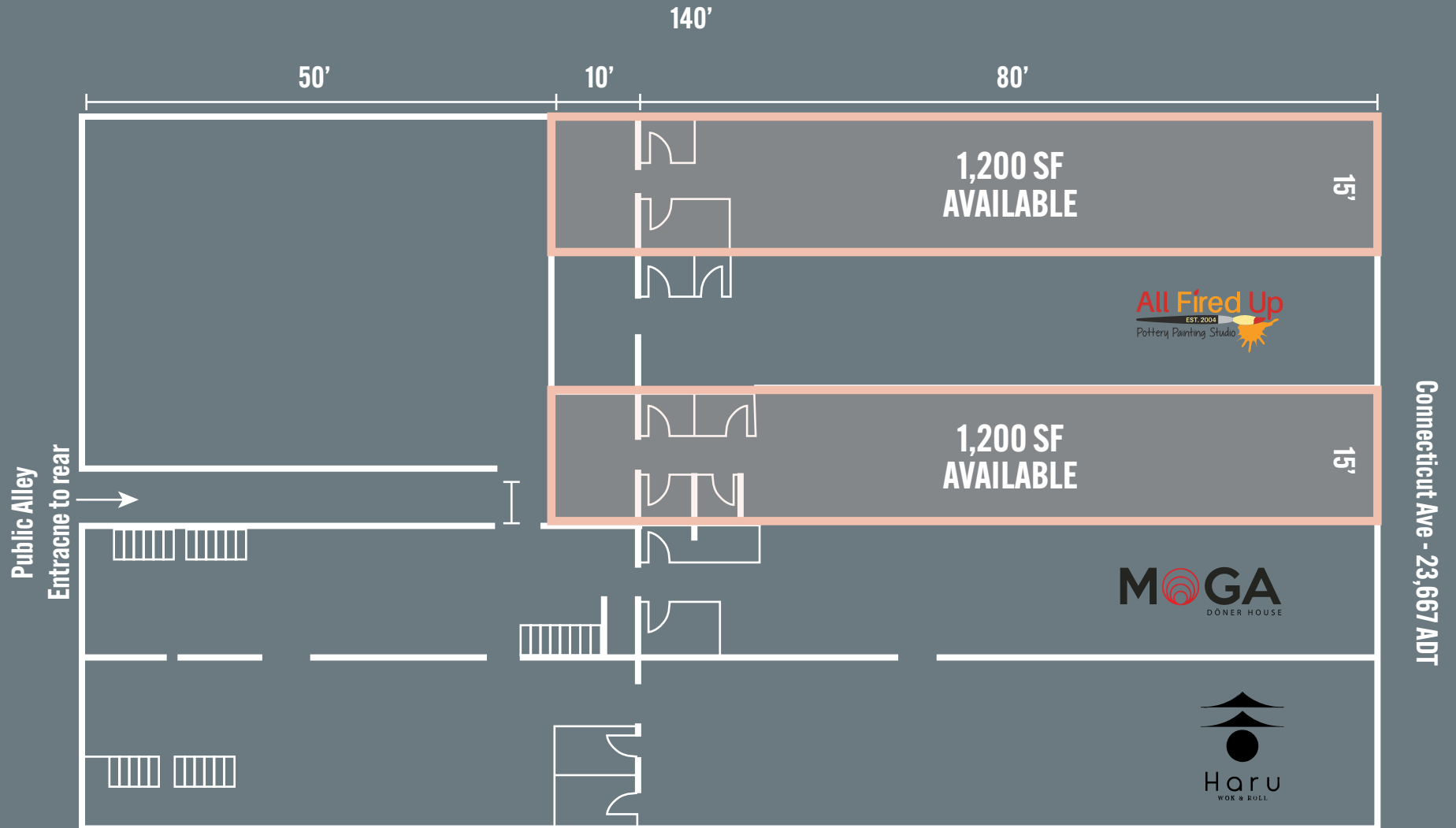
*Measurements are all approximate

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SUBWAY

EXXON

SAM'S PARK 'N SHOP
- Weygandt Wines
- BUFFALO BERGEN
- Capital One
- COLD STONE CREAMERY
- EUROPEAN WAX CENTER

Indique
Unique Indian Flavors

M metro
CLEVELAND PARK
3,818 ADR

MEDIUM RARE

CLEVELAND PARK

STREETS
Market & Cafe

UNITED STATES POSTAL SERVICE

yes! Organic

Revo NAILS & SPA
PALM BEACH TAN
CRACKED
TINO'S PIZZERIA

FRESH Baguette
Orangetheory FITNESS

Macomb Street

NANNY O'BRIEN'S

CVS pharmacy

Vace

BANK OF AMERICA

Porter Street

Sababa

Connecticut Ave

WASHINGTON INTERNATIONAL SCHOOL
(APPROXIMATELY 900 STUDENTS)

3411 - 3415 CONNECTICUT AVENUE NW

1,200 SF AVAILABLE   1,200 SF AVAILABLE

VOLO

ALL FIRED UP

CAPTAIN COOKIE

26,558
(2023 ADT)

3000 CONNECTICUT AVE
- DUKE'S Grocery
- baked by yael
- Zoo Wine & Spirits
- Starbucks
- frozenyo
- Falafel INC

26,558
(2023 ADT)

Cathed...

SMITHSONIAN NATIONAL ZOOLOGICAL PARK
(2 MILLION VISITORS PER YEAR)

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FOR MORE INFORMATION, PLEASE CONTACT:

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