



PRIME RETAIL CORNER FOR SALE OR LEASE

3408 CONNECTICUT AVE NW

Washington, DC 20008

SALES

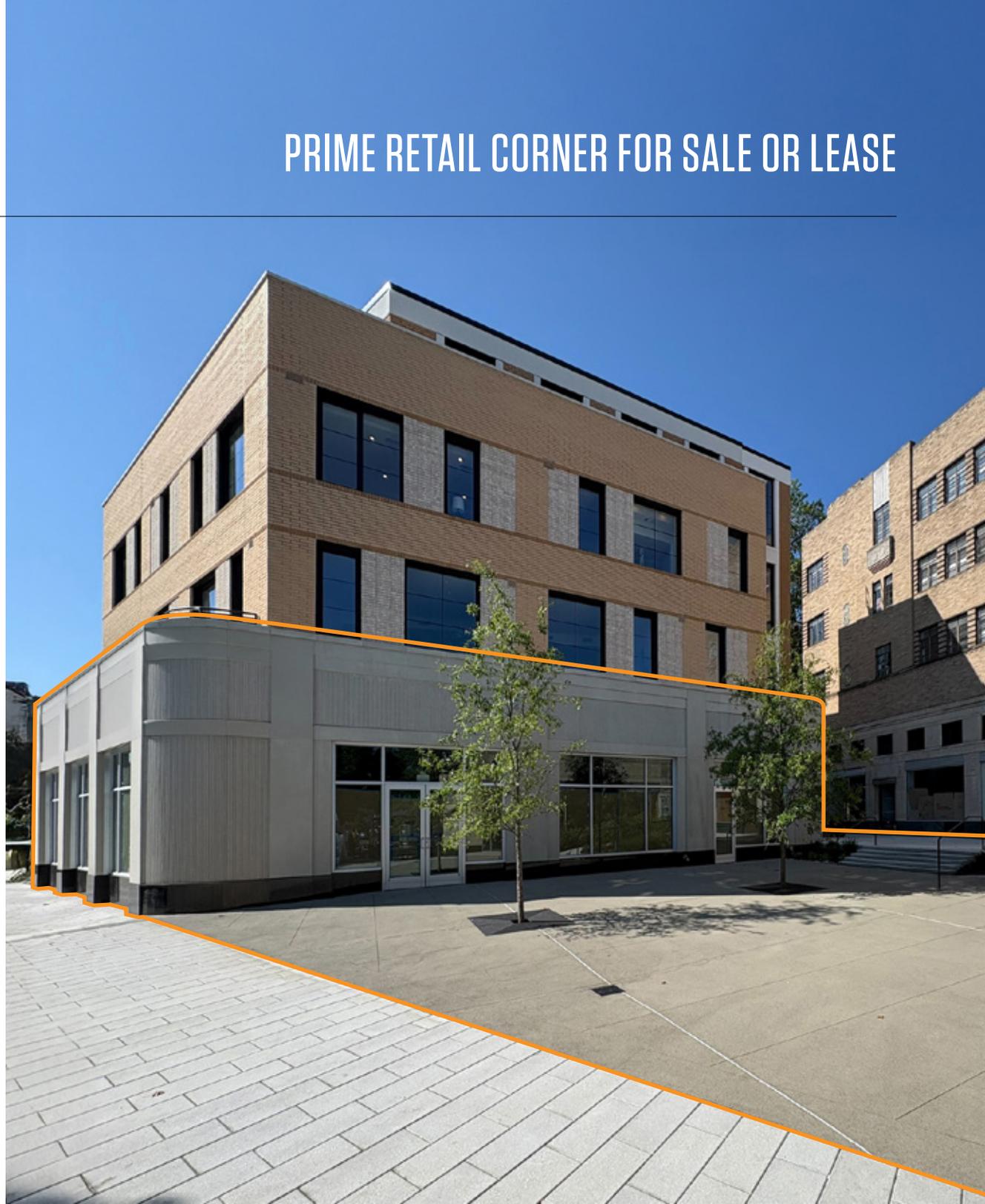
Vito Lupo
Principal
202-652-2334
vlupo@klnb.com

Cole Judd
Associate
703-268-2733
cjudd@klnb.com

LEASING

Ben Becker
Principal
202-420-7773
bbecker@klnb.com

Ryan Schmitz
Retail Specialist
202-602-1743
rschmitz@klnb.com



For Sale or Lease: Call for Pricing

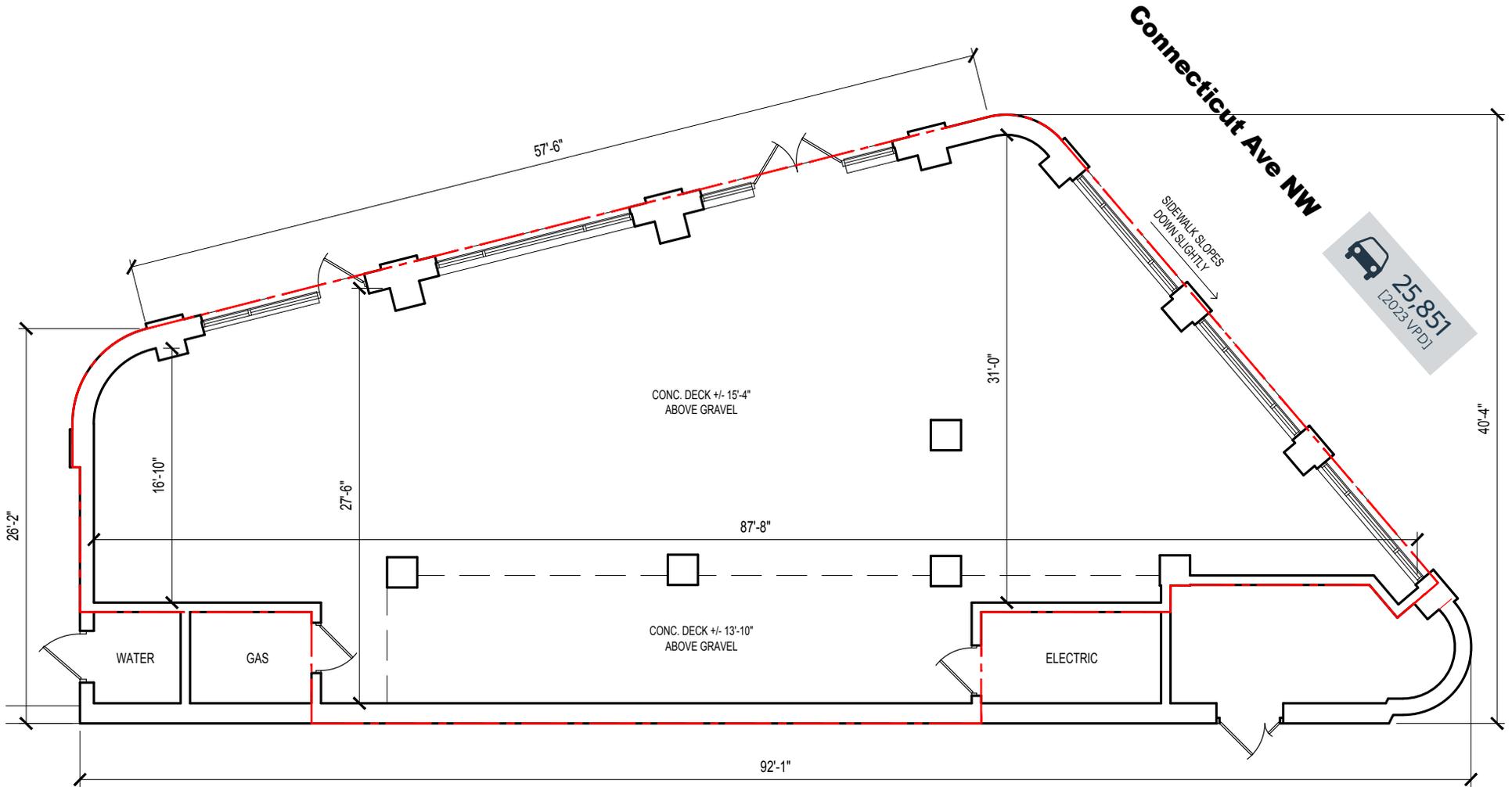
- **2,386 SF GLA** newly constructed prime retail corner
- **±8,000 SF** open-air plaza set back from Connecticut Ave with potential for additional patio area along Connecticut Ave with public space permit
- Vented space with service for fire alarm, sprinkler, gas, water, sewer and electric
- In the 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

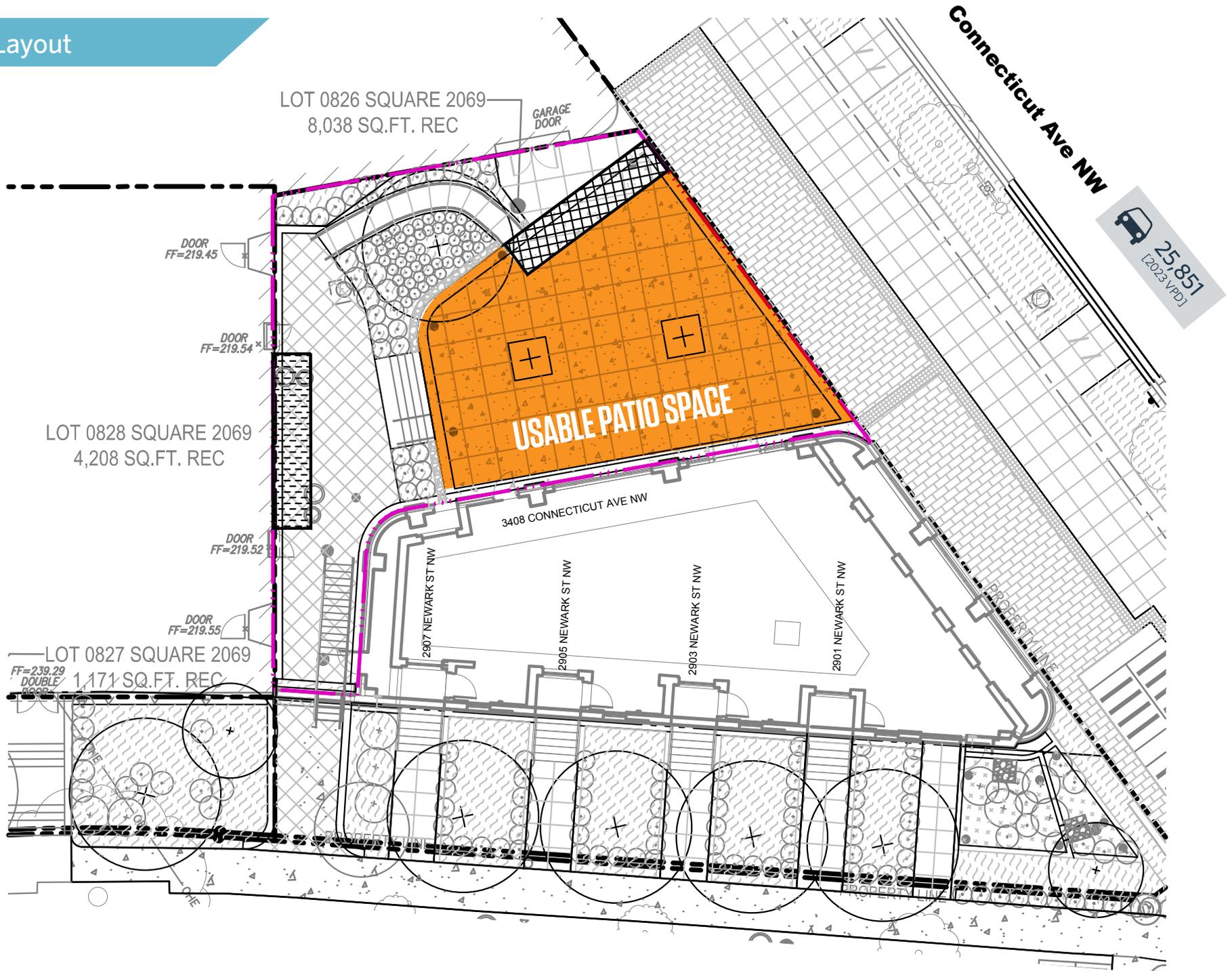


3408 Connecticut Ave NW | 01

Floor Plan



Plaza Layout



Submarket Aerial

EXXON

SUBWAY



M metro CLEVELAND PARK

Wonder

EUROPEAN WAX CENTER

BUFFALO BERGEN

TARGET

COLD STONE CREAMERY

CHASE

STREETS Market & Cafe

MEDIUM RARE



yes! Organic

FAT PETE'S BARBECUE ALL FIRED UP CAPTAIN COOKIE!

UNITED STATES POSTAL SERVICE

Bank of America

30th St NW

CONNECTICUT AVENUE NW

PORTER STREET NW

Revo WALL & TILE TINO'S PIZZERIA PALM BEACH TAN BYBLOS DELI CRACKED BREAD

25851 (702) VPI

CVS pharmacy

NANNY O'BRIENS

Newark St NW

FRESH Baguette Orangetheory FITNESS

CLEVELAND PARK LIBRARY

Vace Sababa

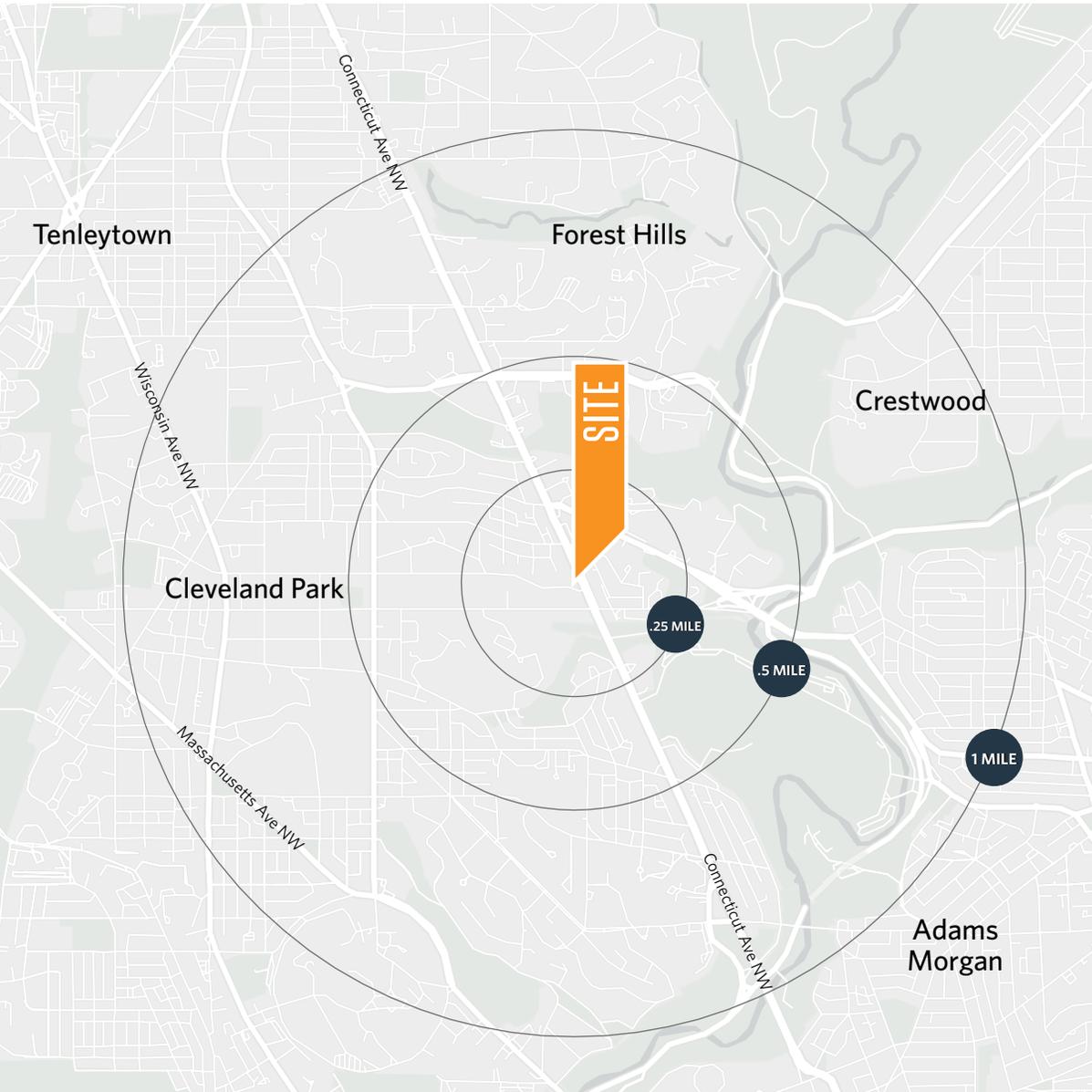
27th St NW

3408 CONNECTICUT AVE NW

Macomb St NW

ROSS PL 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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rschmitz@klnb.com

WASHINGTON, D.C.

1130 Connecticut Avenue, NW | Suite 600
Washington, DC 20036
202-375-7500

BALTIMORE, MD

100 West Road | Suite 505
Baltimore, MD 21204
410-321-0100

TYSONS, VA

8065 Leesburg Pike | Suite 700
Tysons, VA 22182
703-268-2727

ROCKVILLE, MD

12435 Park Potomac Avenue | Suite 250
Rockville, MD 20854
301-591-7330

COLUMBIA, MD

9881 Broken Land Parkway | Suite 300
Columbia, MD 21046
410-290-1110

THE IN FOR MARKET INSIGHT

klnb.com

   @klnbcre

