The historic, tree–covered, highly coveted neighborhood of Cleveland Park delights Washington, DC residents and guests with its inimitable take on urban comfort.

- With its Art Deco apartment buildings, peaked-roof homes, and vibrant retail storefronts, Cleveland Park offers an authentic atmosphere in one of the District's most unique neighborhoods

- Overall Niche rating of A+ reflects the neighborhood's premier restaurants, outdoor, family-friendly, and health & fitness amenities

- Rates highly in both population density (over 10K per square mile) and affluence (over $200.5K average household income)

- Urban professionals, students, and families all call Cleveland Park home; educational attainment is high among a population whose median age is 38, with over 40% in the 25-40 demographic

- Cleveland Park has seen a dramatic increase in retail pedestrian traffic in recent years, driven by local growth as well as the neighborhood's status as an accessible retail hub for Northwest DC

- Both Connecticut Avenue and the Metro Red Line move thousands of locals and commuters through Cleveland Park daily, while the nearby National Zoo draws 2.2M visitors each year









## By the *Numbers*

**86**
WALK SCORE

**65**
TRANSIT SCORE

**38**
MEDIAN AGE

**89%**
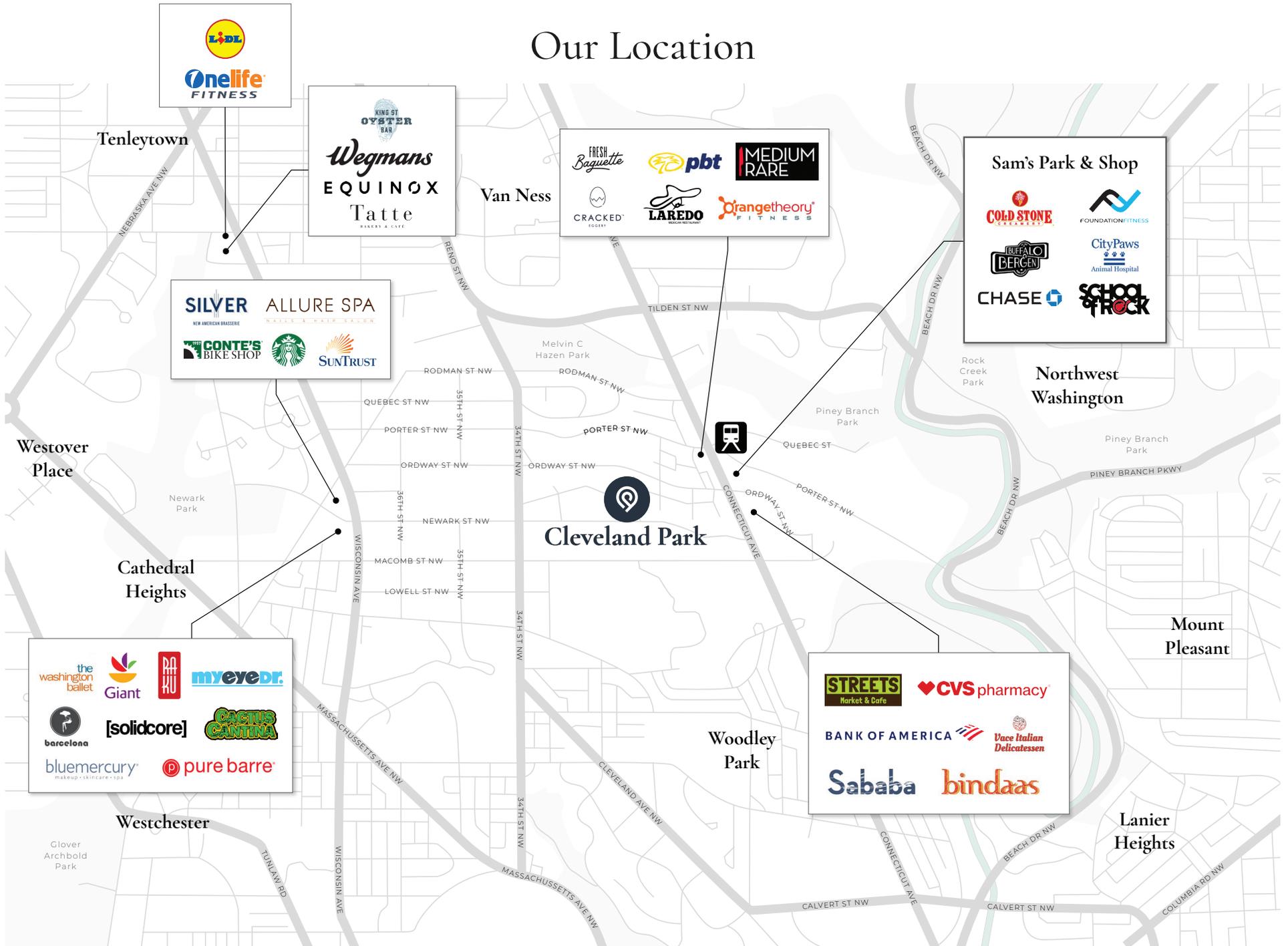EDUCATIONAL ATTAINMENT*

**$200,591**
AVG HOUSEHOLD INCOME*

**29,935**
POPULATION*

**50,425 SF**
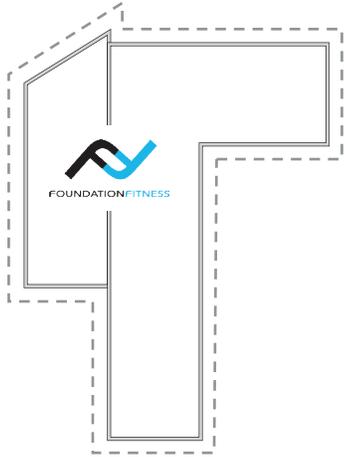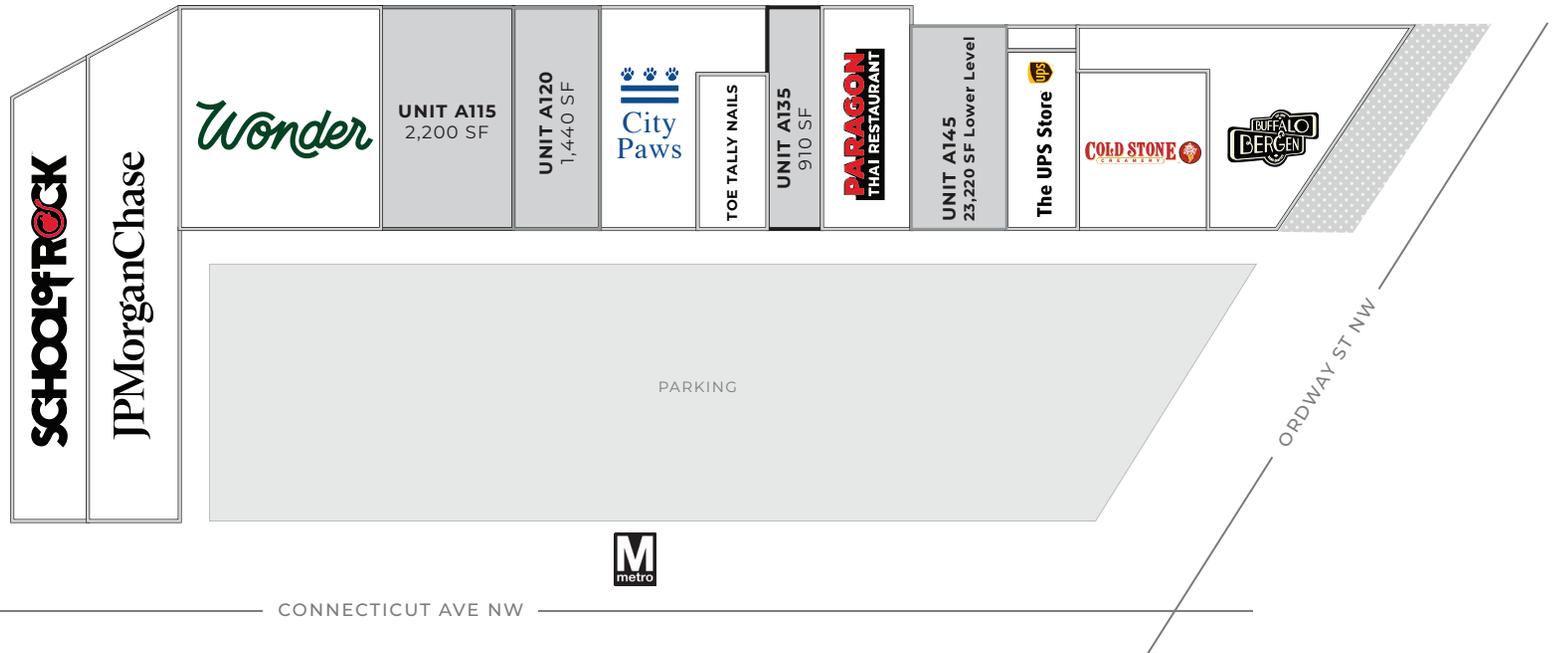TOTAL NEIGHBORHOOD GLA OWNED

*(1-MILE)

# Our Location



LiDL
Onelife FITNESS

KING ST OYSTER BAR
Wegmans
EQUINOX
Tatte
BAKERY & CAFÉ

FRESH Baguette
pbt
MEDIUM RARE
CRACKED EGGERY
LAREDO MEXICAN RESTAURANT
Orangetheory FITNESS

Sam's Park & Shop
COLD STONE CREAMERY
FOUNDATION FITNESS
BUFFALO BERGEN
CityPaws Animal Hospital
CHASE
SCHOOL of ROCK

SILVER NEW AMERICAN BRASSERIE
ALLURE SPA NAILS & HAIR SALON
1957 CONTE'S BIKE SHOP
Starbucks
SunTrust

the washington ballet
Giant
RAKU
myeyeDr.
barcelona
[solidcore]
CACTUS CANTINA
bluemercury makeup·skincare·spa
pure barre

STREETS Market & Cafe
CVS pharmacy
BANK OF AMERICA
Vace Italian Delicatessen
Sababa
bindaas

Tenleytown

Van Ness

Northwest Washington

Westover Place

Cathedral Heights

Cleveland Park

Woodley Park

Mount Pleasant

Westchester

Lanier Heights

Melvin C Hazen Park

Piney Branch Park

Rock Creek Park

Piney Branch Park

Newark Park

Glover Archbold Park

NEBRASKA AVE NW
RENO ST NW
TILDEN ST NW
BEACH DR NW
RODMAN ST NW
RODMAN ST NW
QUEBEC ST NW
QUEBEC ST
PORTER ST NW
PORTER ST NW
PORTER ST NW
35TH ST NW
34TH ST NW
ORDWAY ST NW
ORDWAY ST NW
ORDWAY ST NW
36TH ST NW
NEWARK ST NW
CONNECTICUT AVE
MACOMB ST NW
35TH ST NW
LOWELL ST NW
WISCONSIN AVE
PINEY BRANCH PKWY
34TH ST NW
CLEVELAND AVE NW
MASSACHUSSETTS AVE NW
TUNLAW RD
WISCONSIN AVE
BEACH DR NW
MASSACHUSSETTS AVE NW
CALVERT ST NW
CONNECTICUT AVE
CALVERT ST NW
COLUMBIA RD NW

3

# Sam's Park & Shop Site Plan

### 3529 CONNECTICUT AVE NW

**LEVEL 2**

FOUNDATION FITNESS

**LOWER**

23,220 SF Available

SCHOOL OF ROCK

JPMorganChase

Wonder

**UNIT A115**
2,200 SF

**UNIT A120**
1,440 SF

City Paws

TOE TALLY NAILS

**UNIT A135**
910 SF

PARAGON THAI RESTAURANT

**UNIT A145**
23,220 SF Lower Level

The UPS Store

COLD STONE CREAMERY

BUFFALO BERGEN

PARKING

M metro

CONNECTICUT AVE NW

ORDWAY ST NW

# Get *In Touch*

## klnb

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