

klnb

4340 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008



JOIN THESE RETAILERS



RETAIL SPACE AVAILABLE IN VAN NESS

- Last space available - 1,272 SF
- High profile corner space with large outdoor seating area.
- 1/2 block from Van Ness/UDC Metro Station which boasts riderships of 3,375 PPD.
- Great frontage and visibility on Connecticut Avenue's 27,845 ADT
- Approximately 6,000+ combined students attending University of District of Columbia, Howard Law School, and Edmund Burke School
- Extremely underserved submarket

STEVE COMBS

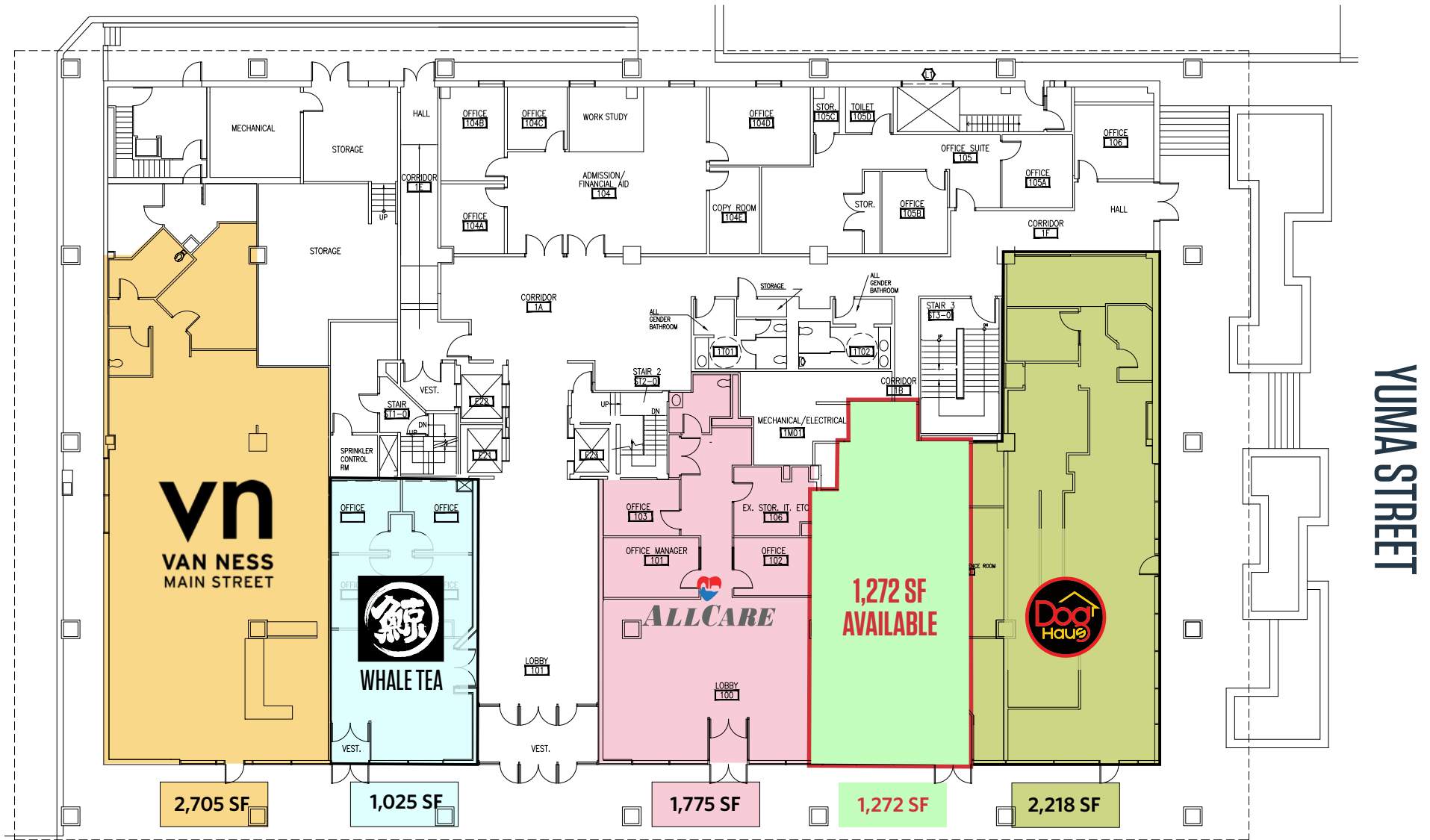
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MATT SKALET

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UNIVERSITY OF
THE
DISTRICT OF
COLUMBIA
1851

klnb.com

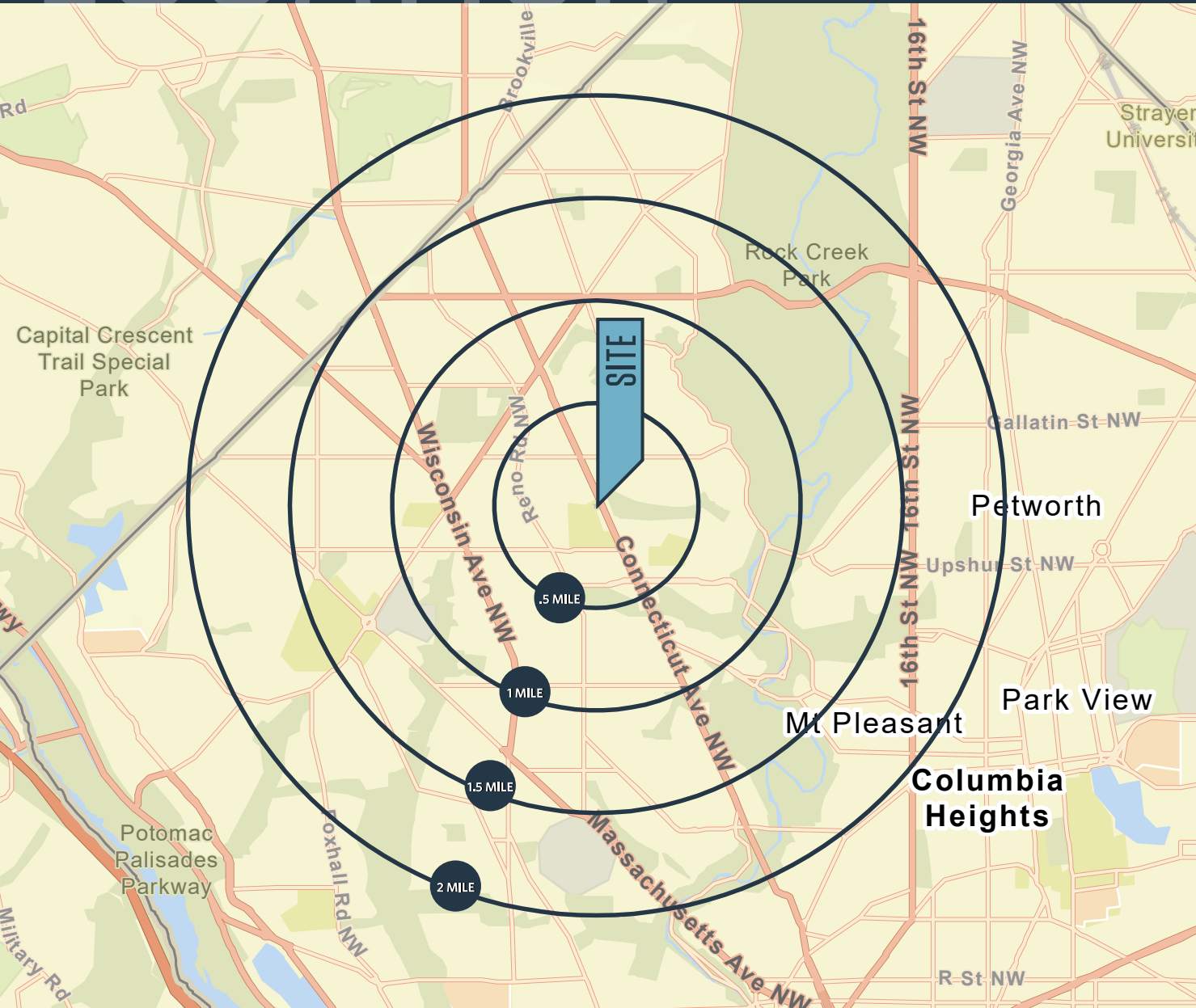


CONNECTICUT AVENUE - 27,845 ADT

LOCATION

4340 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008



RETAIL SPACE AVAILABLE:

SIZE	RATE	CONDITION	AVAILABLE
2,705 SF	Negotiable	As-Is	Vacant

* NNNs are estimated to be \$6.50 PSF

DEMOGRAPHICS | 2025:

0.5-MILE	1-MILE	1.5-MILE	2-MILE
Population			
12,031	28,847	63,094	126,580
Daytime Population			
10,791	31,153	68,528	125,132
Average HH Income			
\$191,856	\$232,943	\$242,807	\$235,259

METRO RIDERSHIP | 2025:

Van Ness/UDC Metro	3,375 PPD
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TRAFFIC COUNT | 2024:

Connecticut Avenue	27,845 ADT
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AERIAL

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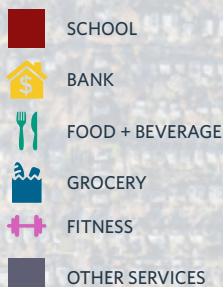
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- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



SITE

4340 CONNECTICUT AVE.

**PARK VAN NESS
APARTMENTS
(271 LUXURY APARTMENTS)**

UNIVERSITY OF THE DISTRICT OF COLUMBIA
DISTRICT OF COLUMBIA
(391 STUDENTS)

(5.667 STUDENTS)

Van Ness Street NW

Connecticut Avenue NW

EDMUND BURKE SCHOOL
300 STUDENTS/50 FACULTY

**HOWARD UNIVERSITY
SCHOOL OF LAW
451 STUDENTS/65 FACULTY**



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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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