

1528 CONNECTICUT AVENUE NW

WASHINGTON, DC

2,080 RSF 2ND-GEN, FAST CASUAL

SPACE WITH COOKING EXHAUST

RAPPAPORT







1528 CONNECTICUT AVENUE NW

WASHINGTON, DC

- | Traditional high street environment
- | Property is in a metro-centric trade area with a walkscore of 99
- | Retail driven by service and food users
- | Iconic brand building site
- | Urban dwellers drawn to healthy and hip food alternatives

DEMOGRAPHICS 2021

	0.5 MILE	1 MILE	2 MILES
 POPULATION	22,076	82,414	224,499
 DAYTIME POPULATION	74,722	223,961	423,488
 HOUSEHOLD INCOME	\$139,065	\$140,249	\$130,738
 TRAFFIC COUNTS	36,240 on Connecticut Avenue NW		

CO-TENANTS



1528 CONNECTICUT AVENUE NW
WASHINGTON, DC



1528 CONNECTICUT AVENUE

PNC BANK AT&T taim
BIBIBOP sweetgreen

GELATO & COFFEE
DOLCEZZA
est. 2004

SETTE
OSTERIA

MAGNOLIA
STITCHES & SEW

hair cuffery bluemercury
LOFT drybar

SAFeway

MISSION
RESTAURANT

KRAMERBOOKS
& afterwords

FLORIANA
RESTAURANT

HANK'S
CUTTER BAR

M
metro

19TH STREET NW

NEW HAMPSHIRE AVENUE NW

18TH STREET NW

DUPONT CIRCLE NW

P STREET NW

CVS pharmacy

SUNTRUST DC
cafe citron

P STREET NW

THE BIG HUNT

GRYPHON

MADHATTER

MASSACHUSETTS AVENUE NW

Tatte
BAKERY & CAFE

POTBELLY
SANDWICH SHOP

grillfish Starbucks

firefly

[solidcore]

SOULCYCLE

GNC
LIVE WELL

CHOPT
BARRY'S

Krispy Kreme
DOUGHNUTS

moby dick
MUSIC OFFSHORE

SPITZ COFFEE

sunside

CAVA

SHAKE SHACK

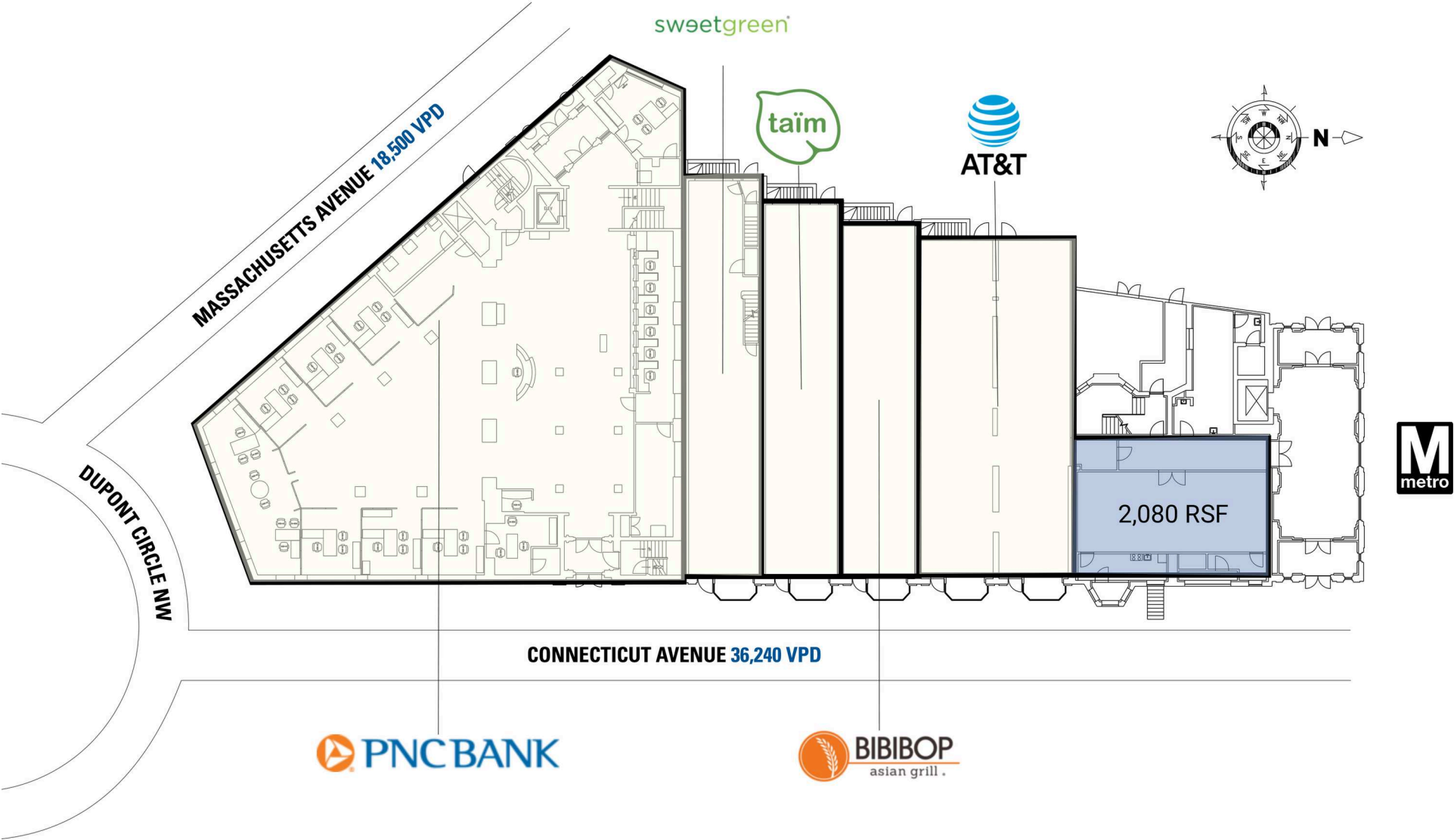
Palm
RESTAURANT

corepower
YOGA

SITE PLAN

1528 CONNECTICUT AVENUE NW | WASHINGTON, DC

2,080 RSF 2ND-GEN, FAST CASUAL OPPORTUNITY WITH COOKING EXHAUST



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1528 CONNECTICUT AVENUE NW, WASHINGTON, DC

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Michael Howard | mhoward@rappaportco.com | 571.382.1219

Melissa Webb | mwebb@rappaportco.com | 571.382.1227

rappaportco.com