



1734 CONNECTICUT AVE NW

WASHINGTON, DC 20009



1734 CONNECTICUT AVE NW

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Fully built-out, second-generation bar opportunity located along Connecticut Avenue NW in the heart of Dupont Circle. The property is situated just three blocks from the Dupont Circle Metro and surrounded by a dense mix of residential, retail, dining, and nightlife uses.

PROPERTY HIGHLIGHTS

- Fully built-out, second-generation bar
- Prime Dupont Circle location
- Three blocks from the Dupont Circle Metro
- Surrounded by dense retail, dining, nightlife, and residential uses

OFFERING SUMMARY

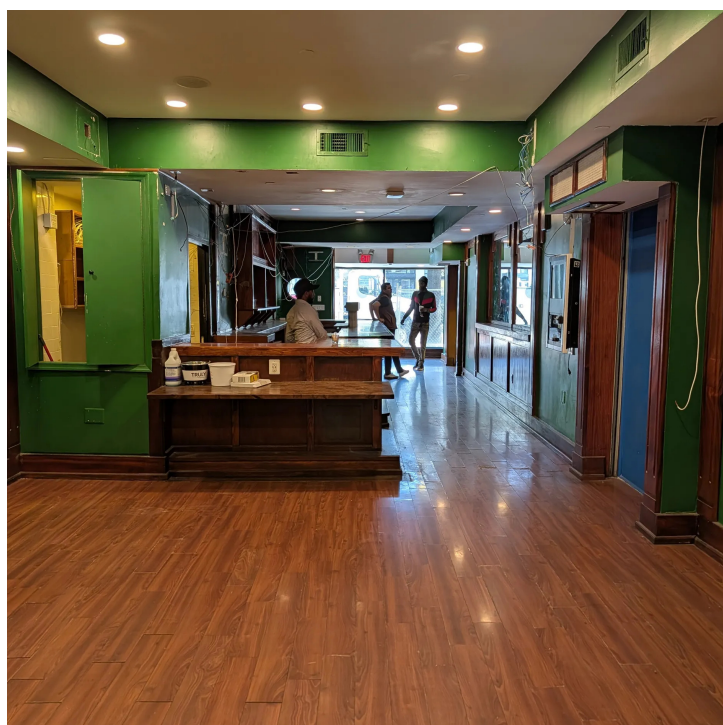
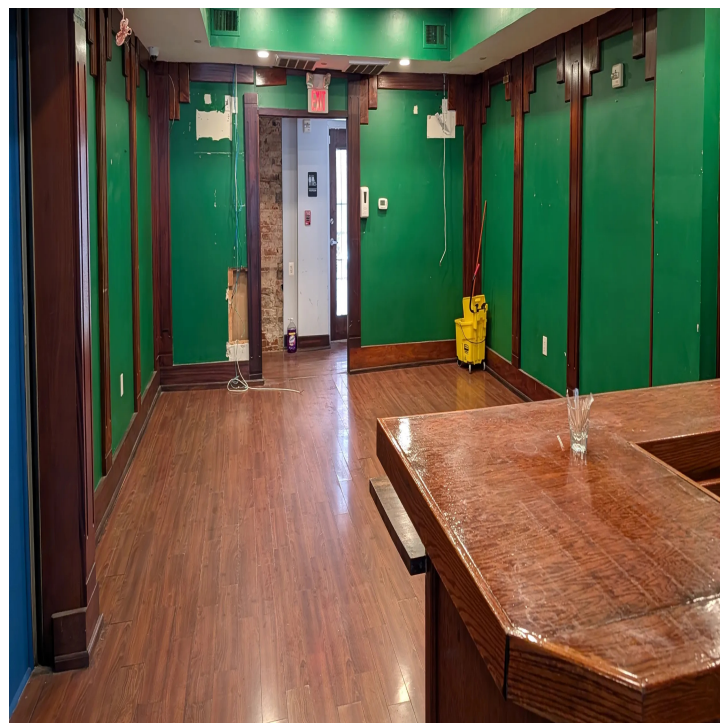
Lease Rate:	Negotiable
Available SF:	2,500 SF
Lower Level:	1,250 SF
Ground Level:	1,250 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,786	12,693	43,924
Total Population	4,413	19,786	69,867
Average HH Income	\$179,004	\$191,162	\$188,870

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 3

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AMIT GROVER

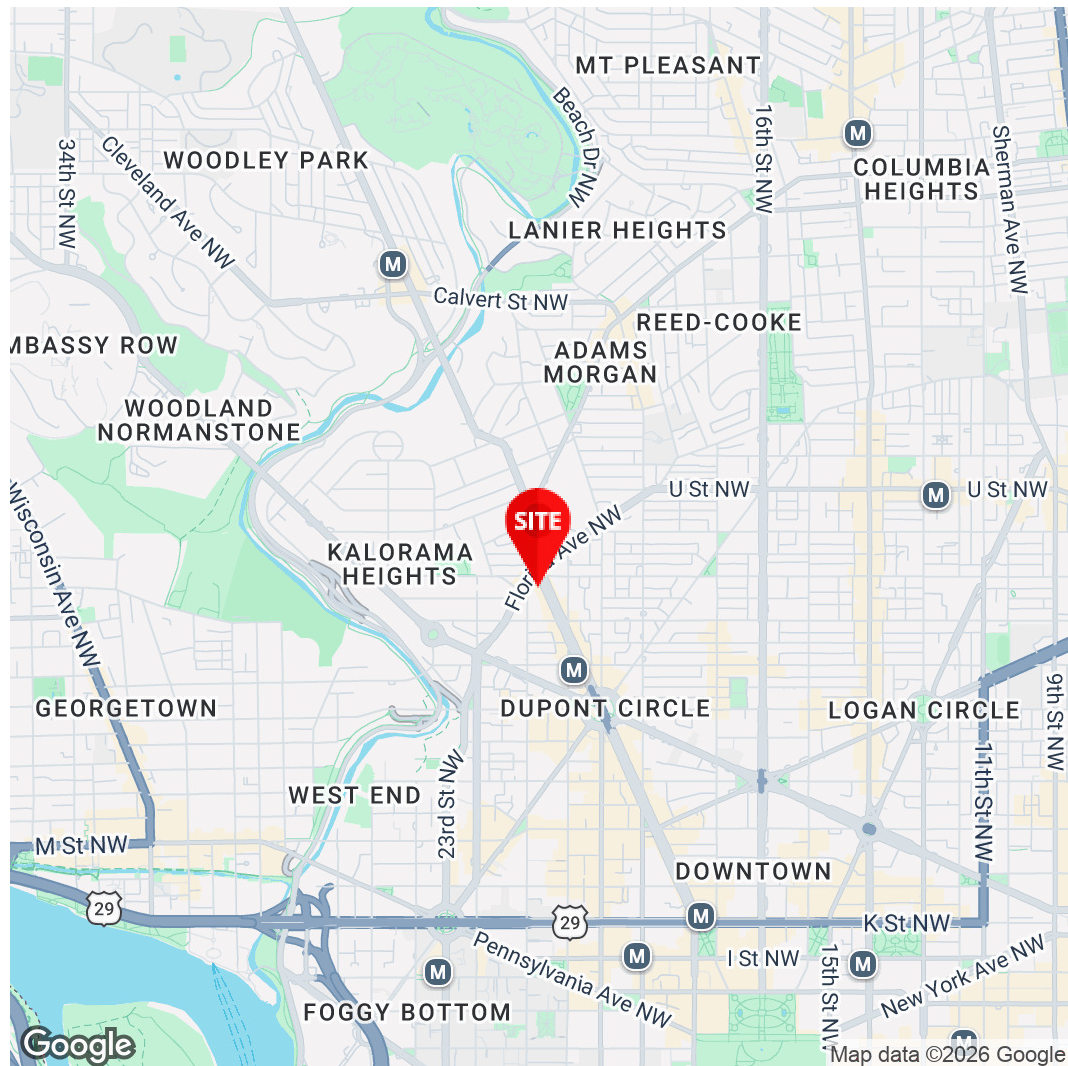
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RETAILER MAP





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