

DONOHUE

2602 CONNECTICUT AVE. NW

3 FLOORS OF RETAIL SPACE FOR LEASE



3,062 TOTAL
SF AVAILABLE

PROPERTY HIGHLIGHTS

- Located in the heart of the bustling Woodley Park neighborhood
- Signage opportunity on Connecticut Avenue (28,500 VPD)
- Just a few blocks from the Woodley Park Metro station (red line access)
- Excellent retail demographics - \$130.9K average household income & 14.2K daytime employees

FLOORS 2 & 3:
1,021 SF EACH

FLOOR 4:
1,020 SF

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LOCATION DETAILS

The map displays the project location at the intersection of Calvert St NW and Connecticut Ave NW. Key landmarks include the Wardman Park Residential Development (900 Units) to the northwest and the Calvert House Apartment Complex to the southwest. The map highlights a 92 Walk Score and a 74 Transit Score, with 28,500 VPD (Vehicle Platoon Density) noted. Surrounding streets include 24th St NW, Connecticut Ave NW, and Woodley Pl NW. Numerous businesses and services are marked, including McDonald's, Nando's, Umi Japanese Cuisine, and CVS Pharmacy. A brown location pin marks the project site at the intersection of Calvert St NW and Connecticut Ave NW.



Calvert House Apartment Complex

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