



## KEY FEATURES

- ±8,592 SF
- High Visibility with Frontage on Connecticut Ave NW
- 16 Dedicated Parking Spots
- AADT 40,000 - Connecticut Avenue NW
- ~150' from the Cleveland Park Metro Station
- Master Lease Expires 4/30/39

RETAIL

SUBLEASE | \$29.00 PSF

# DARK WALGREENS - CONNECTICUT AVENUE

3524 Connecticut Avenue, NW  
Washington DC, 20008

Excellent opportunity to sublease a former Walgreens location in the Cleveland Park area of Washington, DC. This property has great visibility on Connecticut Ave, a strong retail corridor of northwest DC. This location includes 16 dedicated parking spots, rare for this area.

## LEARN MORE ABOUT THIS PROPERTY

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## DARK WALGREENS - CONNECTICUT AVENUE

### LOCATION

<b>Address</b>	3524 Connecticut Avenue, NW		
<b>City</b>	Washington	<b>State</b>	DC
		<b>Zip</b>	20008

### PROPERTY DETAILS

<b>Property Type</b>	Retail	<b>Avail SF ±</b>	8,592	<b>Parking ±</b>	16
<b>Year Built ±</b>	1925	<b>Year Renovated</b>	2007		

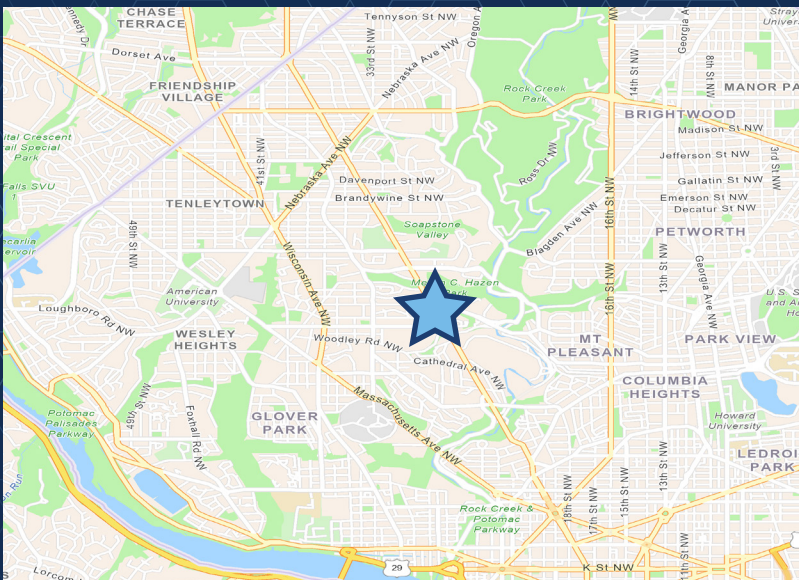
### PRICING & TERMS

<b>Lease Rt/SF</b>	\$29.00
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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	30,430	354,443	776,881
<b>Households</b>	16,731	165,124	358,881
<b>Average Household Income</b>	\$163,335	\$151,609	\$147,237





### LOCATION FEATURES

- Great frontage and visibility on Connecticut Avenue (40,000 AADT)
- Located less than a block from Cleveland Park Metro Station