



PRIME RETAIL CORNER FOR SALE OR LEASE

3408 CONNECTICUT AVE NW

Washington, DC 20008

SALES

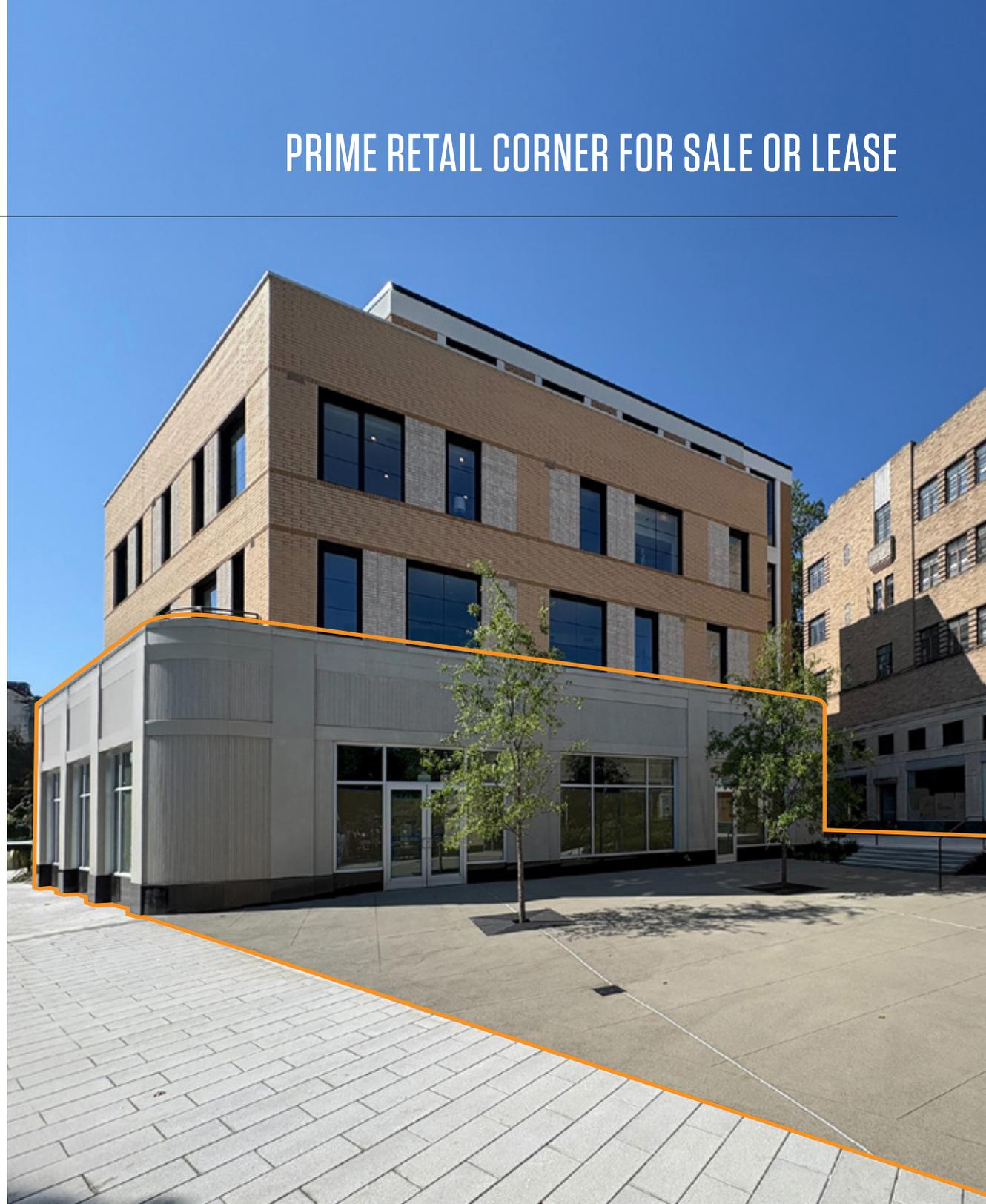
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LEASING

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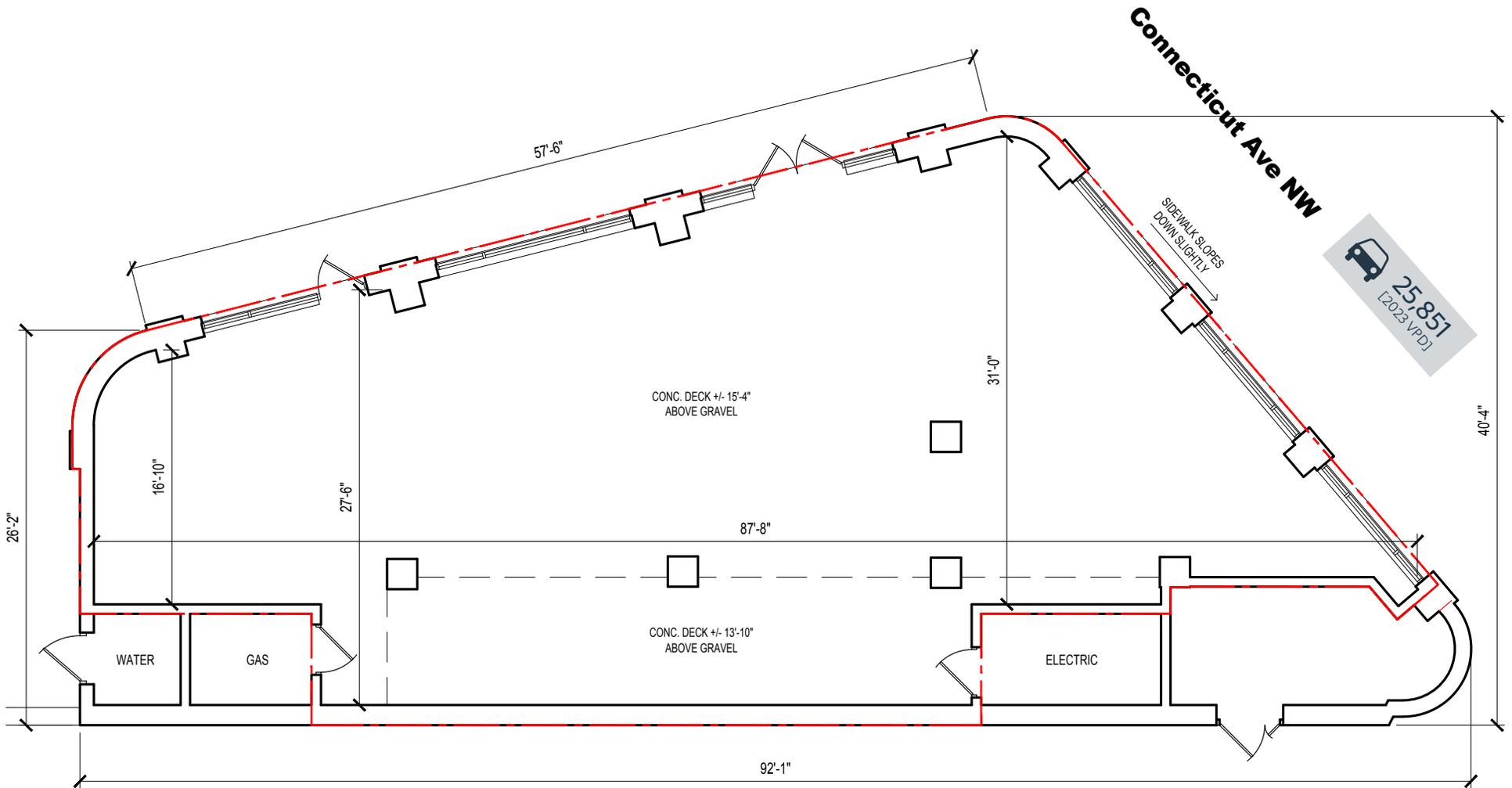
For Sale or Lease: Call for Pricing

- **2,386 SF GLA** newly constructed prime retail corner
- **±8,000 SF** open-air plaza set back from Connecticut Ave with potential for additional patio area along Connecticut Ave with public space permit
- Vented space with service for fire alarm, sprinkler, gas, water, sewer and electric
- In the heart of coveted Cleveland Park neighborhood steps to the Cleveland Park Metro Station with 2,105 avg. weekday riders
- One of DC's most affluent neighborhoods with over \$230,000 Avg. HH Income
- High visibility to 25,851 VPD along Connecticut Ave

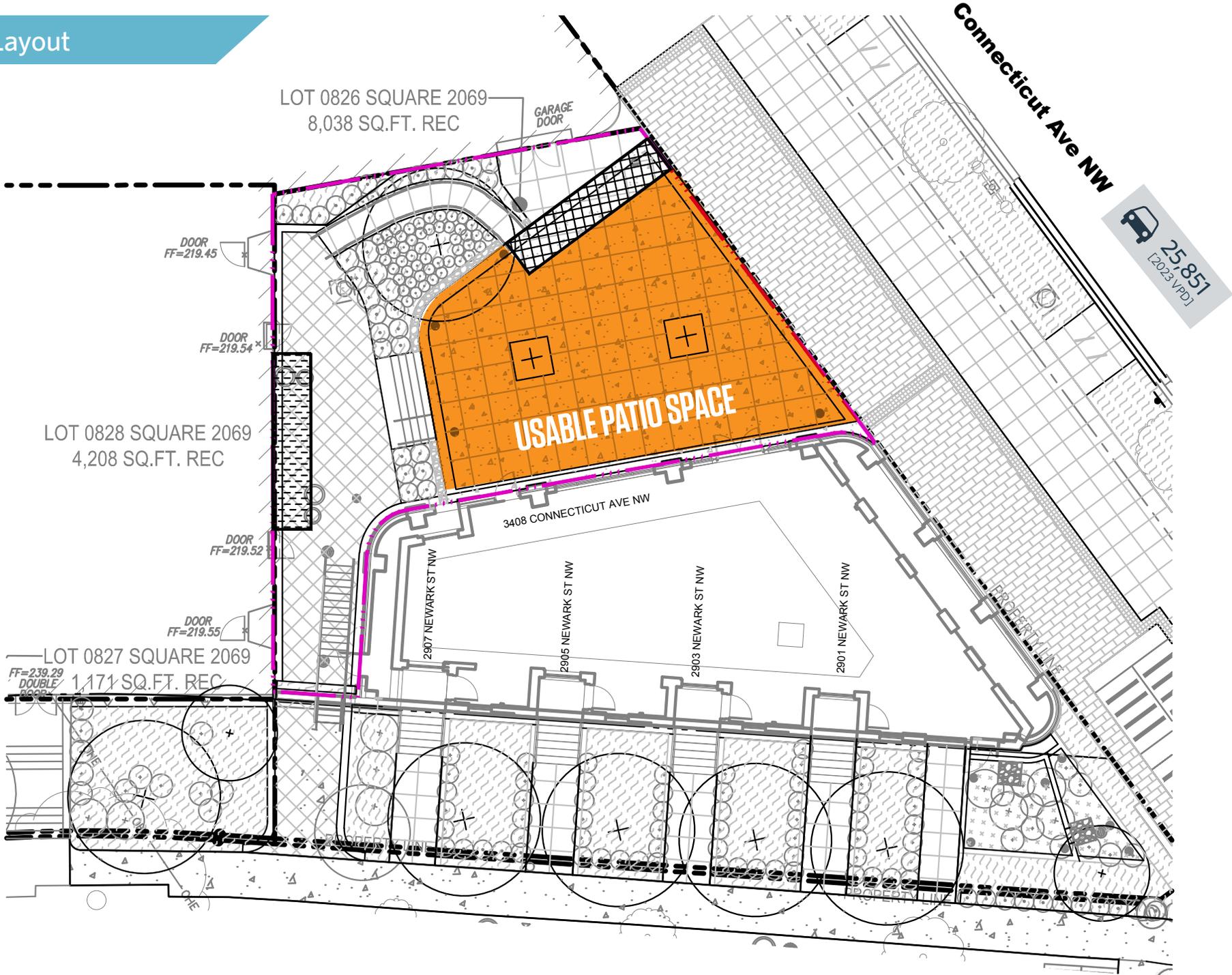
Nearby Retailers



Floor Plan



Plaza Layout



LOT 0826 SQUARE 2069
8,038 SQ.FT. REC

LOT 0828 SQUARE 2069
4,208 SQ.FT. REC

LOT 0827 SQUARE 2069
1,171 SQ.FT. REC

USABLE PATIO SPACE

25,851
[2023 VPD]

Submarket Aerial

EXXON

SUBWAY



M metro
CLEVELAND PARK

Wonder



TARGET

COLD STONE CREAMERY

CHASE

STREETS Market & Cafe

MEDIUM RARE



FAT PETE'S ALL FIRED UP
BARBECUE CAPTAIN COOKIE!

UNITED STATES POSTAL SERVICE

Bank of America

Newark-St-NW

Revo
TINO'S PIZZERIA
PALM BEACH TAN
BYBLOS DELI
CRACKED

CVS pharmacy

25851
7022 VPI

MANN'S O'BRIENS

Ross Pl NW

FRESH Baguette
Orangetheory FITNESS

CLEVELAND PARK LIBRARY

Vace
Sababa

27th St NW

3408 CONNECTICUT AVE NW

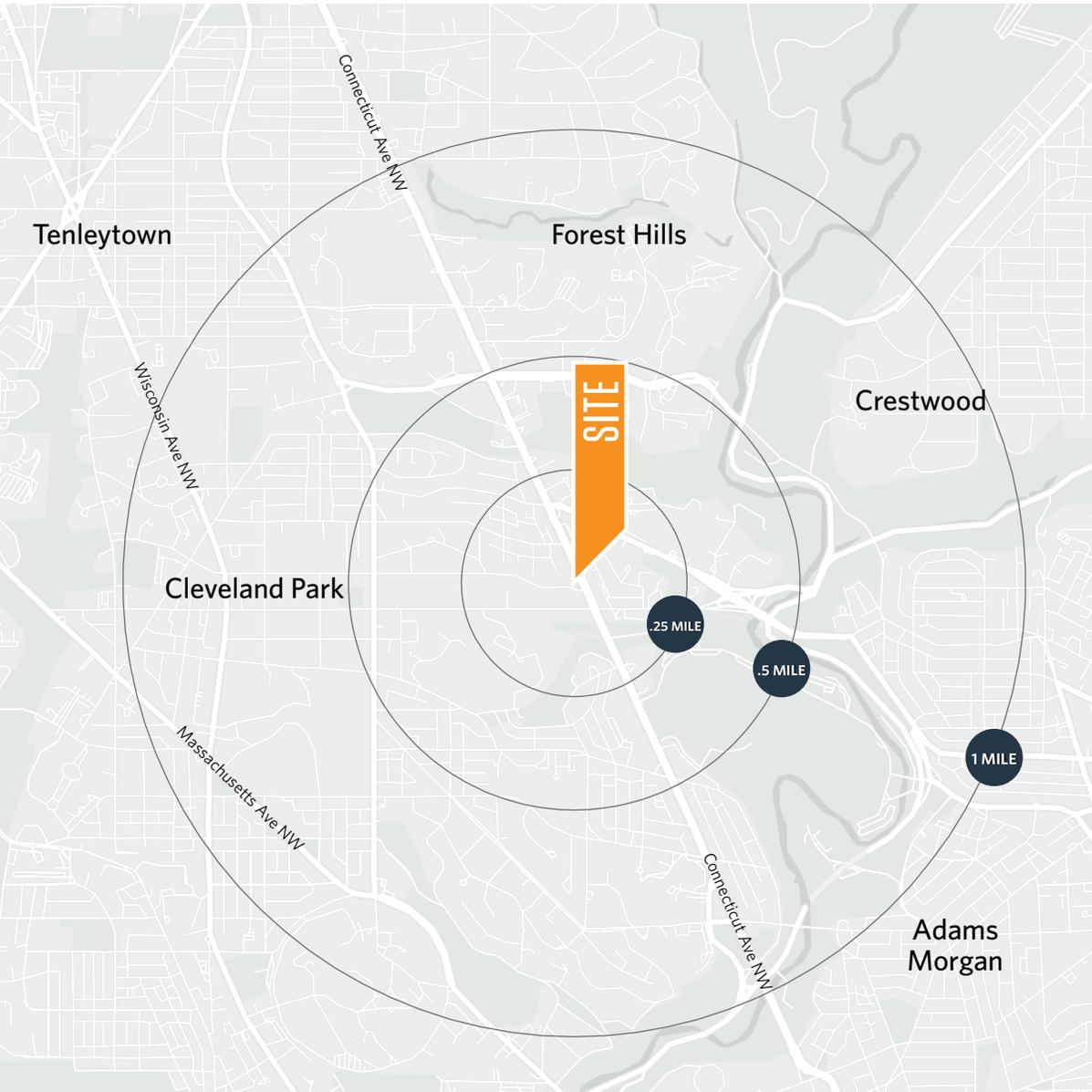
Macomb-St NW

CONNECTICUT AVENUE NW

PORTER STREET NW

ebec St NW

Demographics



2025 Demographic Summary

	.25 MILE	.50 MILE	1 MILE
 Total Population	3,283	8,966	29,440
 Average Household Income	\$231,659	\$216,132	\$234,155
 Households	2,165	5,601	16,392
 Daytime Population	2,923	6,646	29,244

2025 - 2030 Projected Annual Growth Summary

 Average Household Income	1.62%	1.78%	1.75%
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THE IN FOR MARKET INSIGHT

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