

# Prime Dupont Circle Retail

Unique retail space in DC's "destination neighborhood"

**FOR LEASE**

1724 Conn. Ave. NW  
Washington, DC 20009



[More info at www.dupontcircleretail.com](http://www.dupontcircleretail.com)



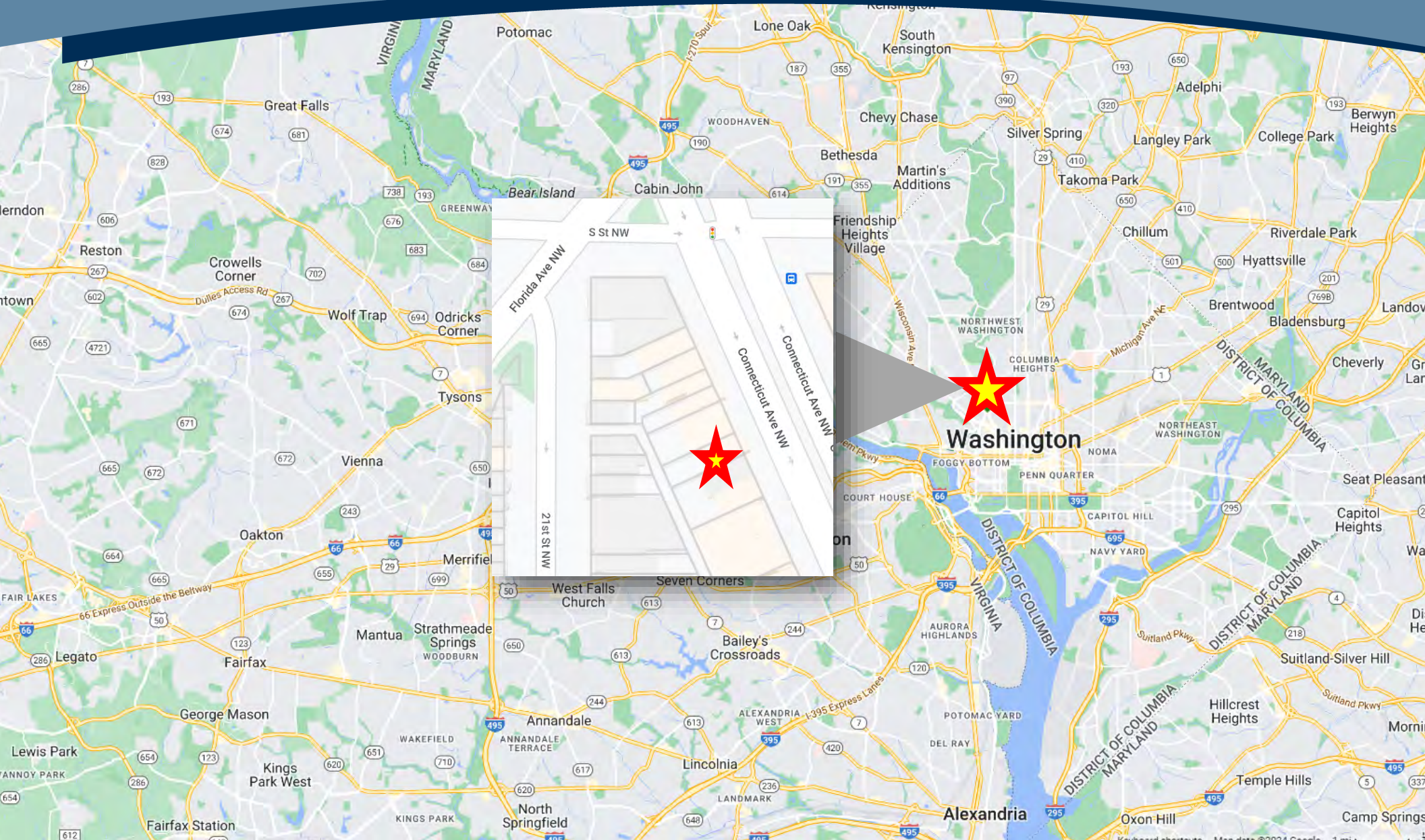
Geoffrey G. Lindsay, President/Principal Broker  
2032 Virginia Ave., McLean, VA 22101  
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**703-536-2100**

# Regional and Local Map

Highly visible Dupont Circle location—AKA DC's "International Heart"

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# Now Fully Available—First Time in Years

*Join the corridor that's home to some of the best restaurants and nightlife in DC*

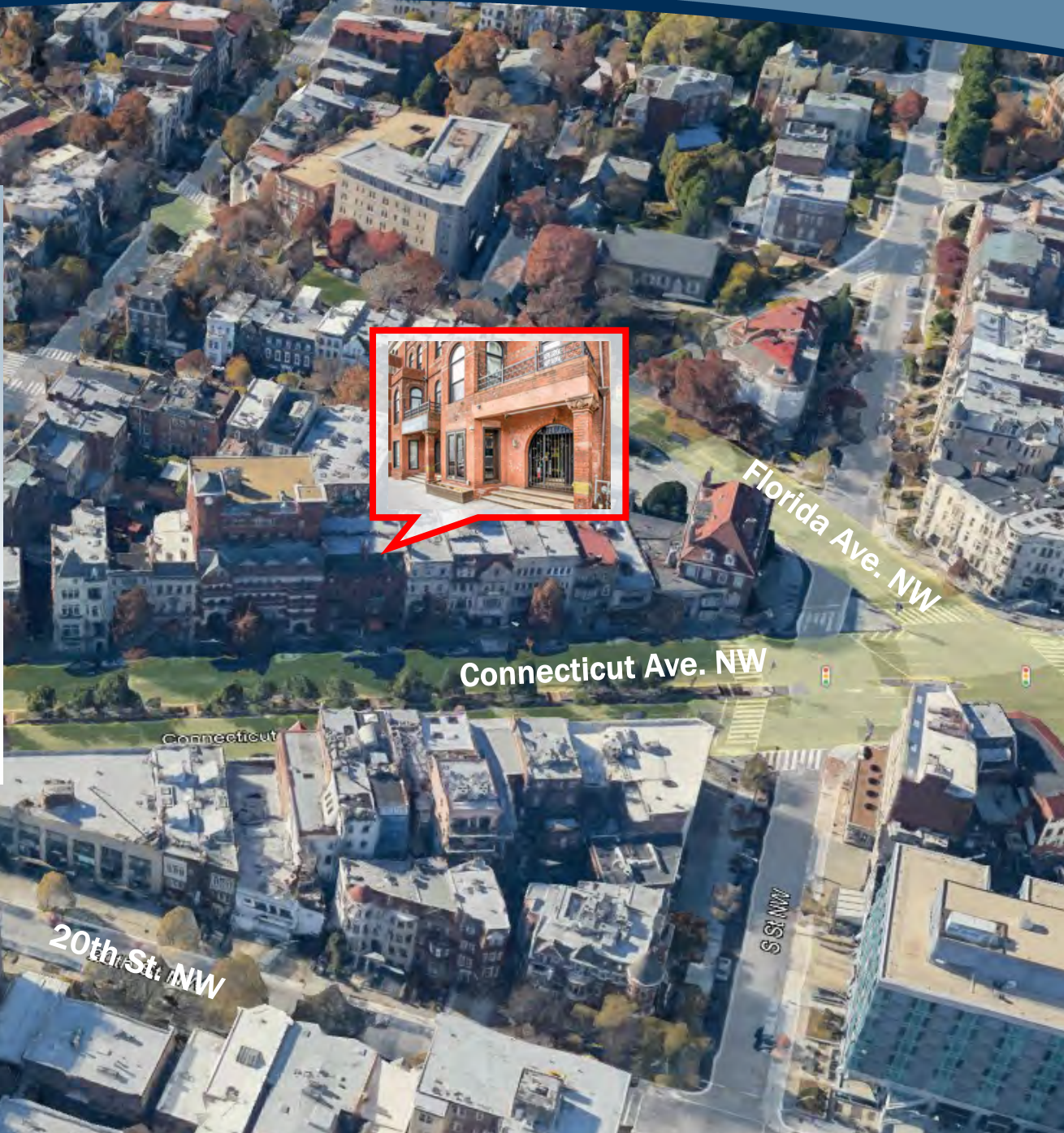
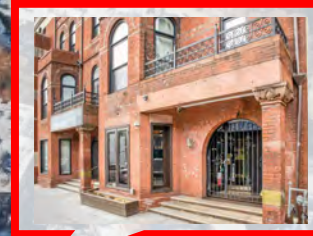
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## 1724 Connecticut Ave. NW

Floor .....	Ground Level
1724 Connecticut .....	1,796 SF
1724 Basement.....	795 SF
Ceiling Height .....	7' 10"
Price/SF .....	\$49
Lease Type.....	NNN
Cross Streets.....	Florida Ave. and R St. NW
Zoning .....	MU-20 (Mixed Use)
Market: .....	Washington, DC
Neighborhood/Subdiv. ....	Dupont Circle
Year Built .....	1900

[More info at www.dupontcircularetail.com](http://www.dupontcircularetail.com)



# Lease Now—Before Your Competition Does

*Dupont Circle: DC's "cosmopolitan gathering place" with "visitors from around the globe"*

**FOR LEASE**  
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- Available Immediately
- 1724—2nd-Generation Restaurant Space
- Priced to Lease at just \$49/SF NNN

Prime retail space for lease in DC's "destination neighborhood" of Dupont Circle. Less than two blocks to Metro. This corridor—and particularly this block—are home to some of the best restaurants and nightlife in DC.

## **Ready for Restaurant/Food at 1724 Conn. Ave.**

Recent vacancy at 1724 Connecticut Ave. opens up a rare opportunity to take over an existing 2nd-generation restaurant space and put your stamp on it. Approx. 1,800 SF, plus basement space for storage or small office.

## **Multiple Other Uses**

Multiple other uses allowed, including pack and ship store, medical/dental, urgent care, eyewear, salon, day spa, etc.



Walk Score: 99 (Walker's Paradise)



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# Demographic Highlights

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**1-Mile Median Household Income**

**\$129,616**



**1-Mile Population**

**71,766**



**1-Mile Daytime Employees**

**144,594**



**1-Mile Consumer Spending for  
Food Away from Home**

**\$199,071,347**

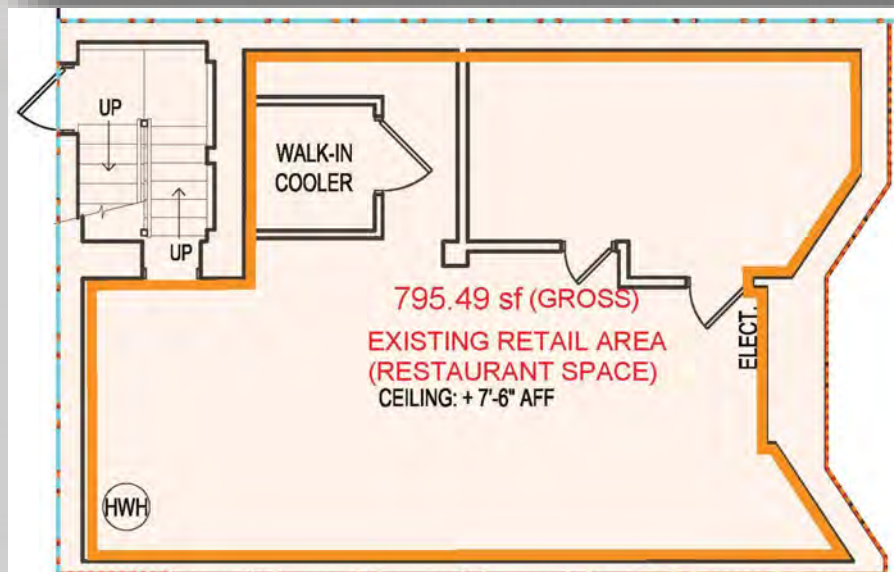
Population	1 Mile	2 Mile	3 Mile
2023 Total Population:	<b>71,766</b>	<b>212,142</b>	<b>355,647</b>
2028 Projection:	<b>67,864</b>	<b>202,394</b>	<b>343,501</b>
Pop Growth 2023-2028:	<b>-1.3%</b>	<b>-1%</b>	<b>-0.7%</b>
Median Age:	<b>37</b>	<b>35.8</b>	<b>36.1</b>
Households			
2023 Total Households:	<b>42,552</b>	<b>107,680</b>	<b>176,807</b>
HH Growth 2023-2028:	<b>-1.1%</b>	<b>-1%</b>	<b>-0.8%</b>
Median Household Inc:	<b>\$129,616</b>	<b>\$121,378</b>	<b>\$120,510</b>
Avg Household Size:	<b>1.6</b>	<b>1.8</b>	<b>1.9</b>
2023 Avg HH Vehicles:	<b>1</b>	<b>1</b>	<b>1</b>
Housing			
Median Home Value:	<b>\$737,914</b>	<b>\$782,496</b>	<b>\$768,547</b>
Median Year Built:	<b>1956</b>	<b>1960</b>	<b>1964</b>

Icons courtesy of flaticon.com

# Floor Plans for 1724 Connecticut

1,796 gross SF on first floor, 796 gross SF in basement, combined 2,592 gross SF

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# 1724 Connecticut Ave., NW

*Exterior views*

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Street view



Distinctive façade and entry at 1724 Conn.



Street view



Delivery door in alleyway



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*Ready for your vision to make this your own restaurant/retail space—1,800 SF plus basement*

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*2nd gen. restaurant space gives you a head start on your kitchen build-out*

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# Nearby Retail Neighbors

*You'll definitely be in good company*

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# Broker Profile: Capital Realty Advisors

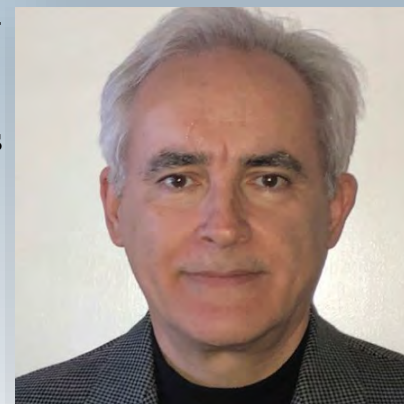
Geoffrey G. Lindsay is the president and principal broker of Capital Realty Advisors, LLC, specialists in commercial and investment properties. He has had listings from under \$1 million to \$70 million, and is licensed in DC, MD and VA.

Lindsay previously served as an advisor with a national commercial real estate firm, where he was its first salesperson hired in Northern Virginia as the company pursued its expansion strategy. Prior to that, he was in on the ground floor of the creation of the commercial division of a residential brokerage, then the largest privately held real estate company in the U.S.

In addition to his real estate background, Lindsay has over 20 years prior experience as a business owner, including a national publishing operation, East-West Communications, as well as eBusiness World Expo, which was the largest local trade show in the Washington, DC area on business use of the Internet. He also served as president of Lindsay & Co., a business mergers and acquisitions company.

His background as a business owner gives him a special insight into the business side of investment and commercial real estate.

This experience has enabled him to advise corporations and individuals on ways to maximize value as they pursue exit strategies, especially in situations where a business owner is ready to sell both the business and business real estate.



If you're ready to lease, sell or buy investment or commercial real estate, Capital Realty Advisors is ready to help. Whatever the property, our objective is the same: to get you the best possible price in the shortest amount of time.

For your next transaction, contact Capital Realty Advisors. A Capital Idea!