

# 3415 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008



1,200 SF  
AVAILABLE

**MATT SKALET**  
[mskalet@klnb.com](mailto:mskalet@klnb.com) | 202-420-7775

**BEN BECKER**  
[bbecker@klnb.com](mailto:bbecker@klnb.com) | 202-420-7773

**LINDSEY ST. MAXENS**  
[lmaxens@klnb.com](mailto:lmaxens@klnb.com) | 202-420-7769

**RYAN SCHMITZ**  
[rschmitz@klnb.com](mailto:rschmitz@klnb.com) | 202-602-1743

# SPACE FOR LEASE

## 3415 CONNECTICUT AVENUE, NW

- 1,200 SF space available
- Located in one of DC's most affluent neighborhoods, the Cleveland Park submarket has an average household income of over \$190,000/ year.
- Conveniently located on the highly trafficked Connecticut Avenue (23,667 VPD) and within walking distance to the Cleveland Park Metro (3,818 ADR).

### NEARBY RETAILERS



# LOCATION



## AVAILABLE SPACE

SIZE	RATE	AVAILABLE
1,200 SF	NEGOTIABLE	NOW

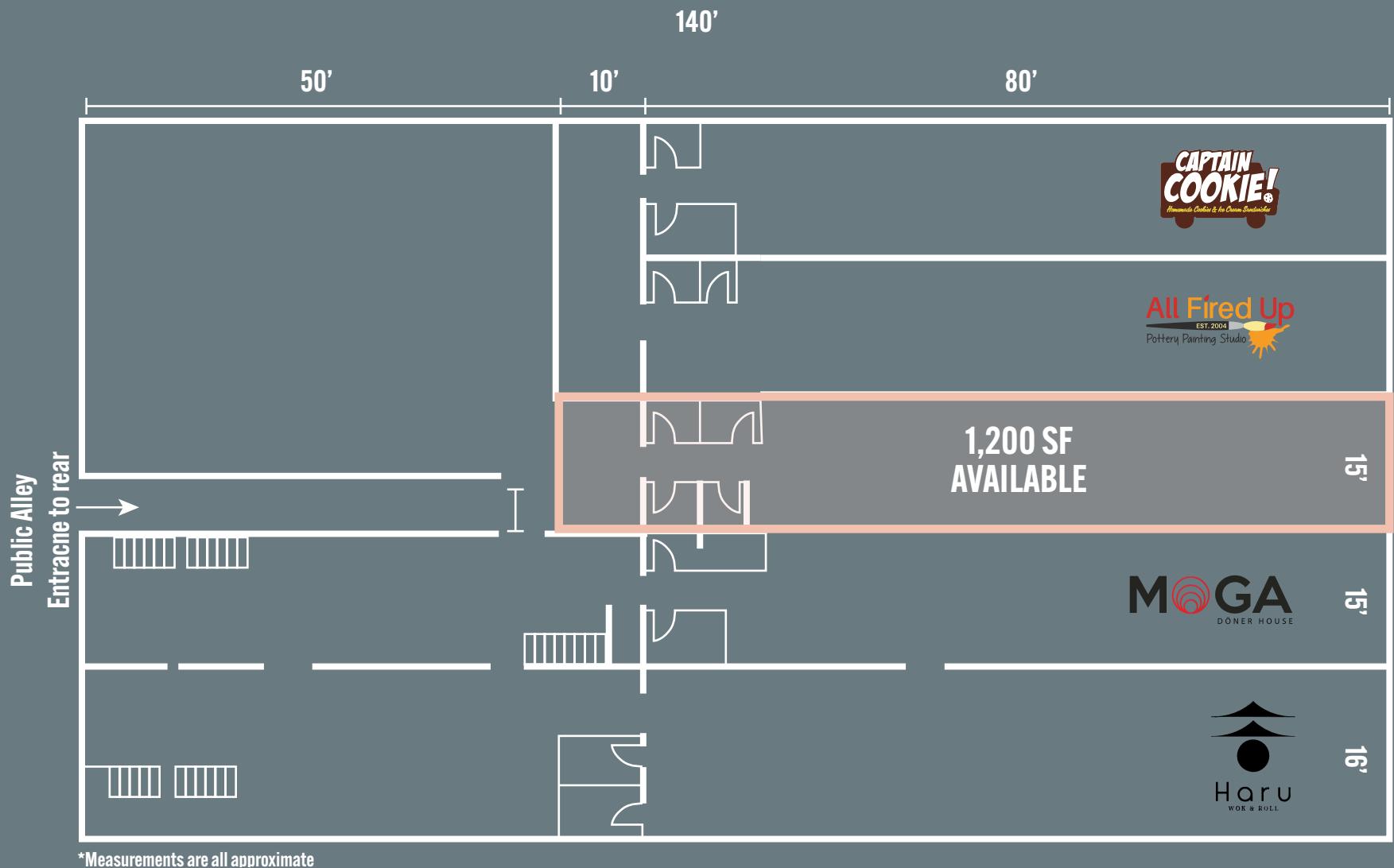
## DEMOGRAPHICS | 2024:

	.5-MILE	1-MILE	1.5-MILE
<b>Population</b>	8,421	29,196	100,566
<b>Daytime Population</b>	6,344	27,292	82,244
<b>Households</b>	5,149	15,885	53,289
<b>Average HH Income</b>	\$185,502	\$196,291	\$183,278

## TRAFFIC COUNTS | 2024:

Connecticut Ave NW	23,667 ADT
Cleveland Park Metro	2,041 ADR

# SITE PLAN



# AERIAL



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FOR MORE INFORMATION, PLEASE CONTACT:

**MATT SKALET**  
mskalet@klnb.com  
202-420-777

**BEN BECKER**  
bbecker@klnb.com  
202-420-7773

**LINDSEY ST. MAXENS**  
lstmaxens@klnb.com  
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The logo for klnb, featuring the lowercase letters "klnb" in a white sans-serif font. The letter "k" is blue, while "lnb" is white. The logo is centered within a horizontal orange rectangular frame with decorative ends.

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