

1001 Connecticut Ave, NW  
Washington, DC



# For Lease

**DC's most prominent retail intersection**

- 1,461 SF inline space with great visibility to K Street NW
- Located adjacent to Farragut North Metro Entrance (23,125 RPD) at the bustling intersection of K Street NW and Connecticut Ave NW
- Frontage on K Street NW with ability to capture evening and weekend traffic daytime volumes
  - 19.3M SF of office space within .25 miles
  - 57,751 employees within .25 miles
  - 2,174 hotel rooms within .25 miles

## Surrounding Retail

WELLS  
FARGO

★ PRET ★



SEPHORA



citibank

rōti  
MODERN MEDITERRANEAN

♥ CVS  
pharmacy™

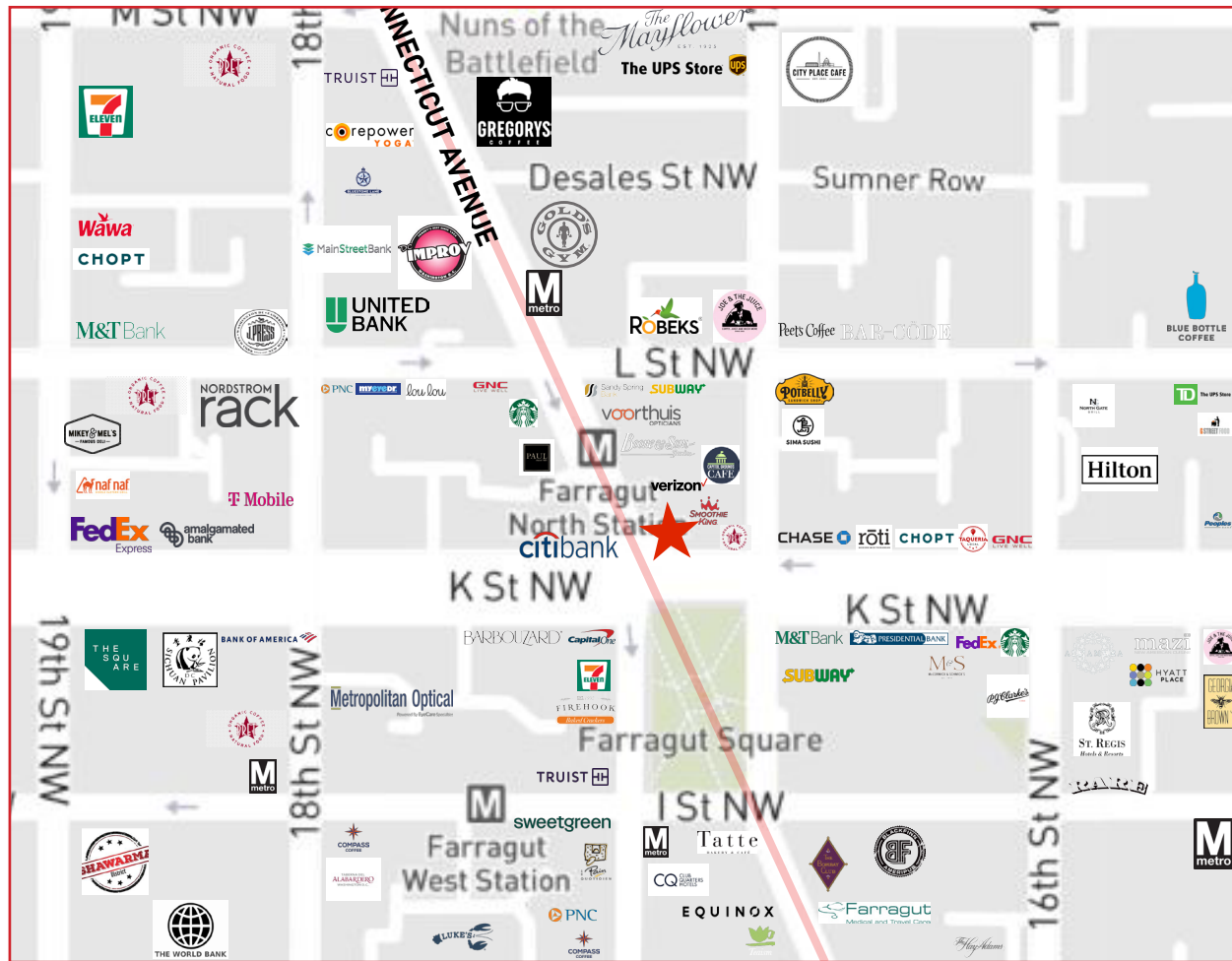
M&T Bank

CHASE

Capital One

Bank of America

# Washington, DC by the numbers



VEHICLES  
PER DAY

K Street NW  
**24,128**

Connecticut Ave  
**26,114**

17th Street NW  
**19,980**

L Street NW  
**15,757**

## Demographics from subject site

|                   | .25 mi   | .5 mi     | 1 mi      |
|-------------------|----------|-----------|-----------|
| Population        | 220      | 8,725     | 62,546    |
| Average HH Income | \$97,631 | \$148,558 | \$173,208 |
| Households        | 115      | 5,925     | 35,426    |
| Employees         | 64,819   | 162,988   | 324,611   |
| Median Age        | 29.4     | 32.3      | 32.4      |



RIDERS  
PER DAY

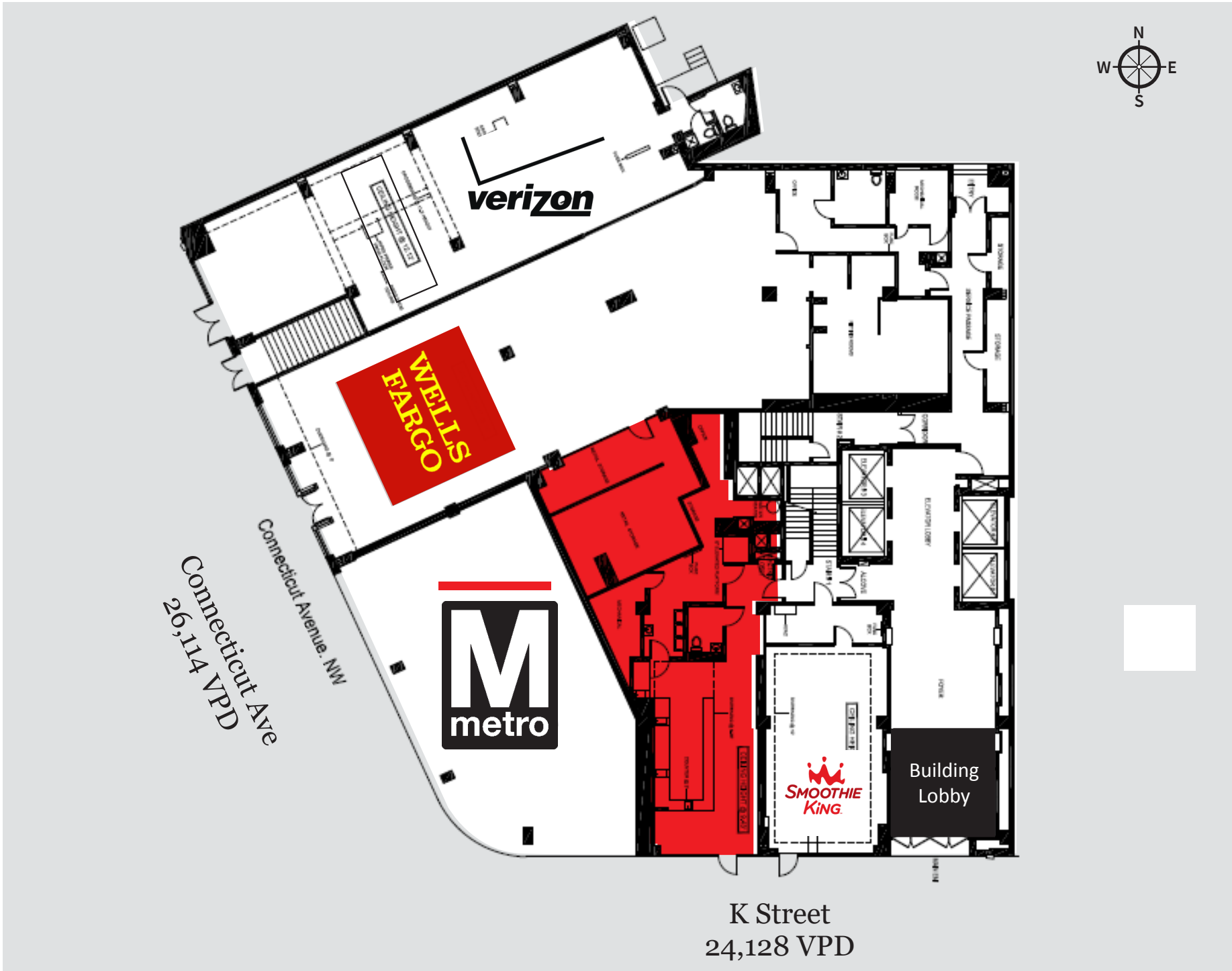
McPhearson Square  
**~ 8,000**

Farragut North  
**~ 13,000**

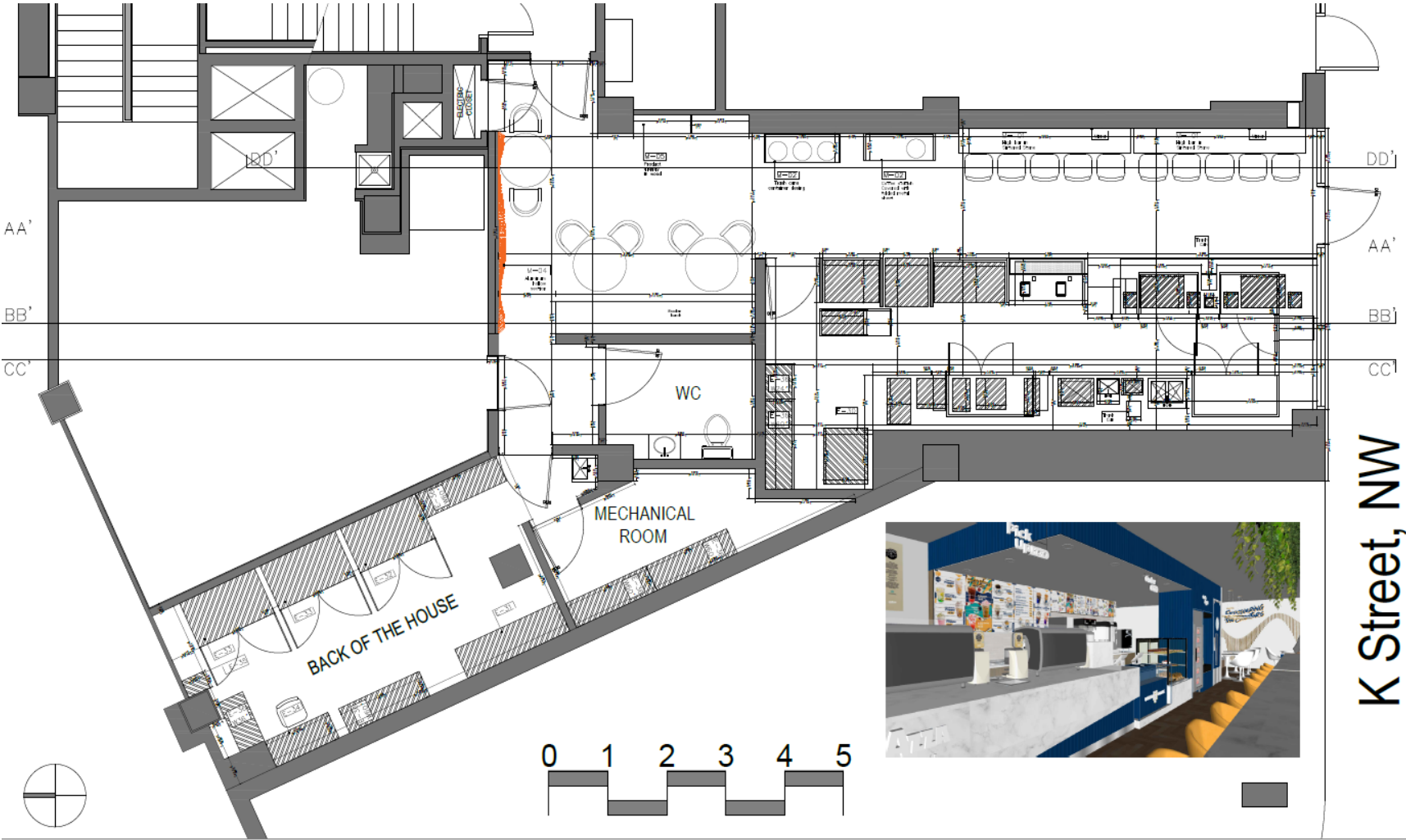
Farragut West  
**~ 12,000**

1001 Connecticut Ave, NW

The space







K Street, NW



PROJECT  
FARRAGUT SQUARE  
WASHINGTON D.C — USA  
17TH & K STREET  
1101 CONNECTICUT AVE, NW

DESIGNED BY:  
Arq. Sara Muñoz  
Arq. Juliana Cuéllar  
DIGITALIZED BY:  
Arq. Felipe Romero

CONTENT  
ARCHITECTURAL PLANS  
LAYOUT

SCALE  
1:35

DATE  
08-04-2023

PLAN NO.  
1/5





# 1001 Connecticut Ave, NW

An excellent retail opportunity in the heart of Golden Triangle

## Contact us:

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