

Connecticut and K

1001 Connecticut Ave, NW Washington, DC



For Lease

DC's most prominent retail intersection

- 947 - 1,842 SF of retail 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 ★

rōti
MODERN MEDITERRANEAN

Potbelly
SANDWICH WORKS

M&T Bank

citibank

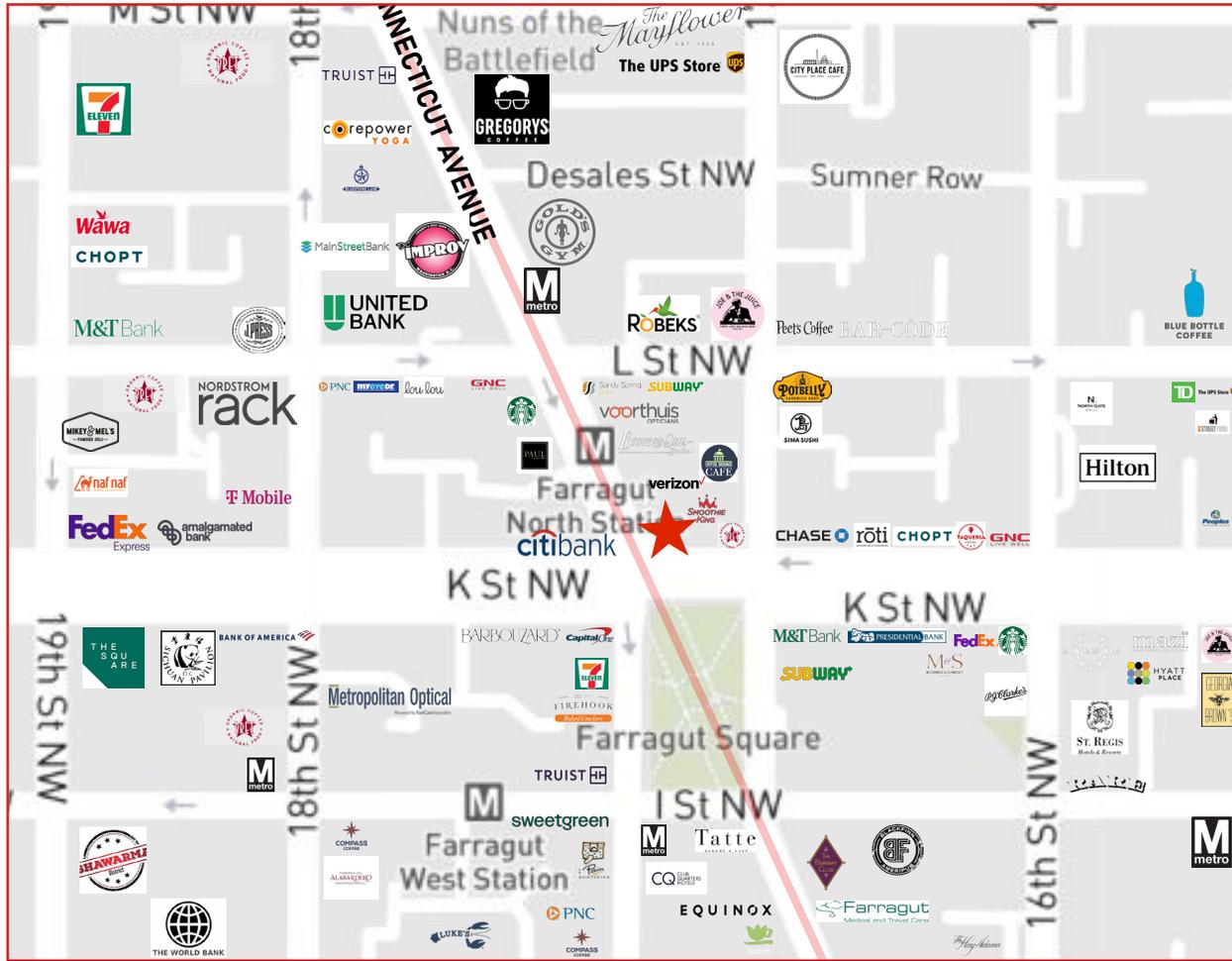


CHASE

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

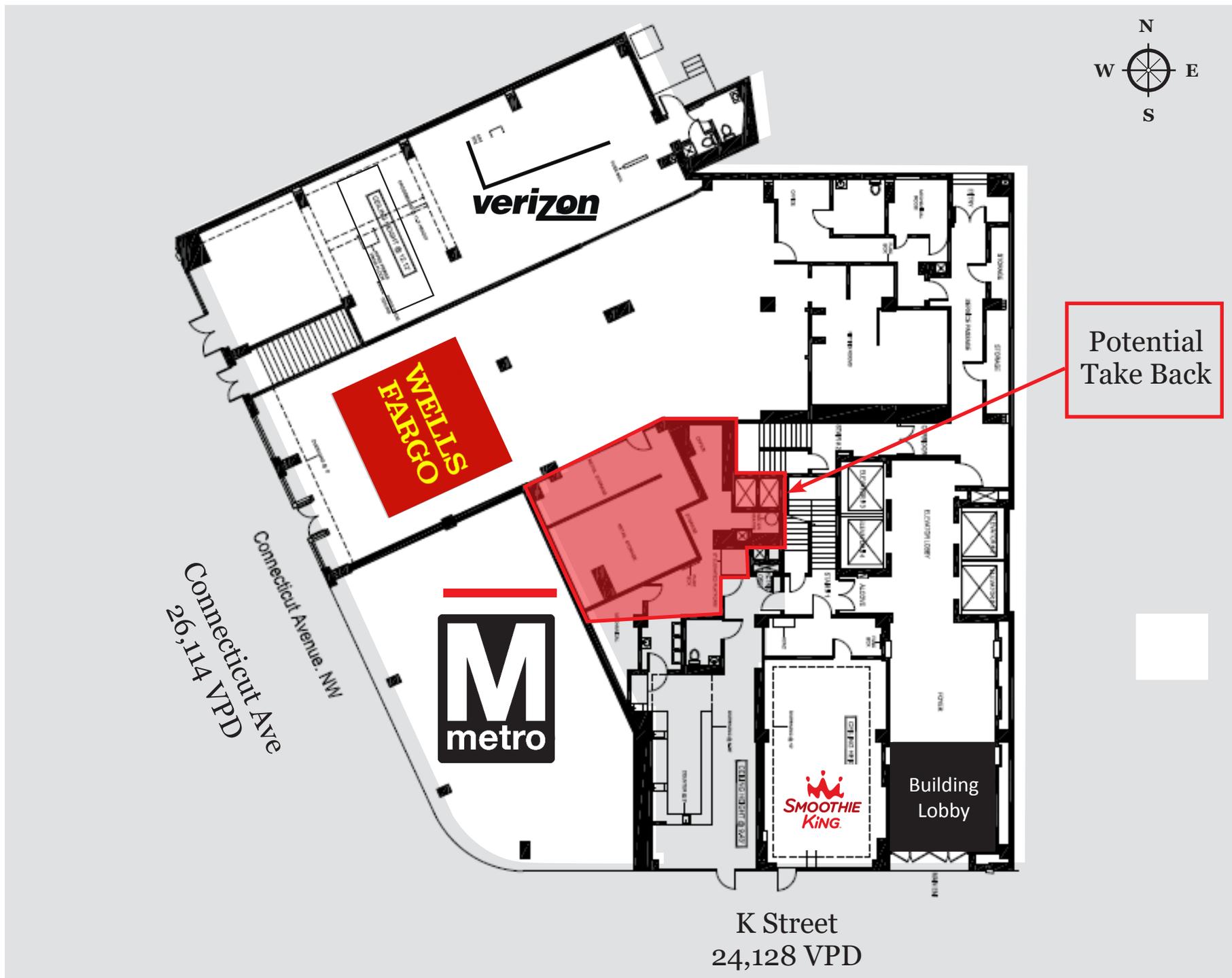
McPhearson Square
~ 8,000

Farragut North
~ 13,000

Farragut West
~ 12,000

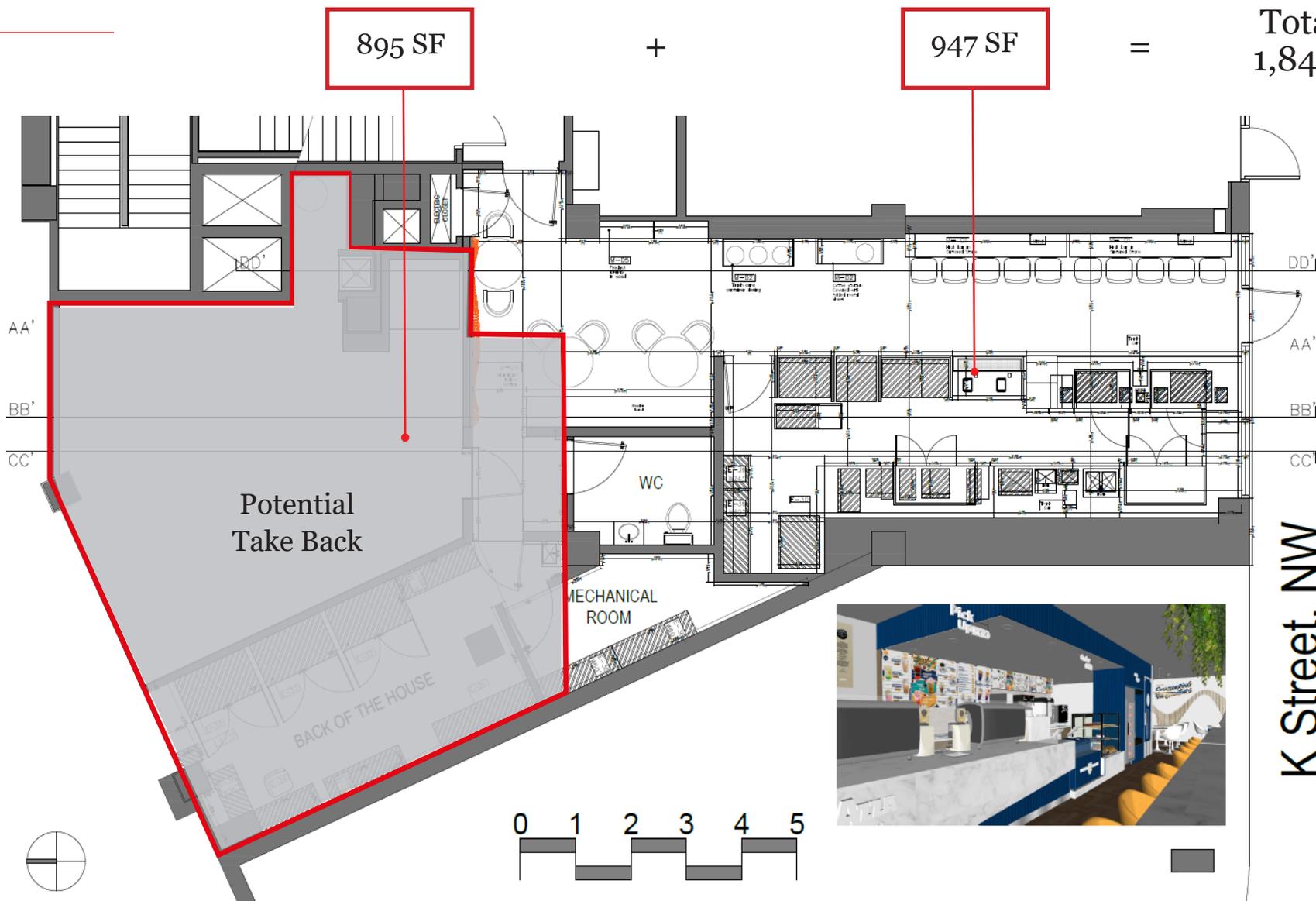
1001 Connecticut Ave, NW

The space



As built

Total of
1,842 SF



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

DESIGNED BY:
Arq. Sara Muñoz
Arq. Juliana Cuéllar
DRAFTER 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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