



Connecticut and K

1001 Connecticut Ave, NW Washington, DC

For Lease

DC's most prominent retail intersection

- ~950 - 1,842 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

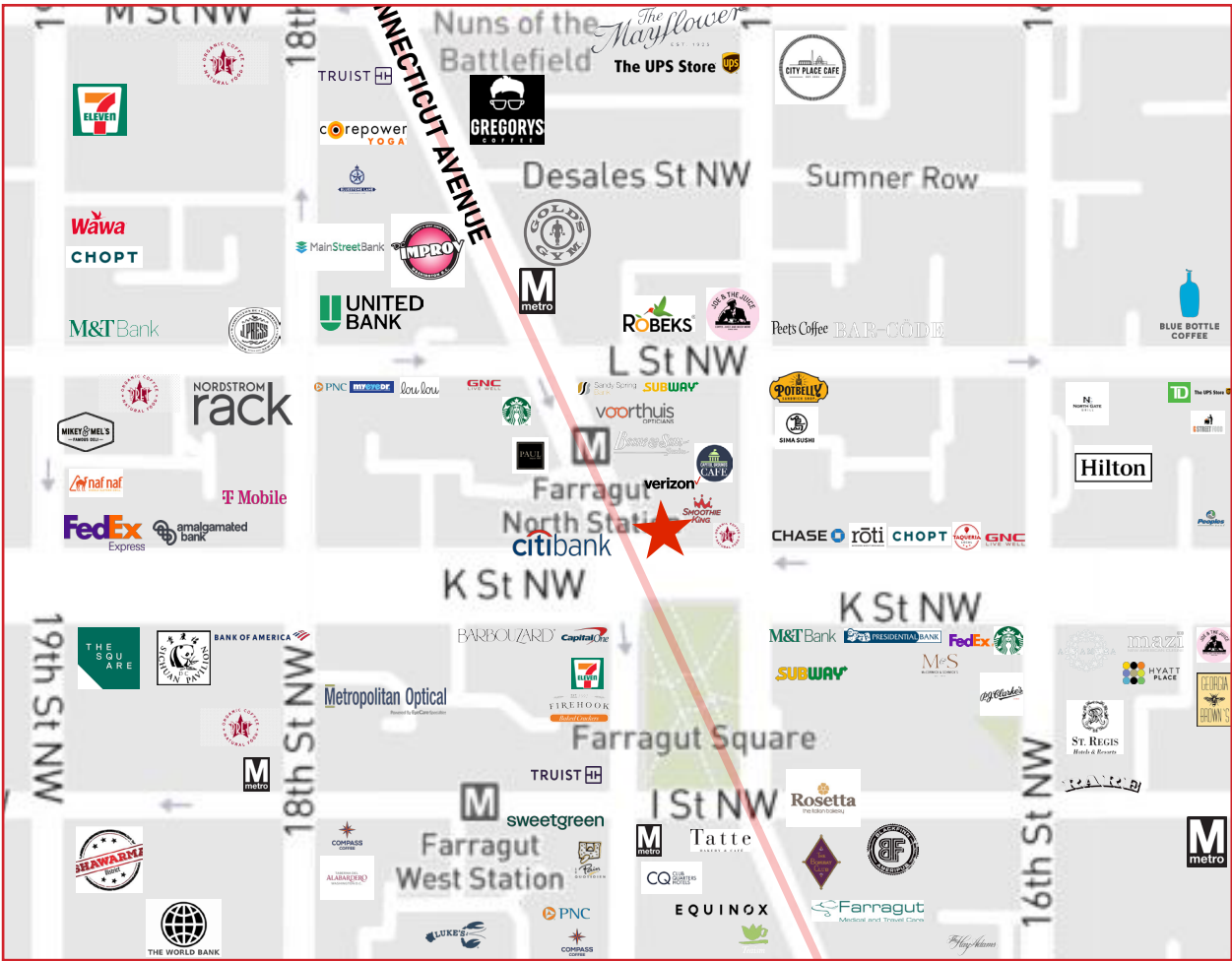


M&T Bank T a t t e
BAKERY & CAFÉ

Rosetta
the Italian bakery

Capital One Bank

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

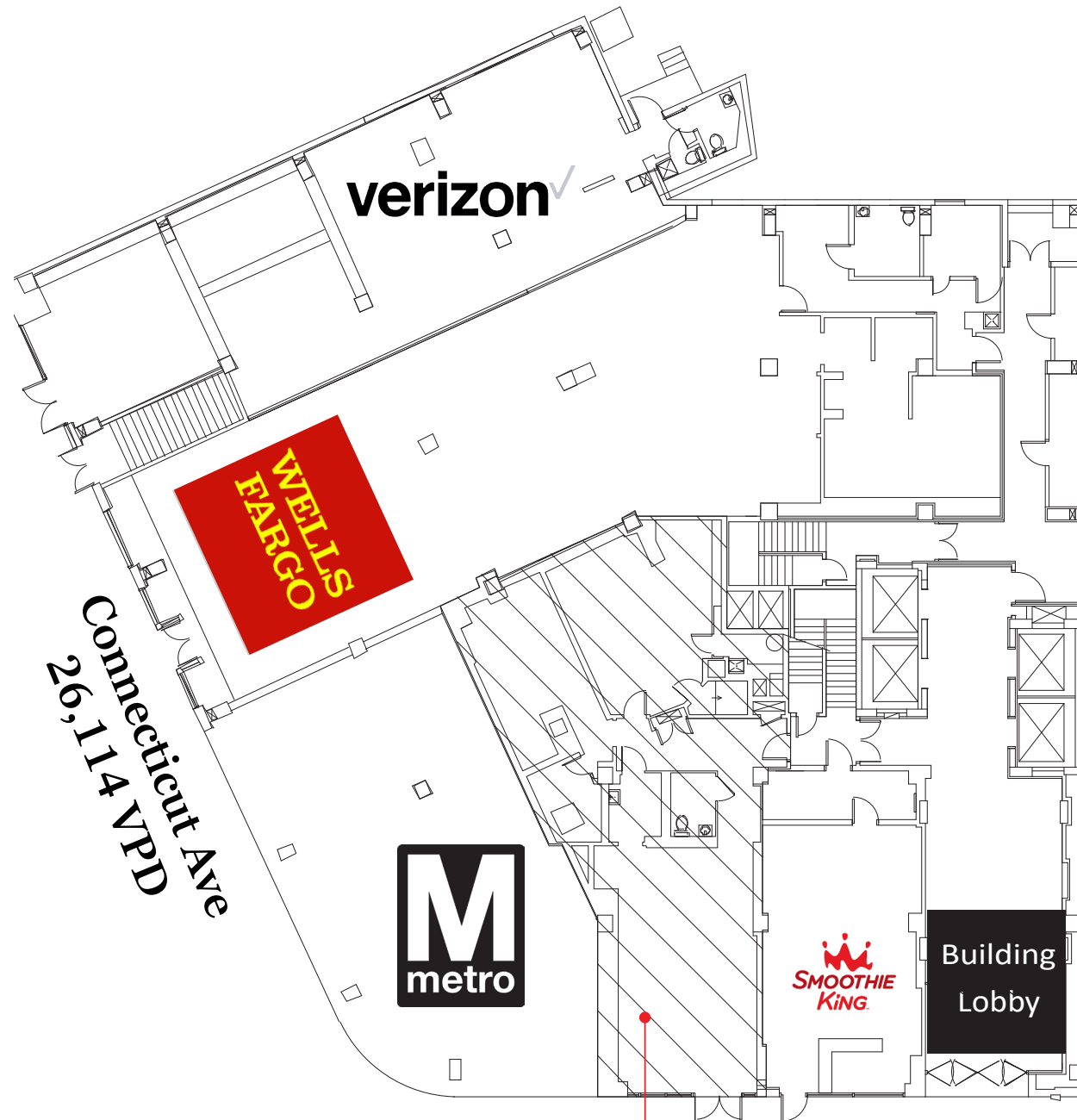
McPhearson Square
~ 8,000

Farragut North
~ 13,000

Farragut West
~ 12,000

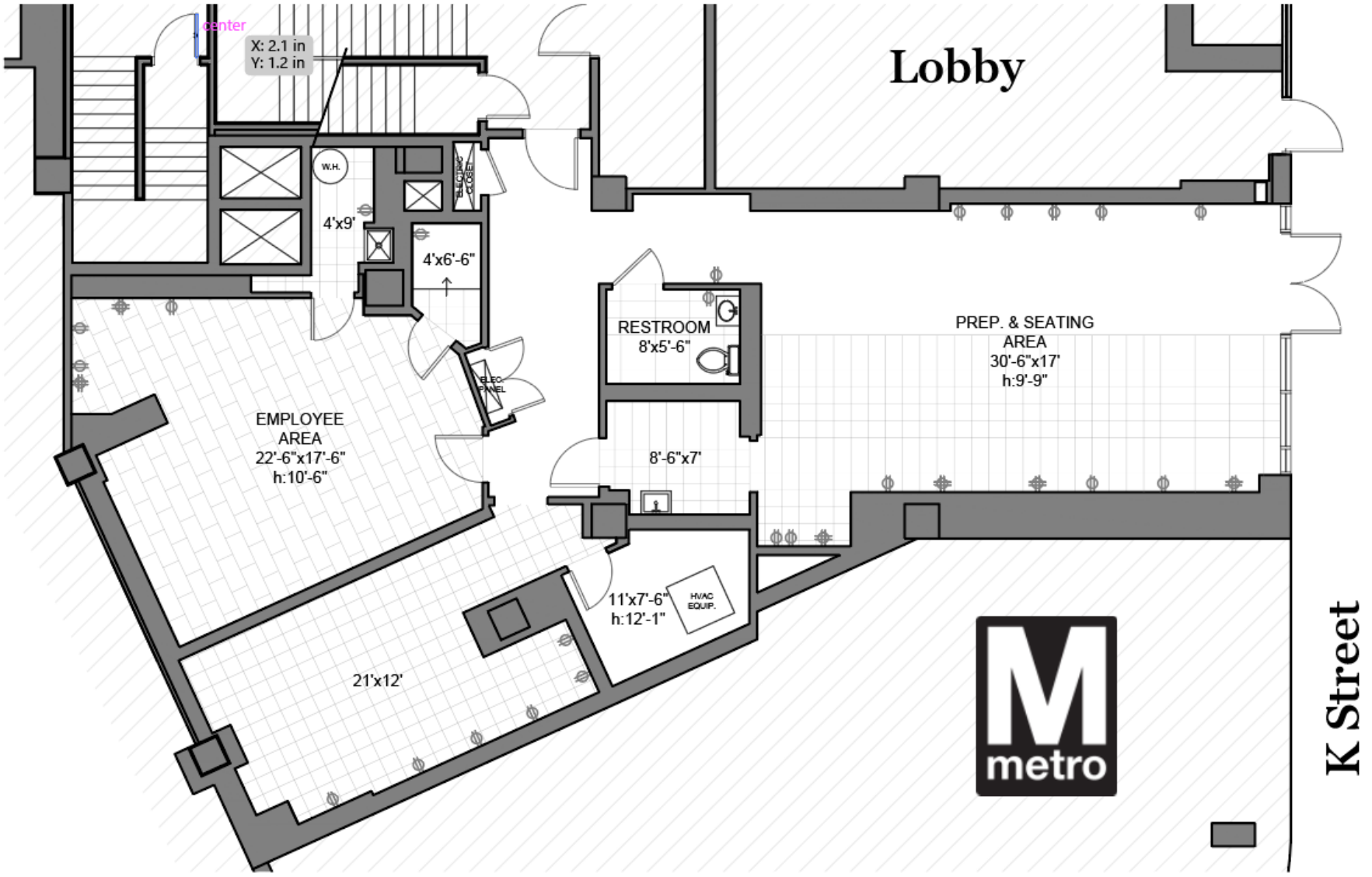
1001 Connecticut Ave, NW

The space



1,842 SF

K Street
24,128 VPD



Connecticut Ave



1001 Connecticut Ave, NW

An excellent retail opportunity in the heart of Golden Triangle

Contact us:

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