

1025 Connecticut Ave NW  
Washington, DC

**L ST NW**  
14,100 VPD

1,632 SF

**CONN AVE**  
29,360 VPD

23,125 RPD



# For Sublease

## 1025 Connecticut Ave NW, Washington, DC

- 1,632 SF on Connecticut Ave (SE corner of L St and Connecticut Ave)
- High end build out, current Jewelry store
- Sublease term through 2027
- Central location within DC's Golden Triangle
- High foot traffic and visibility along Connecticut Ave with 29,360 VPD
- 52.2M SF of office space within 0.25 miles
- Located one block from Farragut North Metro Station with 23,125 RPD

For more information,  
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### Nearby Retailers



### Demographics

(Radius of .25 mile, .5 mile, and 1 mile)

#### Population

137	10,625	67,523
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#### Average HH Income

\$94,695	\$124,677	\$157,884
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#### Households

115	7,052	37,794
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#### Employees

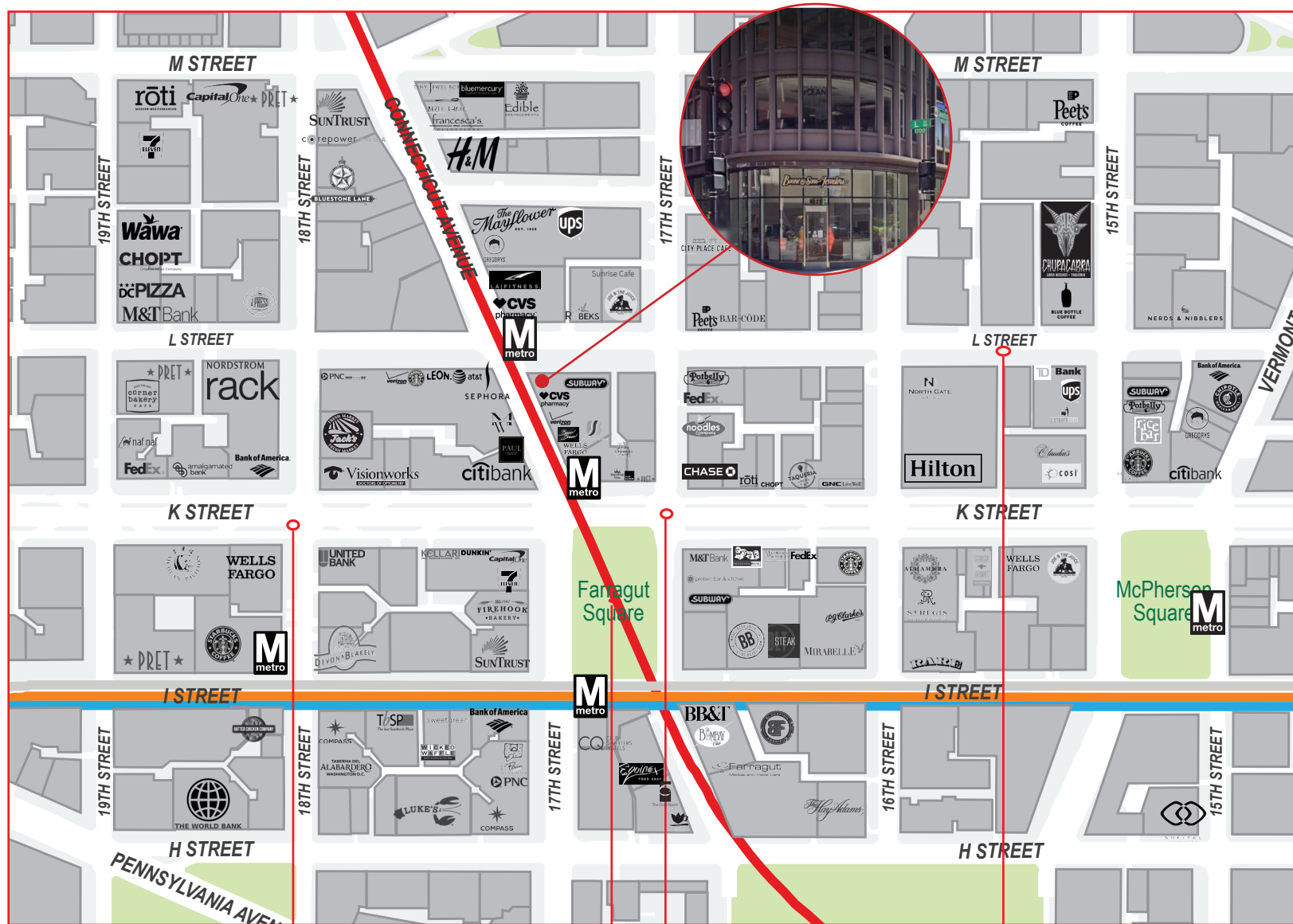
31,992	92,349	199,622
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#### Median Age

32.5	33.9	33.8
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# Trade Area and Demographics



VEHICLES  
PER DAY

**K Street NW**  
27,400

**Connecticut Ave**  
29,360

**17th Street NW**  
19,000

**L Street NW**  
14,100



RIDERS  
PER DAY

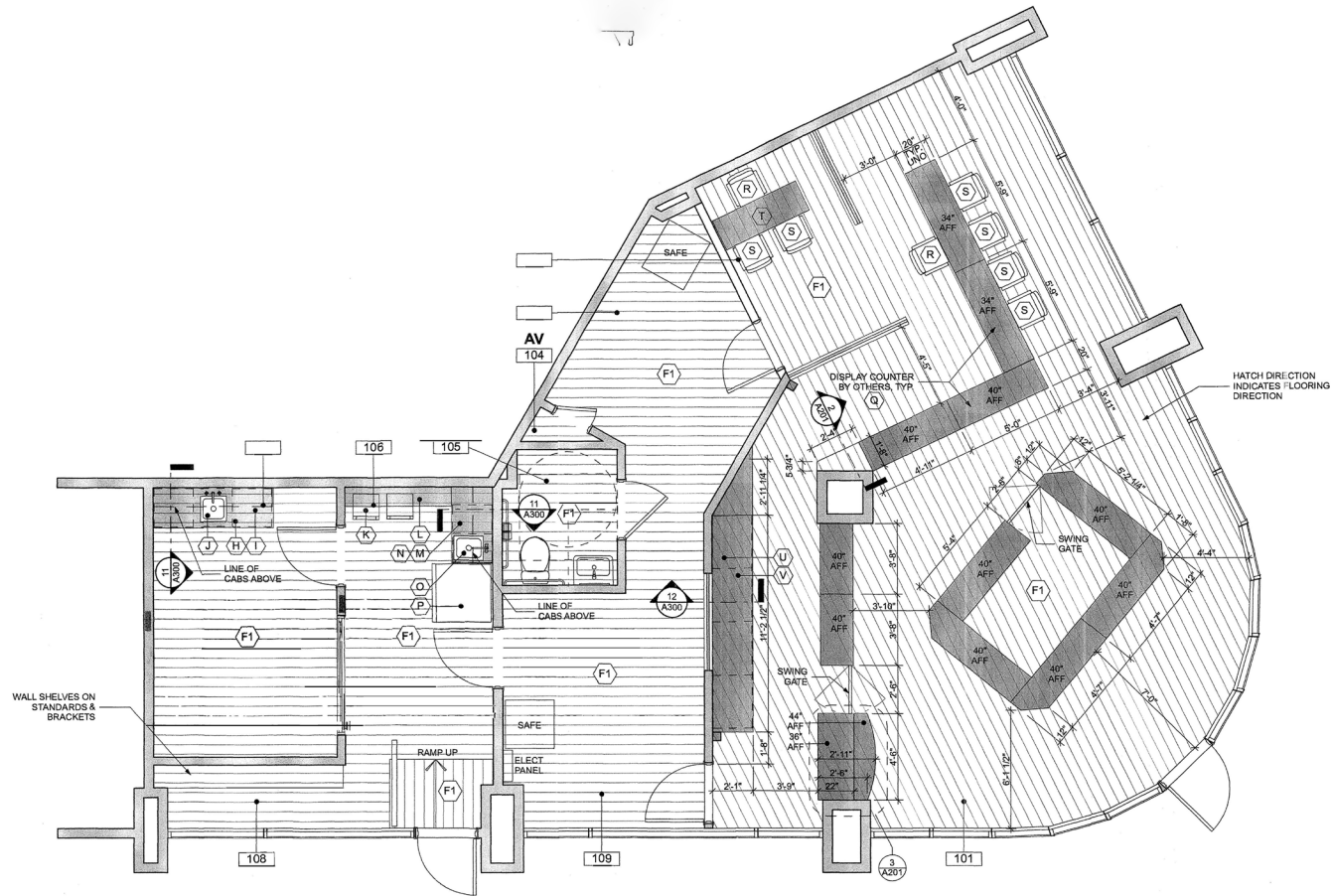
**Farragut North**  
23,125

**Farragut West**  
20,408

**McPherson Square**  
14,462



Connecticut Ave  
29,360



L Street NW  
14,100

## FLOOR PLAN

# 1025 Connecticut Ave

Prominent corner location at Connecticut Ave NW and L Street NW

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