

# 3524 Connecticut Ave, NW

Washington, DC 20008

*For Sublease*



8,592 SF ~53' frontage on Connecticut Ave NW Term through 04/30/2039 Available at \$375,000/yr



Prime retail opportunity for sublease located in Cleveland Park

## Highlights

- 8,592 SF space facing Connecticut Ave NW with asking rent of \$375,000.00/yr
- Excellent daytime traffic with 43,100 VPD on Connecticut Ave NW
- Highly visible location with 43' frontage on Connecticut Ave NW
- Located less than one block from Cleveland Park Metro with 3,943 riders per day
- Excellent Co-tenancy in the market with Target, CVS, Yes Organic Market and directly across from Sam's Park & Shop

## Nearby Retail

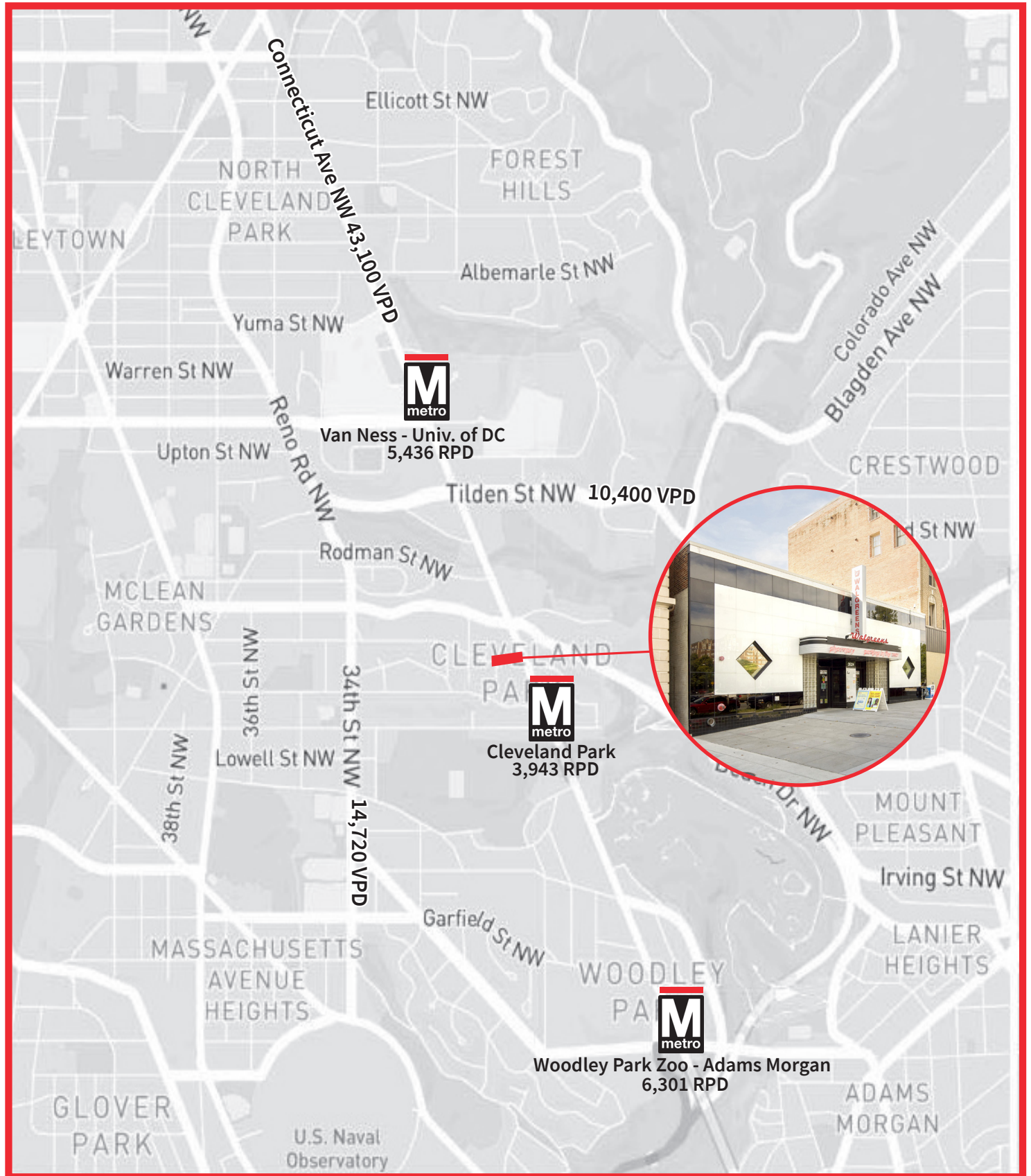


## Demographics

(Radius of .25, .5, and 1- miles)

2019 Population		
2,064	9,490	32,664
Average HH Income		
\$202,970	\$180,860	\$177,970
Households		
1,206	5,841	17,809
Median Age		
39.6	38.3	37.5

# Surrounding Area

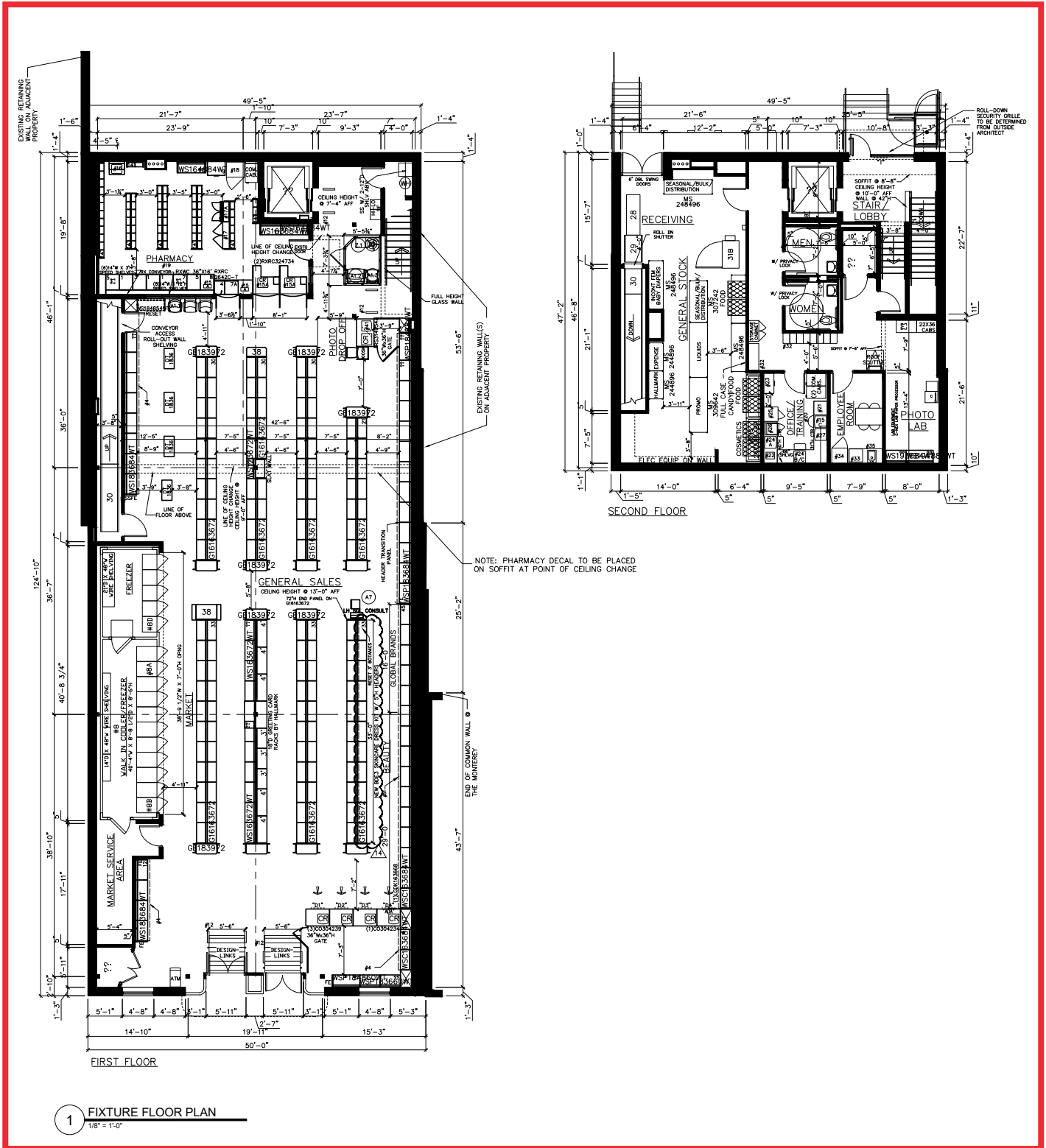


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# Site Area



# Site Plan



For more information,  
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