



PRIVATE PATIO



CONNECTICUT AVE NW - 23,667 VPD

JOIN THESE RETAILERS



Sababa



bindaas



vace

RESTAURANT SPACE FOR LEASE

- 4,050 SF (3,300 SF on first floor, 750 SF on second floor) 2nd generation restaurant space available plus private outdoor patio area
- Located in one of DC's most affluent neighborhoods, the Cleveland Park submarket has an average household income of over \$190,000/ year
- Conveniently located on the highly trafficked Connecticut Avenue (23,667 VPD) and within walking distance to the Cleveland Park Metro (3,818 ADR)

MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

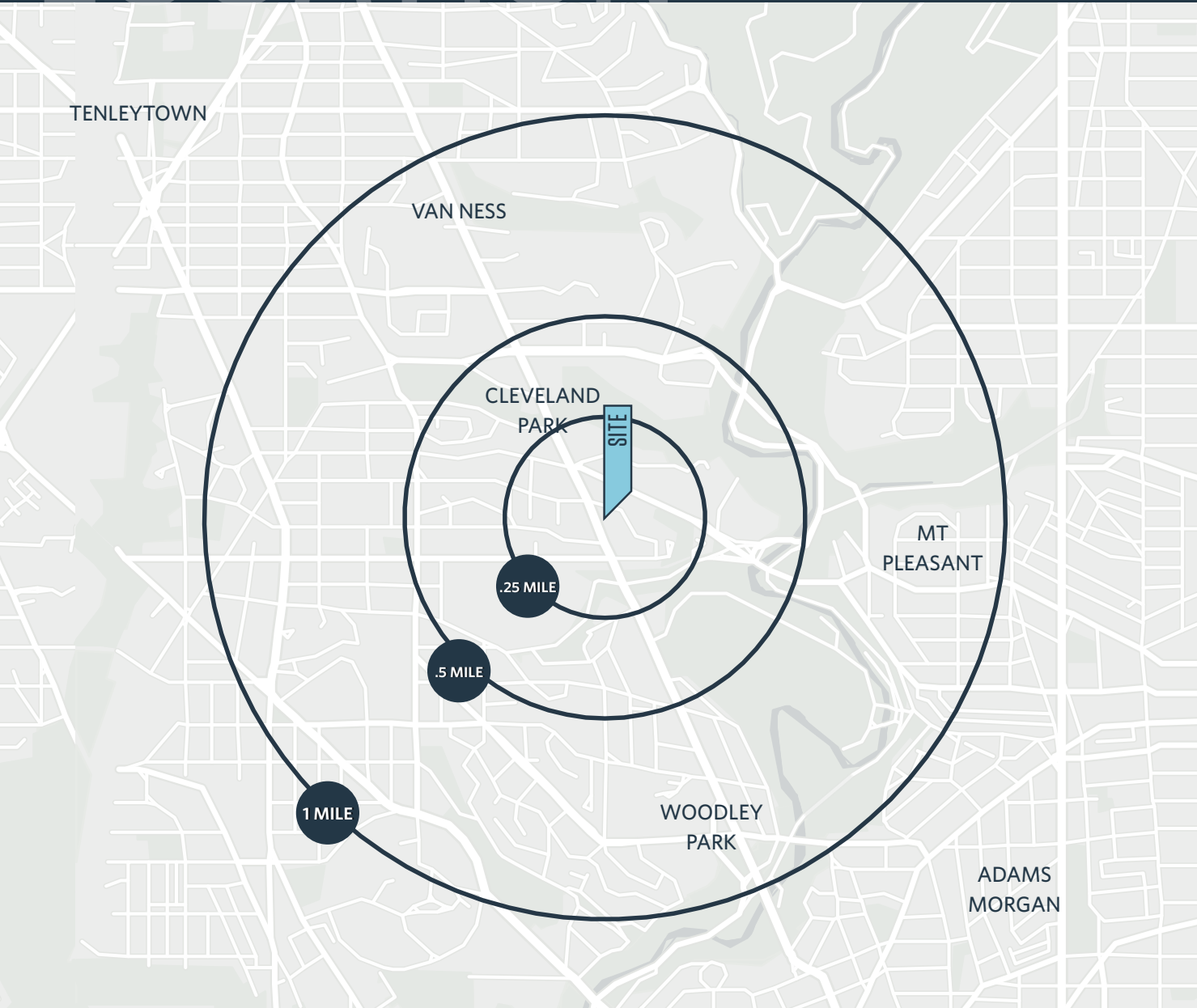
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

LOCATION

3417 CONNECTICUT AVENUE NW

WASHINGTON, DC 20008



AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
4,050 SF	Negotiable	2nd Gen Restaurant	11/1/22

DEMOGRAPHICS | 2022:

0.25-MILE	0.5-MILE	1-MILE
Population 3,750	8,572	30,764
Daytime Population 3,164	6,768	31,259
Households 2,527	5,275	16,784
Average HH Income \$196,373	\$220,217	\$218,907

TRAFFIC COUNTS | 2019:

Connecticut Ave NW	23,667 ADT
--------------------	------------

MATT SKALET

mkalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769



PHOTOS

3417 CONNECTICUT AVENUE NW

WASHINGTON, DC 20008



MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

LINDSEY ST. MAXENS

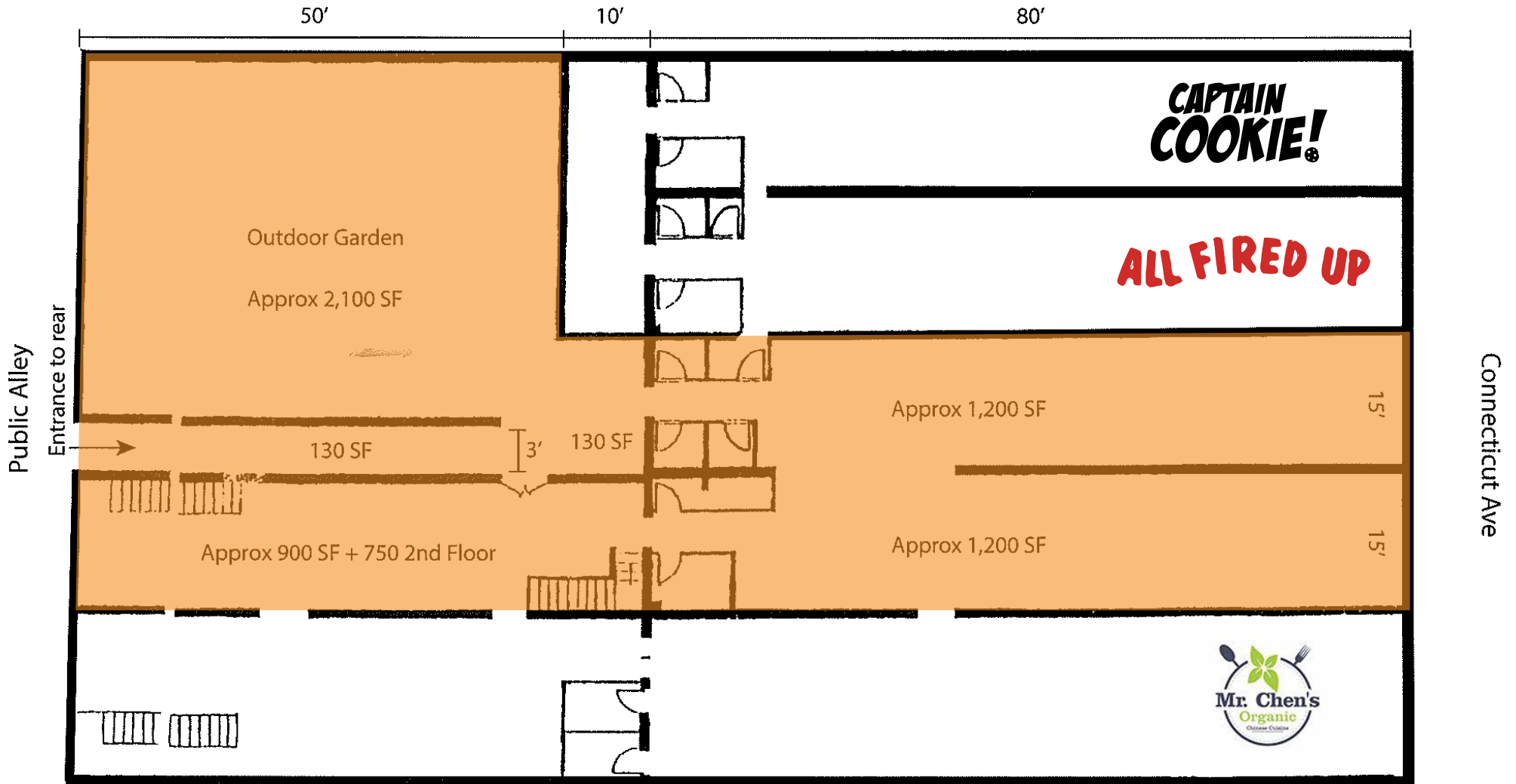
lstmaxens@klnb.com | 202-420-7769

klnb

SITE PLAN

3417 CONNECTICUT AVENUE NW

WASHINGTON, DC 20008



MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769



AERIAL

3417 CONNECTICUT AVENUE NW

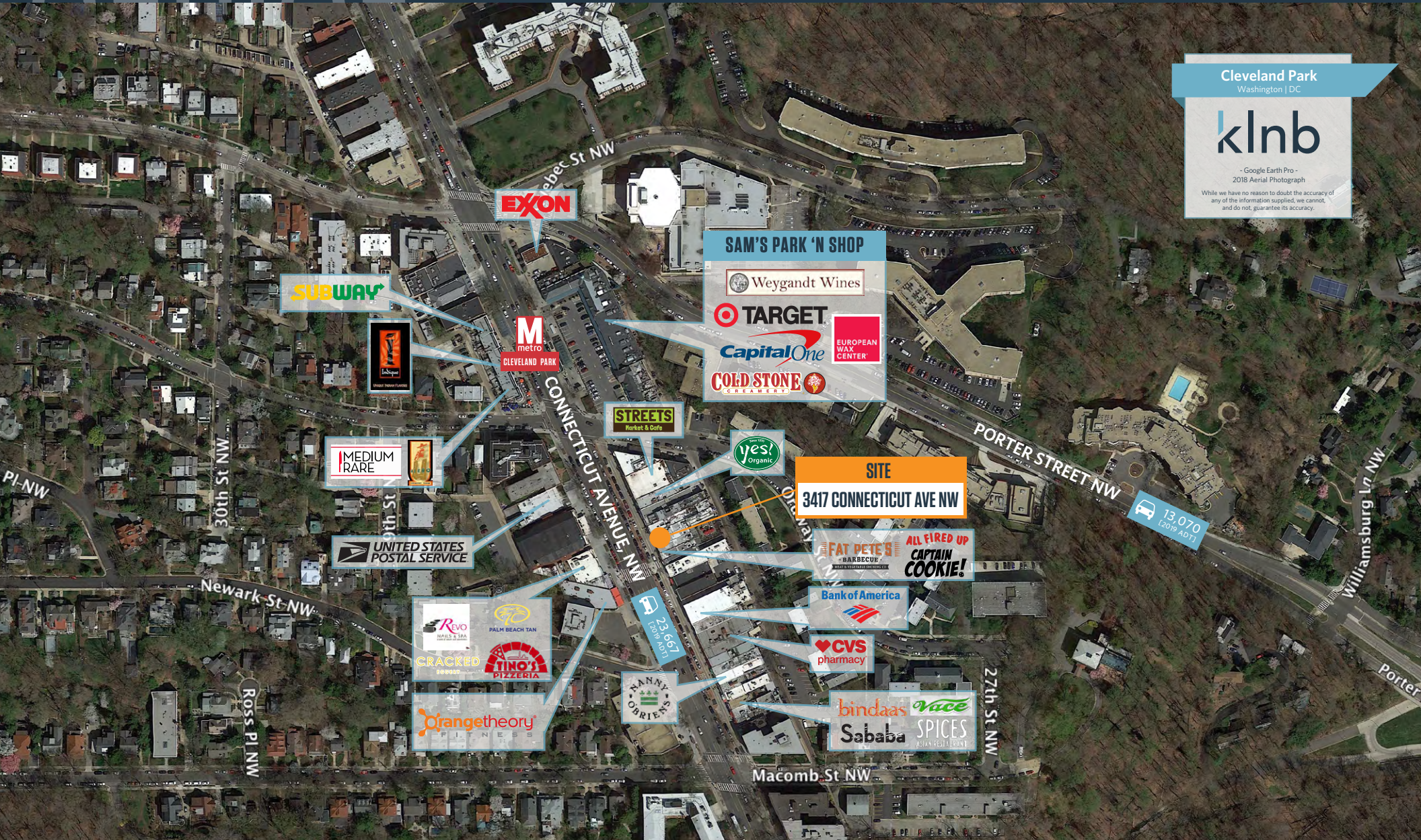
WASHINGTON, DC 20008

Cleveland Park
Washington | DC

klnb

~ Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of
any of the information supplied, we cannot
and do not guarantee its accuracy.



MATT SKALET

mkalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

klnb



3417 CONNECTICUT AVENUE NW

WASHINGTON, DC 20008

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

maskalet@klnb.com

202-420-777

BEN BECKER

bbecker@klnb.com

202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com

202-420-7769

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com



[CLICK TO VIEW PROPERTY WEBSITE](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.