

1300 CONNECTICUT AVENUE NW WASHINGTON, DC

RAPPAPORT
CULTIVATING PLACES



1300
CONNECTICUT
AVENUE
Washington, DC







1300 CONNECTICUT AVENUE NW

WASHINGTON, DC

- | Highly visible streetfront space on Connecticut Avenue with more than 27,000 vehicles passing per day
- | With a 99 Walkscore, this high traffic area caters to DC professionals, residents and tourists alike
- | This space could also be considered for cell phone, fitness, or service uses

DEMOGRAPHICS 2024

	.25 MILE	.5 MILE	1 MILE
 POPULATION	4,132	17,696	79,447
 DAYTIME POPULATION	22,336	127,639	243,134
 HOUSEHOLD INCOME	\$108,714	\$132,361	\$143,633
 TRAFFIC COUNTS	27,000 on Connecticut Avenue NW		

CO-TENANTS



1300 CONNECTICUT AVENUE NW
WASHINGTON, DC



MAGNOLIA
KITCHEN & BAR

mi casa

hair cuttery bluemercury

ANN TAYLOR
LOFT drybar



BIBIBOP AT&T taim

Panera BREAD PNC sweetgreen



P STREET NW

DUPONT CIRCLE NW

TRUIST DC

CAPE CITRON

THE BIG HUNT

Tatte BAKERY & CAFE

MADHATTER

P STREET NW



Tatte BAKERY & CAFE

POTBELLY SANDWICH SHOP


Starbucks



MASSACHUSETTS AVENUE NW

[solidcore]

SOULCYCLE



1300 CONNECTICUT AVE NW

CHIPOTLE MEXICAN GRILL

moby dick HOUSE OF KABOB

WELLS FARGO

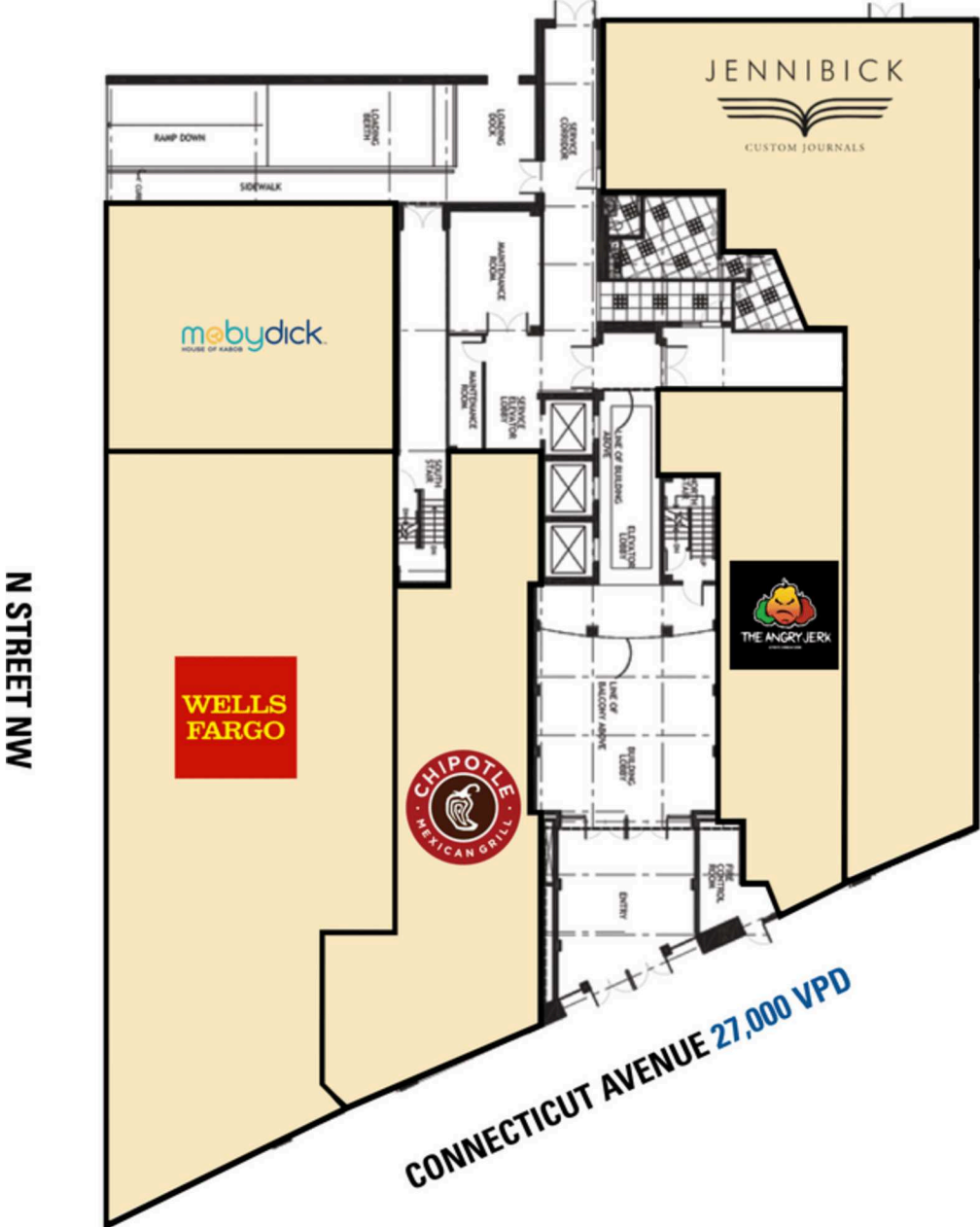


CAVA



SITE PLAN

1300 CONNECTICUT AVENUE NW | WASHINGTON, DC





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