

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 2025

	.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 MITCHELL & BAY

mi casa

hair cuttery bluemercury

ANN TAYLOR LOFT drybar



BIBIBOP AT&T taim

Panera BREAD PNC sweetgreen



CONNECTICUT AVENUE NW

19TH STREET NW

NEW HAMPSHIRE AVENUE NW

18TH STREET NW

DUPONT CIRCLE NW

P STREET NW



TRUIST DC CAPE CITRON

THE BIG HUNT

Tatte BAKERY & CAFE MADHATTER

P STREET NW

Tatte BAKERY & CAFE

POTBELLY SANDWICH SHOP


Starbucks

NEW HAMPSHIRE AVENUE NW

19TH STREET NW

CONNECTICUT AVENUE NW

MASSACHUSETTS AVENUE NW

1300 CONNECTICUT AVE NW

CHIPOTLE MEXICAN GRILL

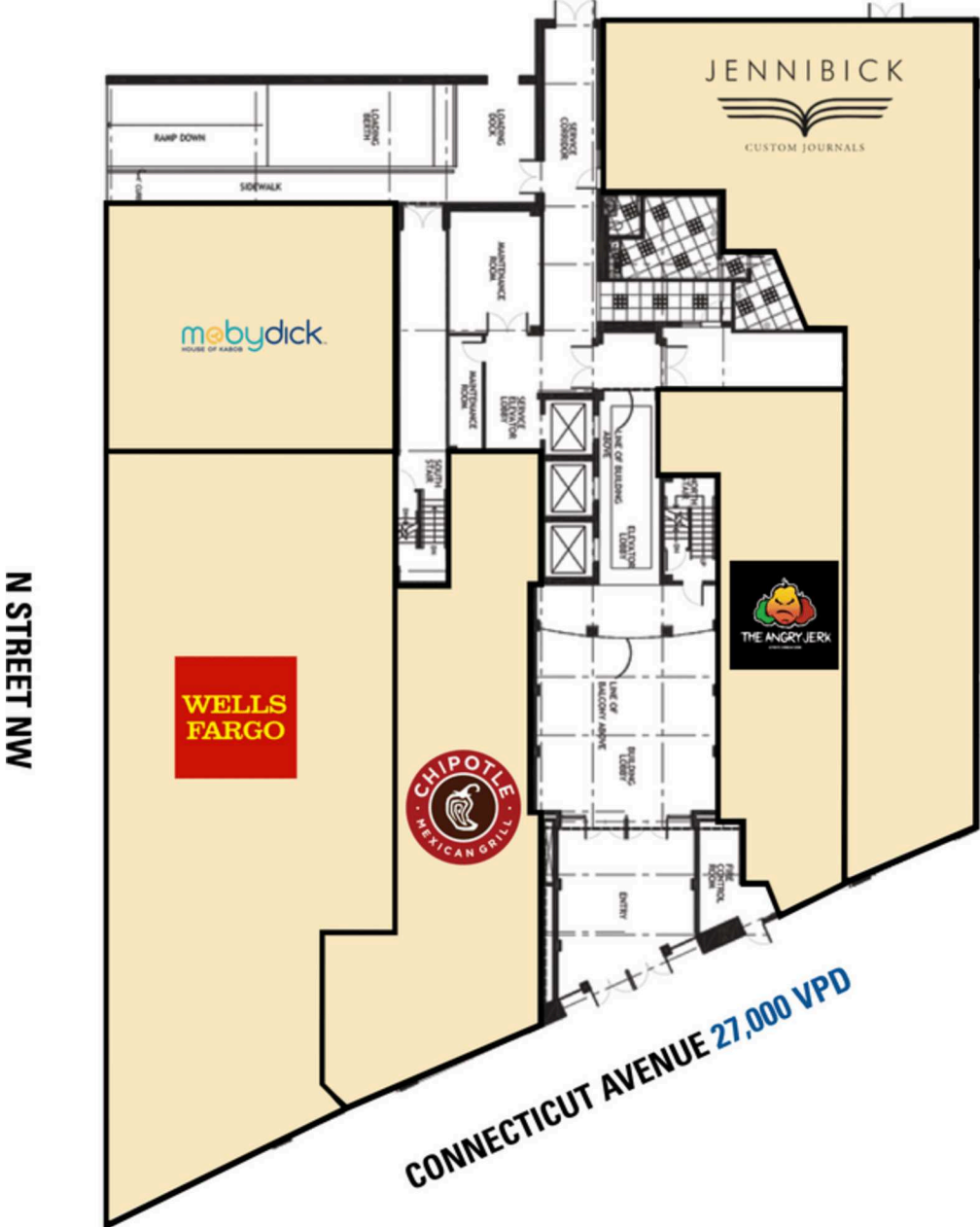
moby dick HOUSE OF KABOB

WELLS FARGO



SITE PLAN

1300 CONNECTICUT AVENUE NW | WASHINGTON, DC





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