

# 2612 CONNECTICUT AVENUE, NW WASHINGTON, DC

1,507 SF STREET LEVEL AVAILABLE WITH 1,050 SF BASEMENT





RAPPAPORT  
CULTIVATING PLACES



## 2612 CONNECTICUT AVENUE, NW WASHINGTON, DC

- | 1,507 SF of grade with 1,050 SF basement in D.C.
- | Amenities include on-site dumpsters and trash compactor
- | Ideal for fitness or cafe with off-street parking and potential outdoor seating on Connecticut Ave
- | Adjacent to Woodley Park Metro and Wardman Park Redevelopment with 900 high-end apartments
- | Within close proximity of popular tourist destinations including the Smithsonian National Zoo and Rock Creek Park
- | 4 story, 22 room apartment complex with shared garage located on 24th street

### DEMOGRAPHICS 2024

	0.25 MILE	.5 MILE	1 MILE
 POPULATION	2,311	10,394	50,449
 DAYTIME POPULATION	1,048	3,030	22,686
 HOUSEHOLD INCOME	\$233,804	\$256,297	\$227,837
 TRAFFIC COUNTS	26,508 on Connecticut Ave NW		

### CO-TENANTS



2612 CONNECTICUT AVENUE, NW  
WASHINGTON, DC



WOODLEY RD NW



2612 Connecticut Ave NW

Wardman Park  
900 Unit  
Redevelopment



CALVERT ST NW 13,416 VPD

CONNECTICUT AVE NW 26,508 VPD



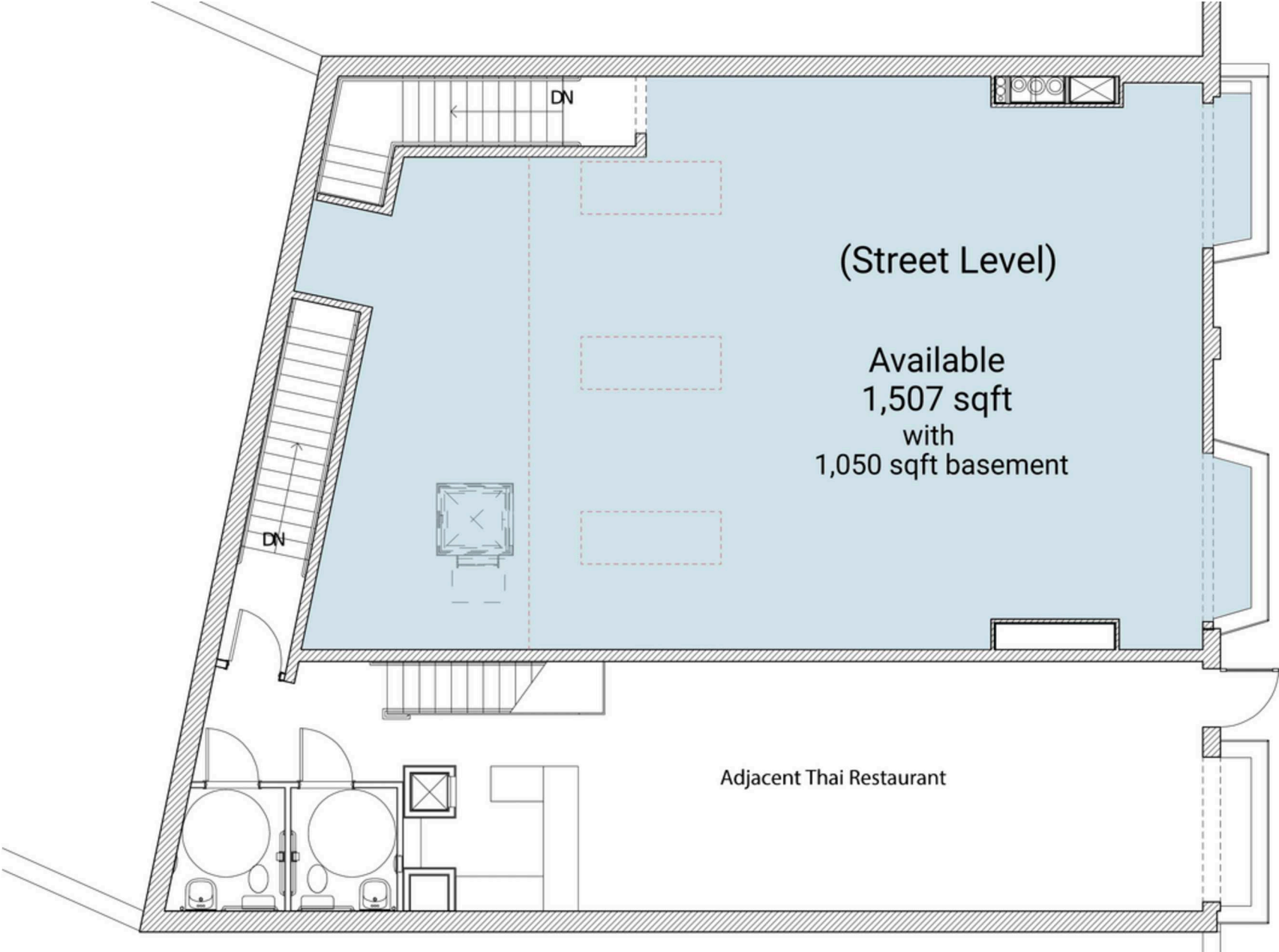
OMNI  
HOTELS & RESORTS  
834 Unit Hotel

Walk Score  
**93**

**SITE PLAN**

2612 CONNECTICUT AVENUE, NW | WASHINGTON, DC

1,507 SF AVAILABLE





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