

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



M&T Bank



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



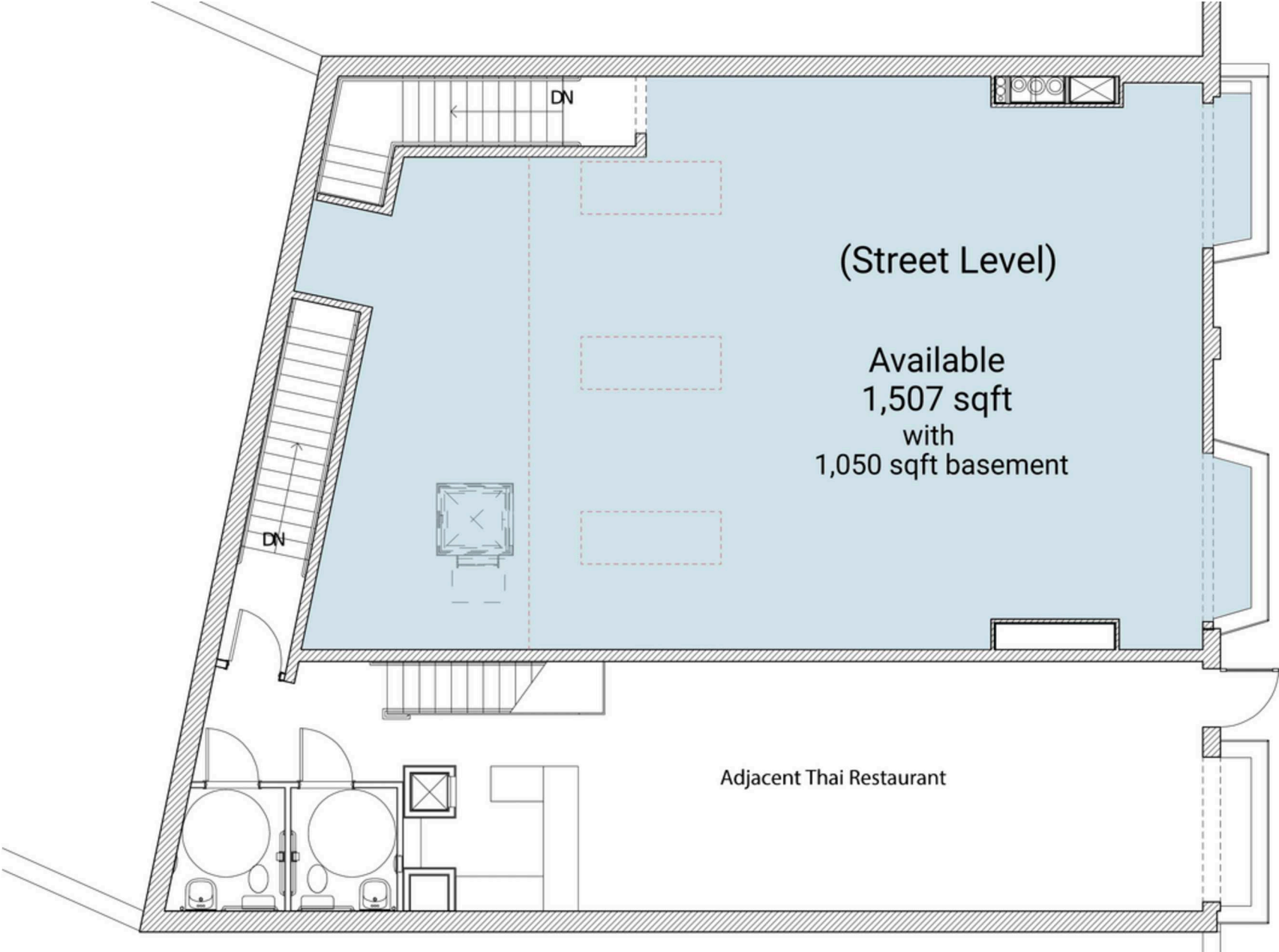
OMNI
HOTELS & RESORTS
834 Unit Hotel

Walk Score
93

SITE PLAN

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1,507 SF AVAILABLE





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