

1514 CONNECTICUT AVENUE NW

WASHINGTON, DC

1,649 SF AVAILABLE WITH FULL BASEMENT





RAPPAPORT



1514 CONNECTICUT AVENUE NW WASHINGTON, DC

- | Traditional high street environment
- | Property is in a metro-centric trade area with a walkscore of 99
- | Retail driven by service and food users
- | Iconic brand building site
- | Urban dwellers drawn to healthy and hip food alternatives

DEMOGRAPHICS 2018

	0.5 MILE	1 MILE	2 MILES
 POPULATION	22,076	82,414	224,499
 DAYTIME POPULATION	74,722	223,961	423,488
 HOUSEHOLD INCOME	\$139,065	\$140,249	\$130,738
 TRAFFIC COUNTS	36,240 on Connecticut Avenue NW		

CO-TENANTS



1514 CONNECTICUT AVENUE NW
WASHINGTON, DC

GELATO & COFFEE
DOLCEZZA
est. 2004

MAGNOLIA
hair cuttery bluemercury
Bareburger LOFT drybar

SAFEWAY


1514 CONNECTICUT AVENUE
PNC BANK AT&T Beefsteak
BIBIBOP sweetgreen

MISSION
STENOGRAPHERS

SETTE
OSTERIA

KRAMERBOOKS
& afterwords

FLORIANA

FRANKIE'S
OSTERIA

CONNECTICUT AVENUE NW
M metro

19TH STREET NW

NEW HAMPSHIRE AVENUE NW

18TH STREET NW

DUPONT CIRCLE NW

P STREET NW

P STREET NW

STARBUCKS

CVS pharmacy

ROCK CREEK

MEIWAH RESTAURANT
Walgreens
POTBELLY
grillfish STARBUCKS

firefly

NEW HAMPSHIRE AVENUE NW
M metro
19TH STREET NW

CONNECTICUT AVENUE NW

MASSACHUSETTS AVENUE NW

SUNTRUST CAFE ATRON
THE BIG HUNT
GRYPHON STARBUCKS MADHATTER

[solidcore]

SOULCYCLE

GNC CHOPT
Krispy Kreme BARRY'S
moby dick Panera PHILIZ COFFEE

Surfside

CAVA

Palm RESTAURANT

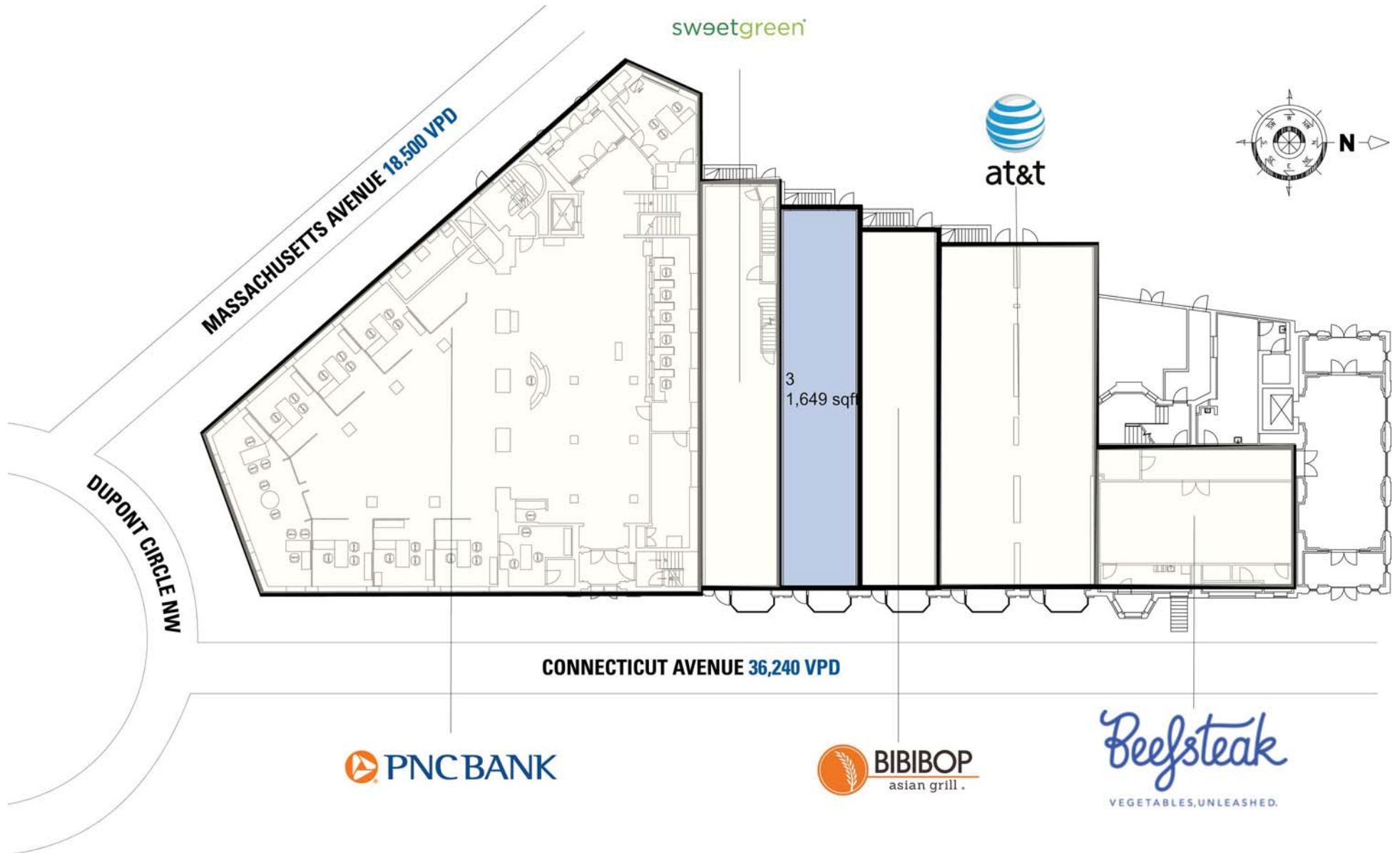
SHAKE SHACK

corepower YOGA

SITE PLAN

1514 CONNECTICUT AVENUE NW | WASHINGTON, DC

1,649 SF AVAILABLE WITH FULL BASEMENT



RAPPAPORT

1514 CONNECTICUT AVE NW, WASHINGTON, DC

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Michael Howard | mhoward@rappaportco.com | 571.382.1219

Melissa Webb | mwebb@rappaportco.com | 571.382.1227

rappaportco.com