



**19TH ST PATIO**

## JOIN THESE RETAILERS



**CHOPT**



## HIGH PROFILE RETAIL SPACE FOR LEASE IN DUPONT CIRCLE

- 2,165 SF of prominent retail space + 2,995 SF Lower Level available
- Large Outdoor Patio Available
- Space has frontage on both Connecticut Avenue and 19th Street, NW
- Directly atop DuPont Circle Metro Escalators (20,415 RDP)
- Prime visibility to Connecticut Avenue's 27,200 cars per day
- Strong seven day foot traffic
- Fantastic demographics with dense daytime and residential populations

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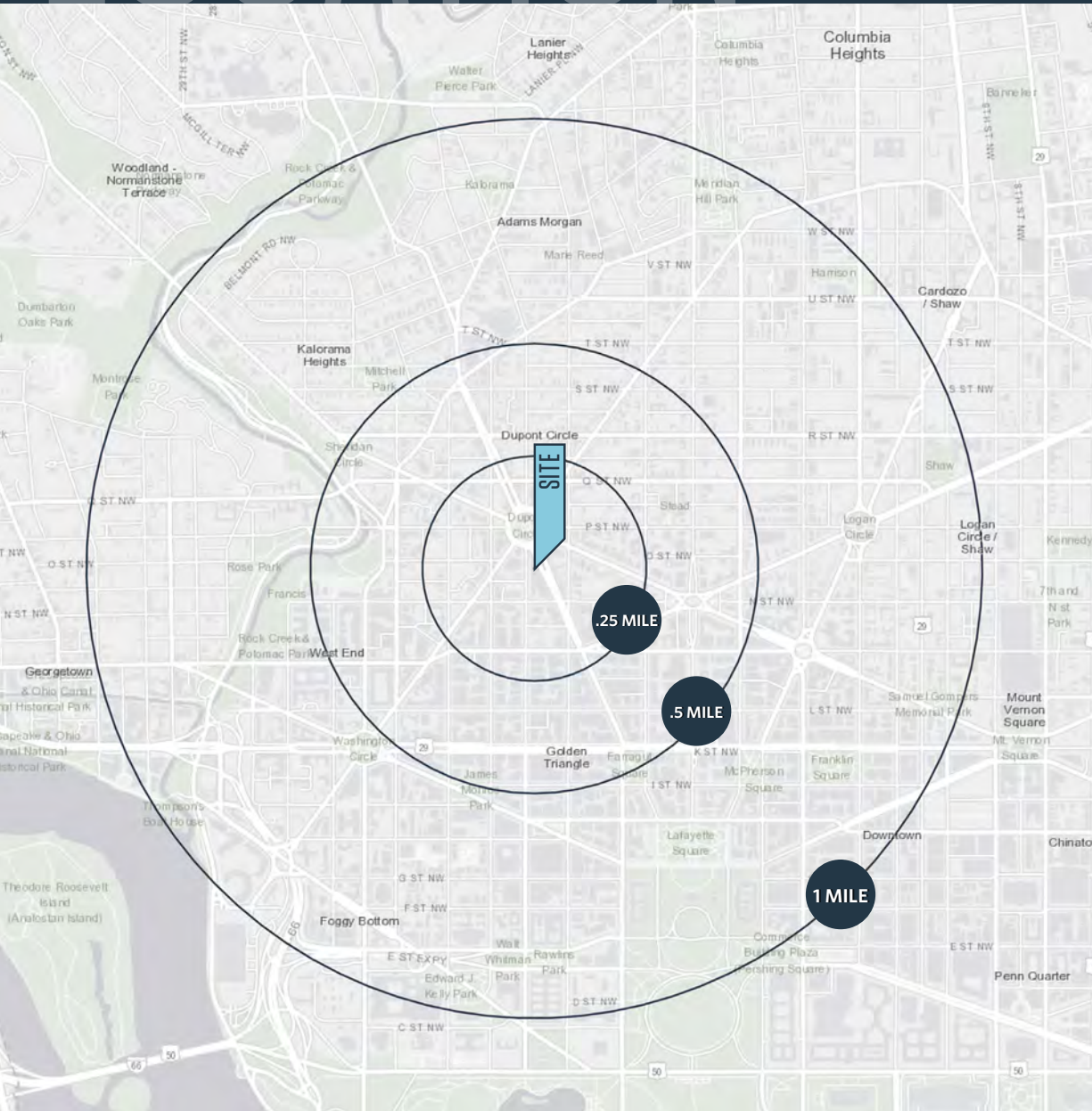
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# LOCATION

## 1350 CONNECTICUT AVENUE NW - DUPONT CIRCLE

WASHINGTON, DC 20007



### AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,165 SF Ground Floor	\$105.00 PSF*	Built Out Cafe Space	Immediate
2,995 SF Lower Level	\$30.00 PSF*	Built Out Prep Kitchen and Seating	Immediate

\*Triple Net Charges \$11.50 NNN PSF

### DEMOGRAPHICS | 2019:

	5 MIN	10 MIN	15 MIN	.25-MILE	.5-MILE	1-MILE
Population	4,315	16,420	41,698	4,736	19,044	82,814
Daytime Population	24,954	19,044	169,499	19,940	95,423	234,764
Households	2,969	10,873	26,363	3,249	12,598	47,014
Average HH Income	\$97,116	\$104,168	\$109,622	\$133,988	\$141,101	\$153,501
Food Away From Home	\$17,523,599	\$69,747,641	\$69,747,641	\$19,752,804	\$80,575,887	\$319,900,711

### TRAFFIC COUNTS | 2019:

Connecticut Ave NW	27,200 ADT
19th Street NW	12,600 ADT

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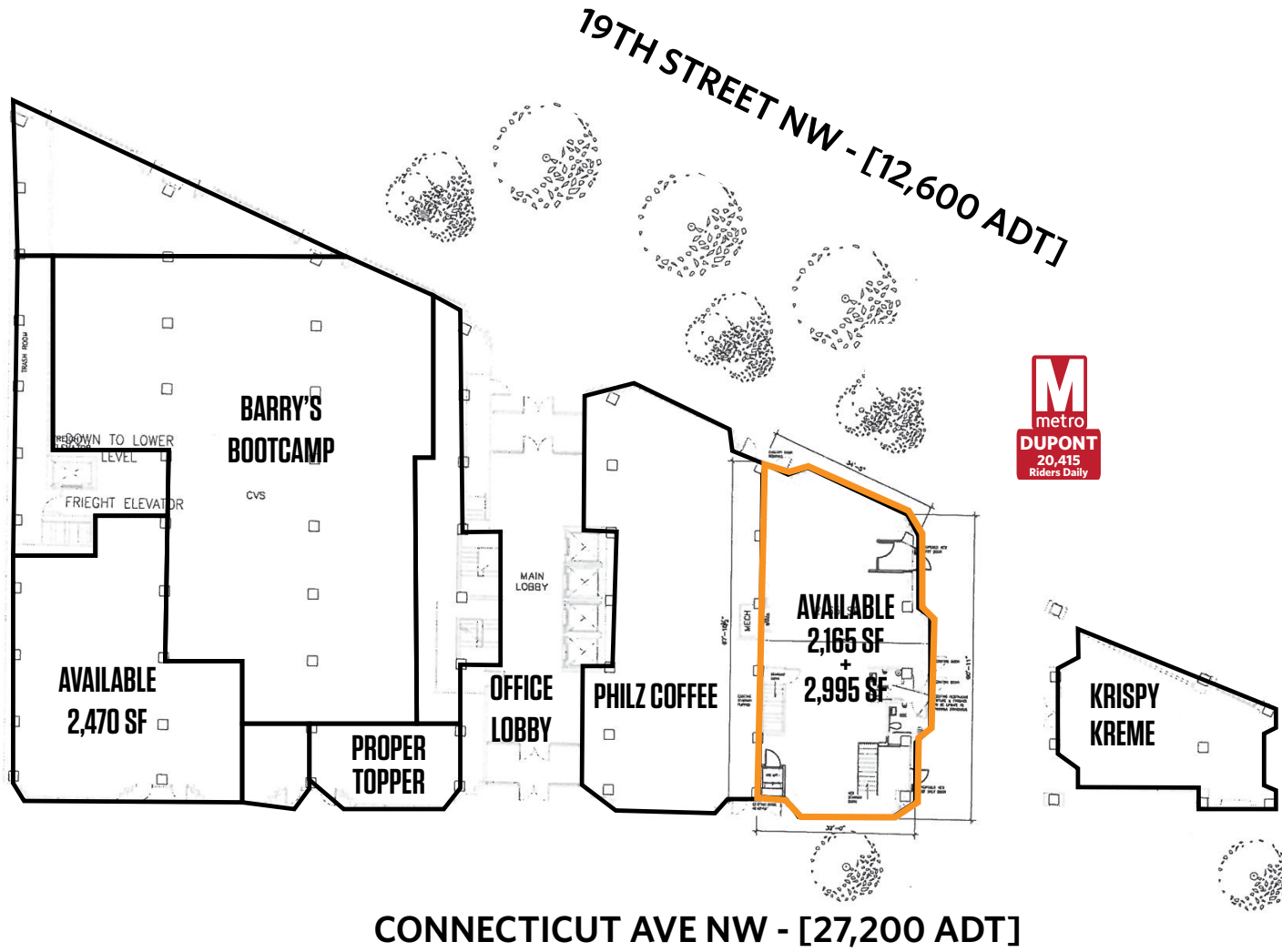


# SITE PLAN

## 1350 CONNECTICUT AVENUE NW - DUPONT CIRCLE

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### GROUND FLOOR



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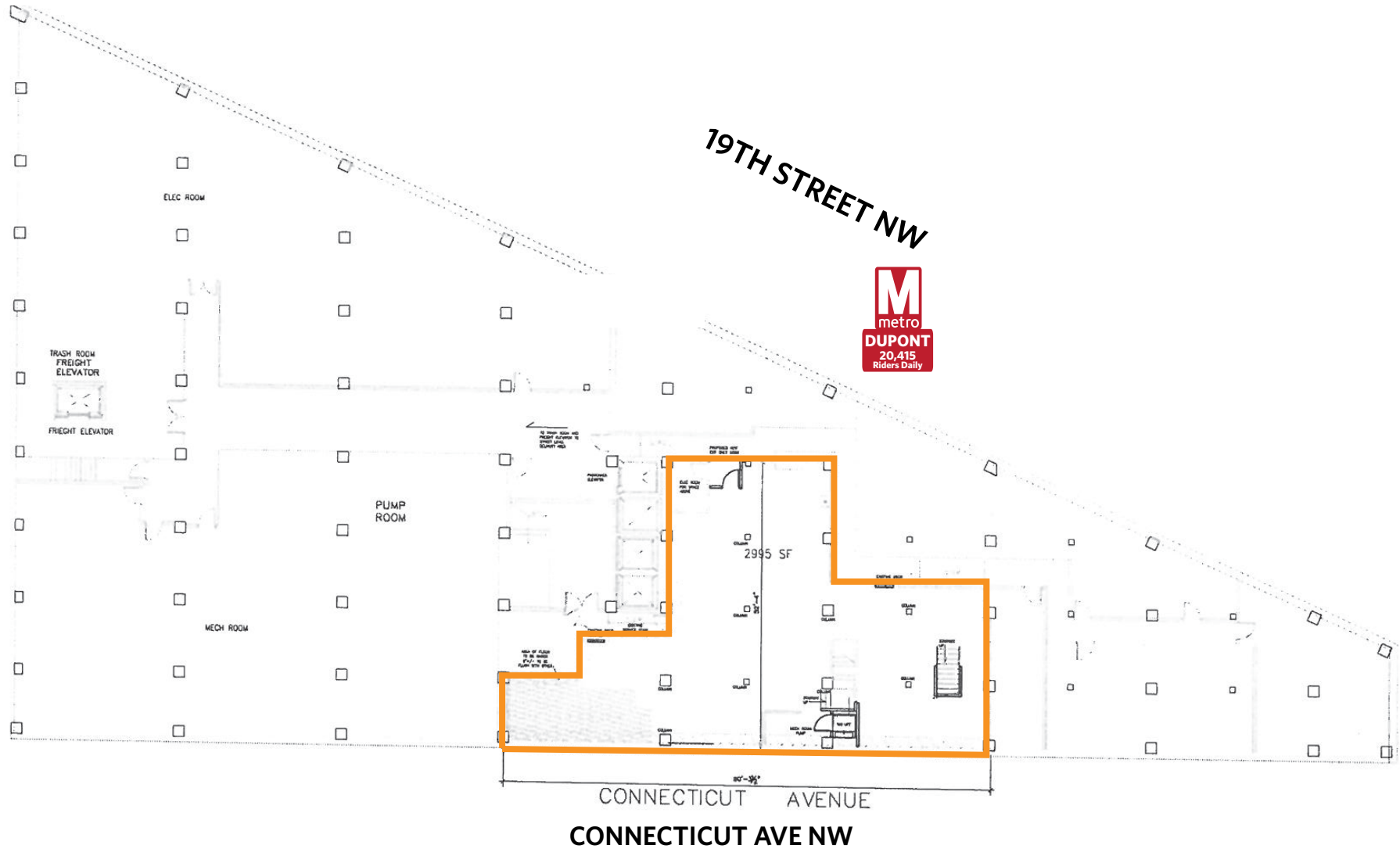


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## 1350 CONNECTICUT AVENUE NW - DUPONT CIRCLE

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### LOWER LEVEL



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# PHOTOS

## 1350 CONNECTICUT AVENUE NW - DUPONT CIRCLE

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**2,165 SF**  
**Street Level**  
**+**  
**2,995 SF**  
**Lower Level**



# 1350 CONNECTICUT AVE NW - DUPONT CIRCLE

WASHINGTON, DC 20036

## FOR MORE INFORMATION, PLEASE CONTACT:

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