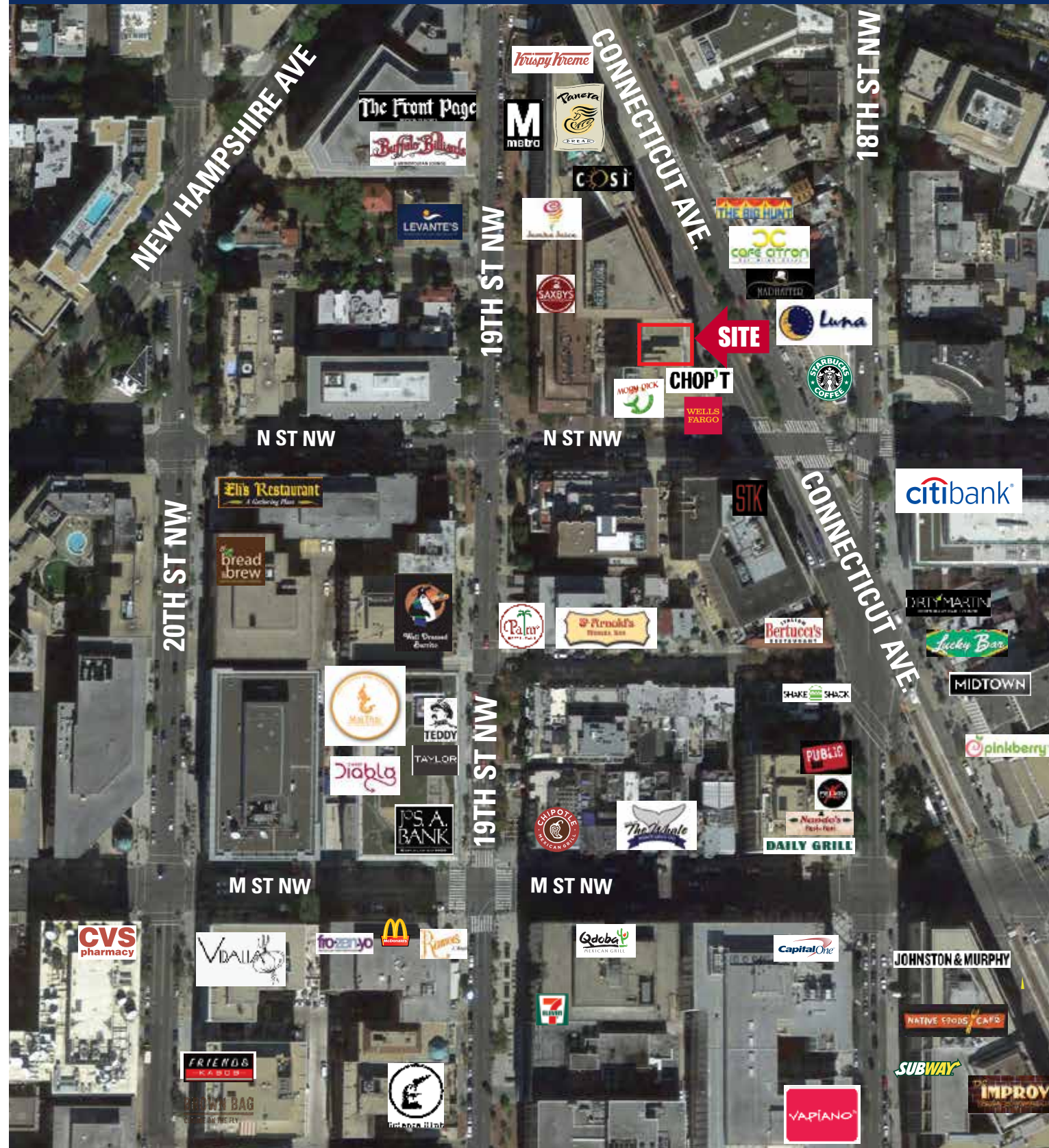






3,837 Square Feet of Restaurant Space Available



3,837 Square Feet of Restaurant Space Available



STATISTICAL SNAPSHOT 1-MILE RADIUS, 2013 DEMOS

	POPULATION 59,504		DAYTIME POPULATION 279,097
	AVG HH INCOME \$117,380		TRAFFIC COUNTS 20,900 VPD (Connecticut Ave. NW)

NEARBY HOTELS:
Hotel Palomar, The Mayflower Renaissance, Topaz Hotel, The Ritz-Carlton, Embassy Suites

1300 CONNECTICUT AVENUE FACTS AT-A-GLANCE

- Highly visible streetfront space from Connecticut Avenue with 20,900 vehicles passing per day
- Located in heart of Washington's Central Business District
- One block from DuPont Metro, which has an average ridership of 47,892 riders per day
- Vented space, ideal for restaurant use
- Outdoor seating available opportunity available
- Adjacent to John Hopkins University

DEMOGRAPHICS (2013)	1/4 MILE	1/2 MILE	1 MILE
POPULATION	870	10,385	59,504
AVG HH INCOME	\$80,482	\$82,116	\$117,380
EMPLOYEES	53,744	147,226	279,097

SITE FACTS
SPACE: 1,604 SF Remaining
TRAFFIC COUNTS: 20,900 VPD (Connecticut Ave)

CONTACT:
Melissa Webb
mwebb@rappaportco.com
(T) 571.382.1227
Mike Howard
mhoward@rappaportco.com
(T) 571.382.1219
Bill Dickinson
bdickinson@rappaportco.com
(T) 703.310.6983

3,837 Square Feet of Restaurant Space Available

