



Monument
RETAIL

CLEVELAND PARK RETAIL

3409 Connecticut Avenue, NW, Washington, DC 20008

NOW LEASING

1,200 SF

Prime Retail Space



FOR MORE INFORMATION, PLEASE CONTACT: Valerie Mnayarji, 202.772.0523, vmnayarji@monumentretail.com
Roger Carlson, 202.777.0148, rcarlson@monumentretail.com

www.monumentretail.com



**HIGHLY EDUCATED
POPULATION**



84
WALK SCORE

**EXCEEDINGLY HIGH
INCOME NEIGHBORHOOD**

NOW LEASING

**URBAN RETAIL WITH 900 SQUARE FOOT BACK PATIO AND
FRONT PATIO SEATING OPPORTUNITY**

Available for lease is a 1,200 square foot retail space inclusive of a patio in the heart of the Cleveland Park’s prestigious retail and restaurant corridor. Along with strong frontage and visibility on the highly trafficked Connecticut Avenue, the property is conveniently located along multiple bus lines and is across the street from the Cleveland Park Metro stop. The space includes extensive patio seating in the front and the rear, making it ideal for any user looking to capitalize on highly coveted outdoor space. The property also has alley access for deliveries and additional parking in the rear. Located just north of the Smithsonian National Zoo, the Cleveland Park submarket holds a concentration of some of the most expensive homes in Washington D.C. while boasting exceedingly high average household incomes of over \$118,000. There are over 9,380 residential units in market and 1.4M square feet of office space within a one-mile radius of the space, providing strong retail demand drivers.

DEMOGRAPHICS

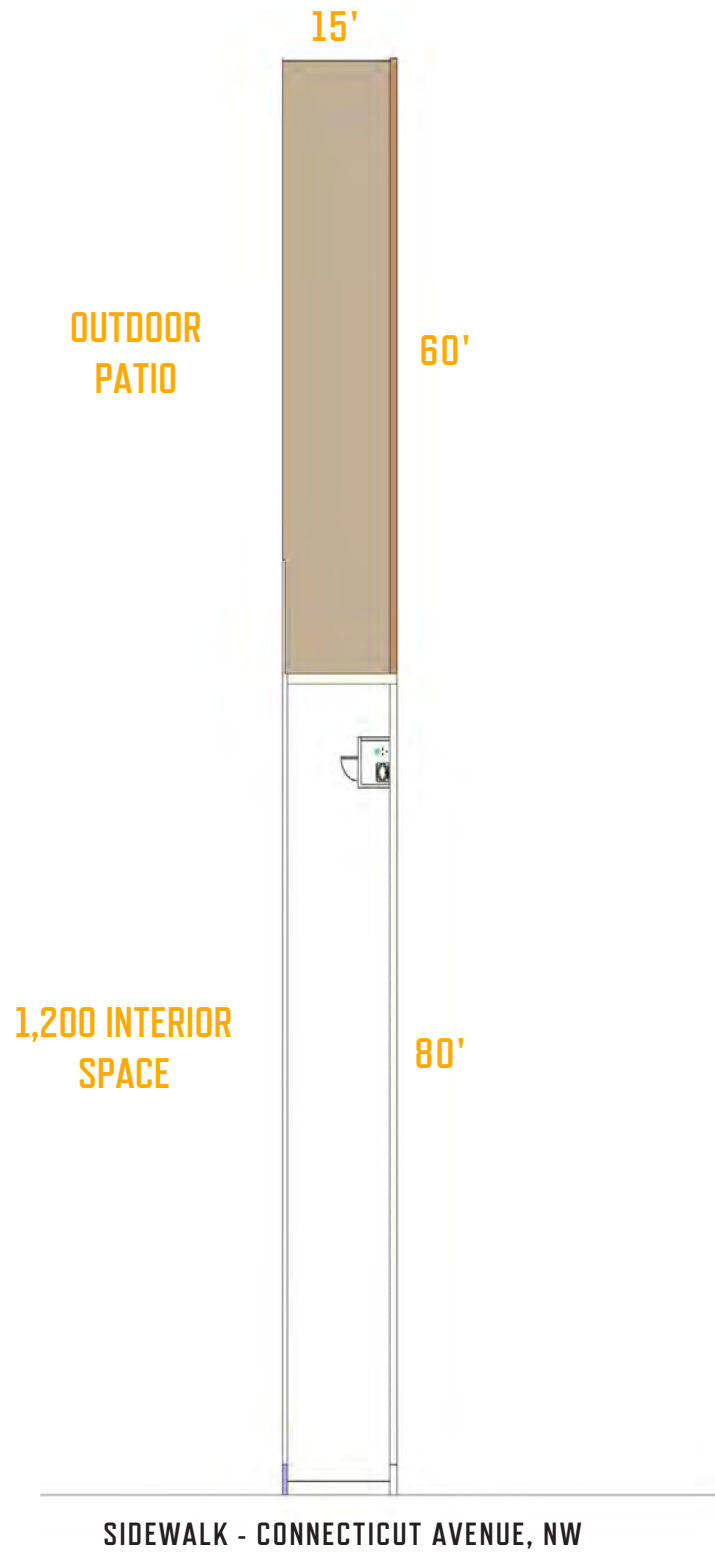
1 MILE

2019 Total Population	33,057
2024 Population 2019	34,926
Total Households	16,690
Average Age	36.8

DEMOGRAPHICS

1 MILE

Median Household Income	\$118,395
Average Household Size	2
Daytime Employees	16,267
2019 Consumer Spending/HH	\$16,690



The floor plans shown here are based on artists' conceptions for illustrative purposes only and shall not be relied upon as the basis of any contract, warranty, or other claim. All square footages and dimensions are approximate and plans are not to scale. All information provided herein is subject to change at any time without notice.

