



DOCHTER & ALEXANDER
RETAIL ADVISORS

1130 CONNECTICUT AVE NW
WASHINGTON, DC | CBD

Square Footage | 2,604 SF

Timing | Immediate

Rent/Nets | \$85 / \$18

CONNECTICUT AVE PROPERTY

CONTACT

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HIGHLIGHTS

- Highly visible location fronting Connecticut Avenue with **22,000 vehicles per day**
- Excellent metro exposure. Farragut North (Red), Farragut West (Orange, Blue, Silver) **50,714 daily riders**
- 57,984 Employees** within .25 miles

NEARBY RETAILERS



NORDSTROM  RACK

PINK



ANN TAYLOR



AVEDA

RETAILERS WITHIN A 5 MINUTE WALK

M DUPONT SOUTH
metro

Demographics

	5 Mile Radius	1 Mile Radius	Golden Triangle Trade Area
Population	15,042	71,771	Square Blocks 43
Median Household Income	\$130,560	\$150,579	Daytime Population 85,000
Households	9,837	40,672	Average Salary \$105,000
Employees	139,013	267,163	Hotels 2,815
Businesses	8,736	15,322	Businesses 5,570

Office Tenants

PREMIER BANK	AMERICAN CROSSROADS	klnb
IN BUILDING		
NEARBY		
THE WORLD BANK	American Bankers Association	

19TH STREET

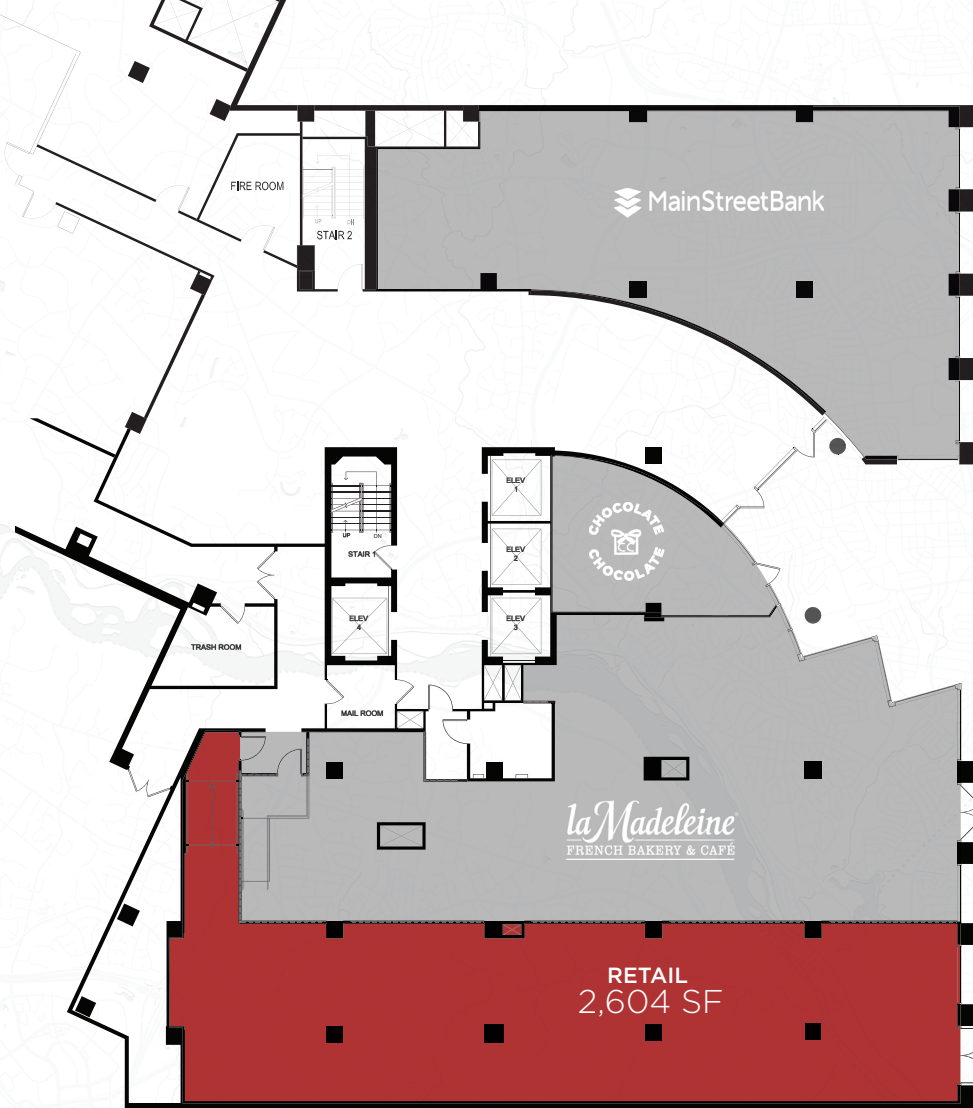
L STREET

CONNECTICUT AVE 29200 VPD

M FARRAGUT NORTH
metro

M FARRAGUT WEST
metro

FARRAGUT SQUARE



SPECS

Square Footage | 2,604 SF

Ceiling Heights | 11' 9"

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