

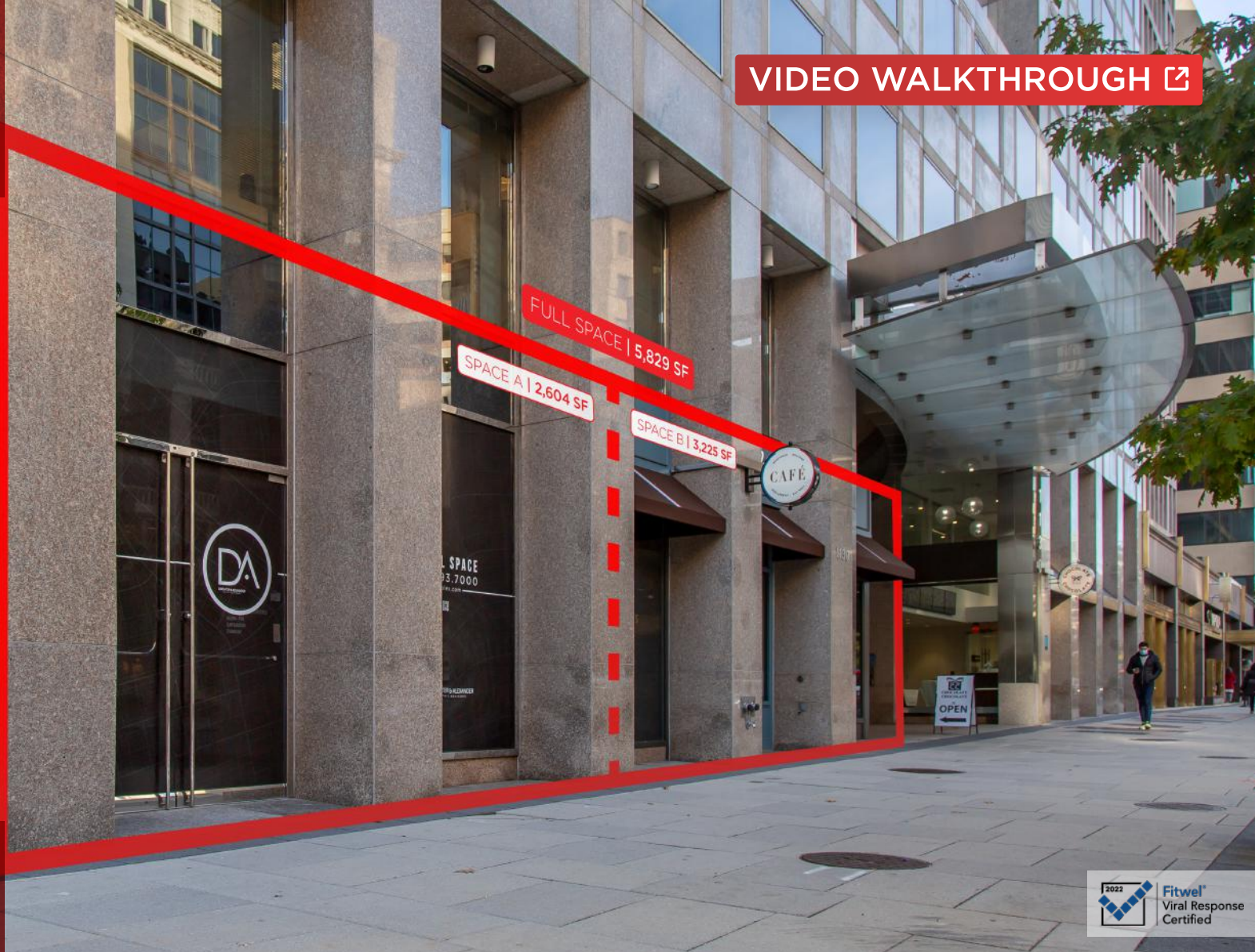


DOCHTER & ALEXANDER
RETAIL ADVISORS

VIDEO WALKTHROUGH [🔗](#)



1130 CONNECTICUT AVE NW
WASHINGTON, DC | CBD



Square Footage | 2,604 - 5,829 SF

Timing | Immediate

Rent/Nets | Negotiable

CONNECTICUT AVE PROPERTY

CONTACT

Matthew Alexander

202.971.8788 | matthew@dochalex.com

David Dochter

202.971.8989 | david@dochalex.com

Elena Kozak

301.300.7690 | elena@dochalex.com

HIGHLIGHTS

- Highly visible location fronting Connecticut Avenue with exposure to an average of **22,000 vehicles per day**
- Excellent Metro exposure. Farragut North (Red), Farragut West (Orange, Blue, Silver) **50,714 daily riders**
- Non-vented turn key **second generation** restaurant space

NEARBY RETAILERS



NORDSTROM



TINY JEWEL BOX



RETAILERS WITHIN A 5 MINUTE WALK

Demographics

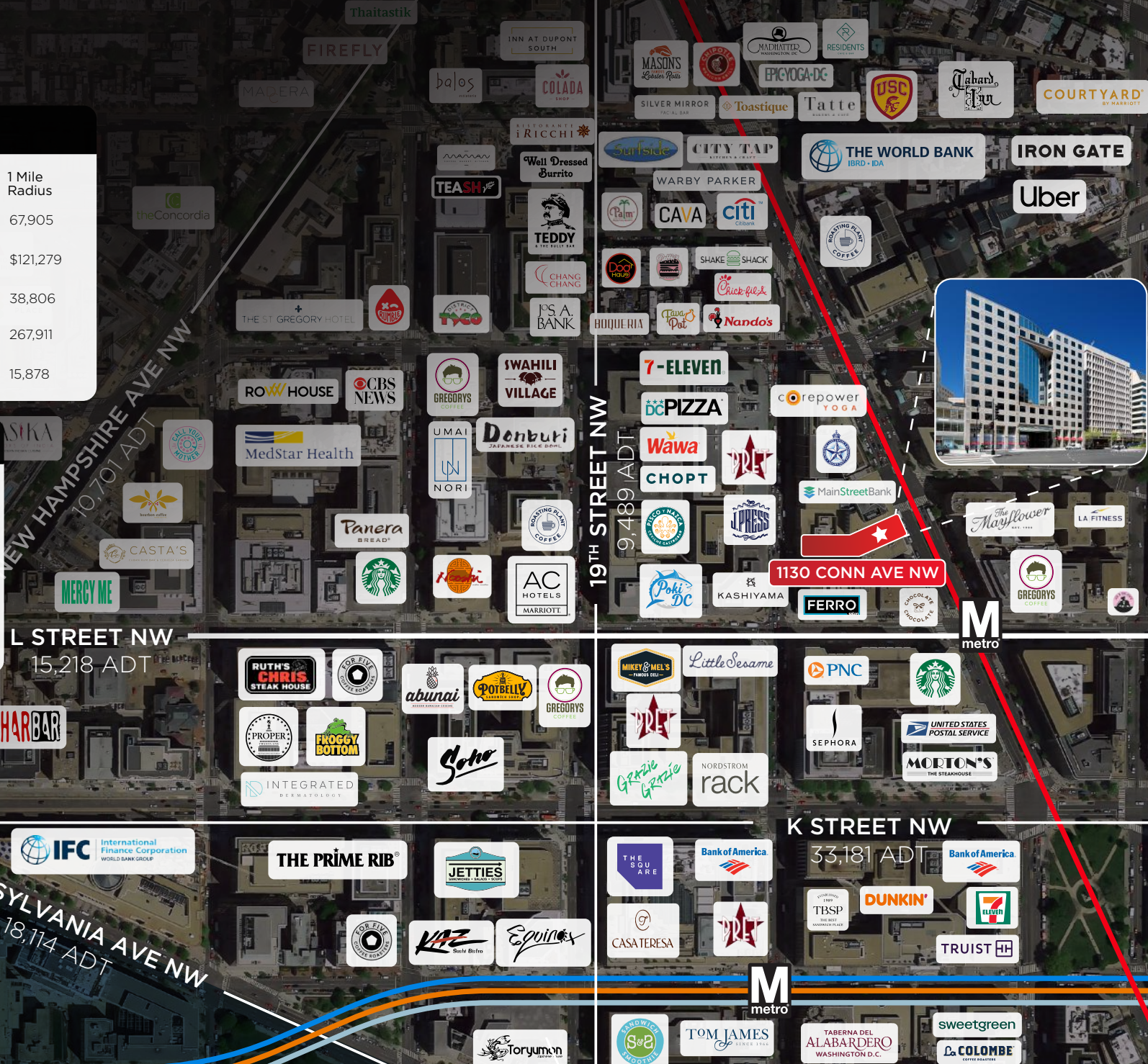
	.25 Mile Radius	.5 Mile Radius	1 Mile Radius
Population	565	14,031	67,905
Median Household Income	\$111,119	\$101,743	\$121,279
Households	216	8,649	38,806
Employees	55,284	130,217	267,911
Businesses	4,217	8,906	15,878

Office Tenants



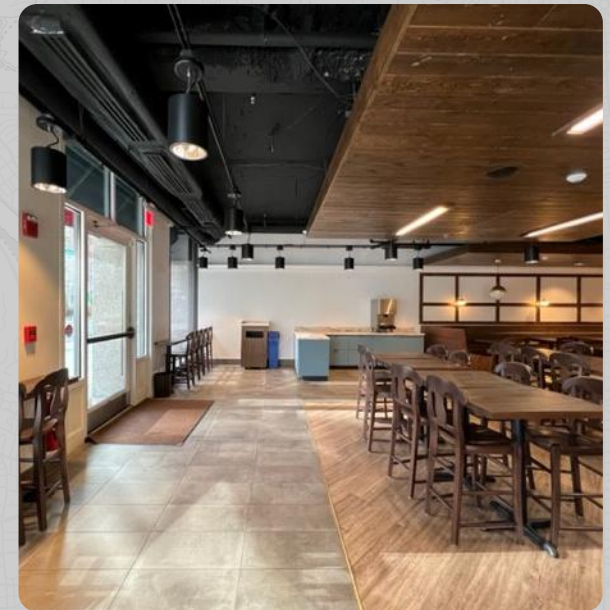
THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, DC

1130 Connecticut Ave NW
Washington, DC



SPACE B

TURN-KEY SECOND GENERATION CAFE



1130 Connecticut Ave NW
Washington, DC

SPECS

SPACE A

Square Footage | 2,604 SF

Ceiling Heights | 11' 9"

Timing | Immediate

Rent/Nets | Available Upon Request

[VIDEO WALKTHROUGH](#)

[VIRTUAL TOUR](#)

SPACE B

Square Footage | 3,225 SF

Ceiling Heights | 11' 9"

Timing | Immediate

Rent/Nets | Available Upon Request

[VIDEO WALKTHROUGH](#)

FULL SPACE (OPTION TO COMBINE)

Square Footage | 5,829 SF

Ceiling Heights | 11' 9"

Timing | Immediate

Rent/Nets | Available Upon Request

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[DOCHALEX.COM](https://dochalex.com)

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