5,600 SF OF RESTAURANT SPACE AVAILABLE ON CONNECTICUT AVENUE, NW

1317 CONNECTICUT AVENUE, NW WASHINGTON, DC

5,600
Total square feet

$48.50 NNN
Per square foot

DUPONT CIRCLE

Dupont Circle is a historic district that features **more than 150 restaurants and 100 retail shops.** The neighborhood hosts several festivals, including Taste of Dupont and the 17th Street Festival.
It also has a farmers market every Sunday.

20,665
Population
(0.5 mi Radius)

$128,754
HH income
(0.5 mi Radius)

107,358
Employment
(0.5 mi Radius)

99
walk score

Nearby Retail

CVS
Krispy Kreme DOUGHNUTS
STARBUCKS COFFEE
Panera BREAD
SHAKE SHACK &pizza
Jamba Juice
CHOPT Creative Salad Company

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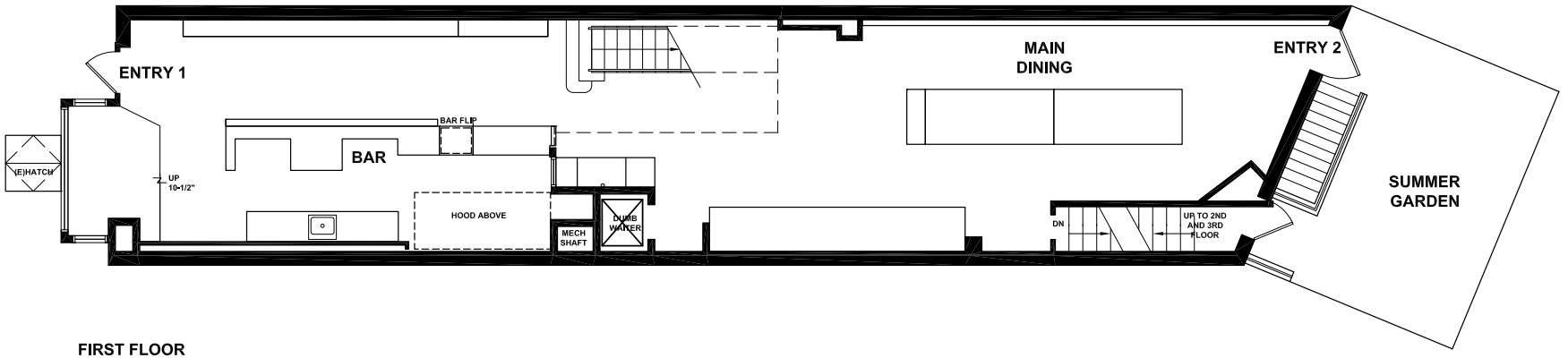
1st Floor Plan.dwg August 25, 2011, 7:36 pm



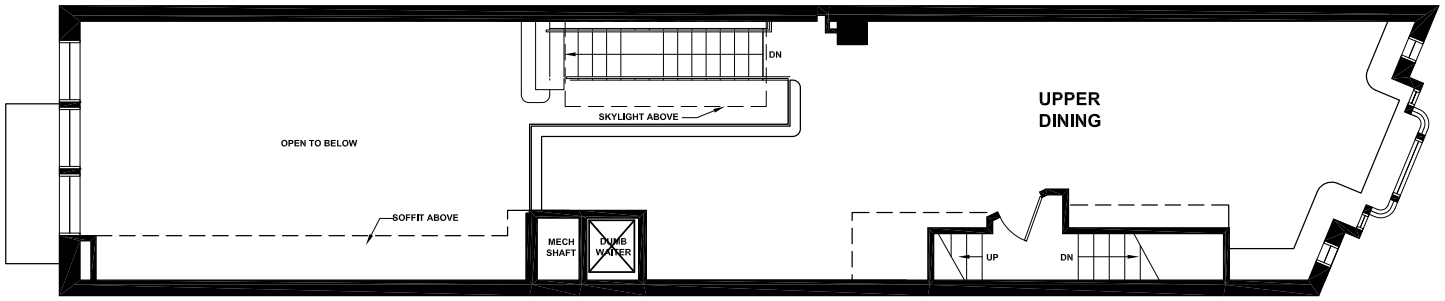
FIRST FLOOR

1317 CONNECTICUT AVENUE - AS-BUILT

FIRST FLOOR
08/25/11
1/8" = 1'-0"

OTJ ARCHITECTS

2nd Floor Plan.dwg August 25, 2011, 7:37 pm



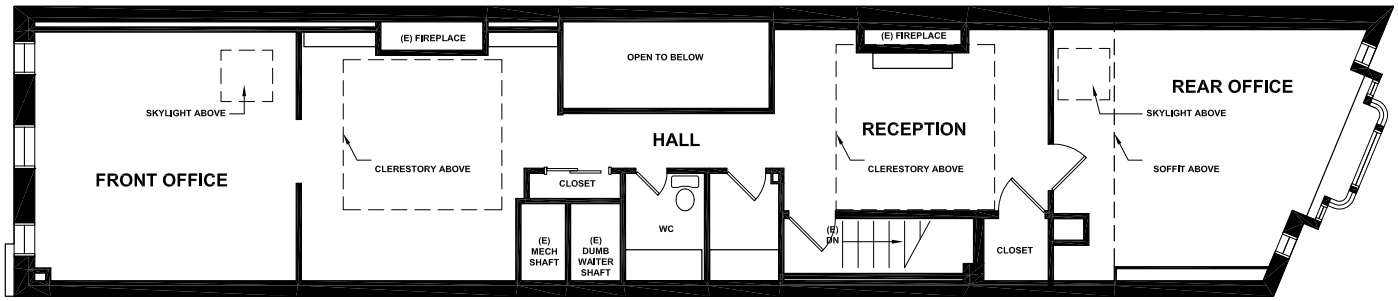
SECOND FLOOR

1317 CONNECTICUT AVENUE - AS BUILTS

SECOND FLOOR
08/25/11
1/8" = 1'-0"

OTJ ARCHITECTS

3rd Floor Plan.dwg August 25, 2011, 7:38 pm



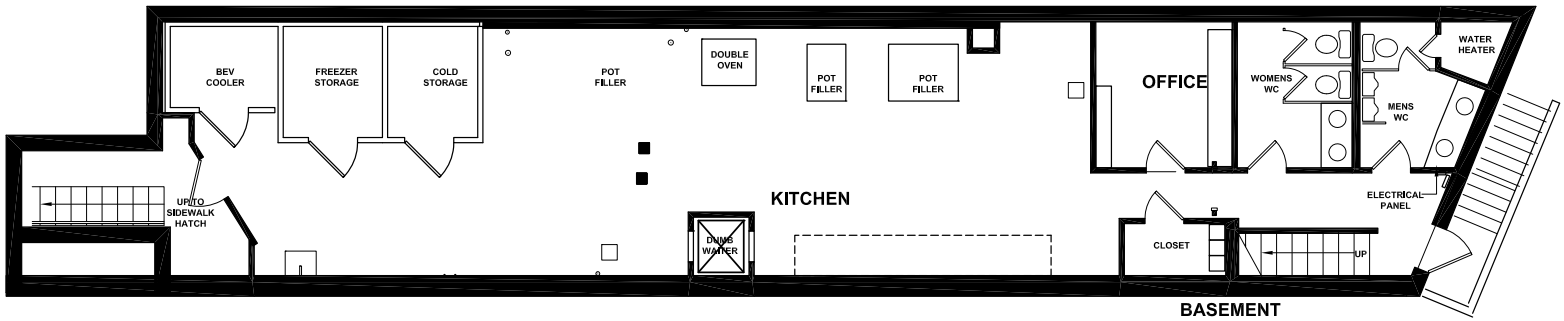
THIRD FLOOR

1317 CONNECTICUT AVENUE - AS BUILTS

THIRD FLOOR
08/25/11
1/8" = 1'-0"

OTJ ARCHITECTS

Basement Floor Plan.dwg August 26, 2011, 1:36 pm



BASEMENT FLOOR

1317 CONNECTICUT AVENUE - AS-BUILT

BASEMENT
08/25/11
1/8" = 1'-0"

OTJ ARCHITECTS

1317 Connecticut Ave, NW
Washington, DC

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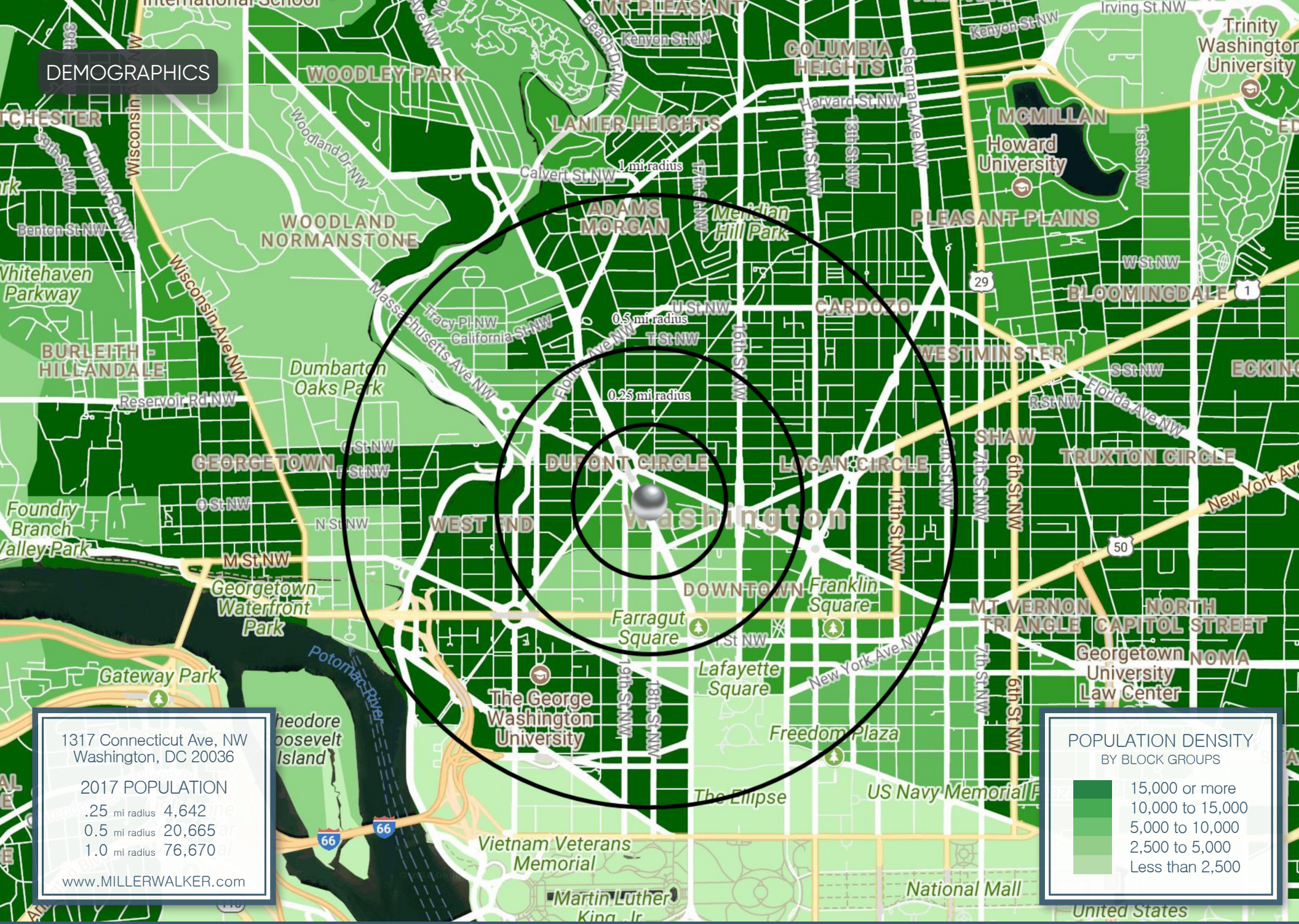

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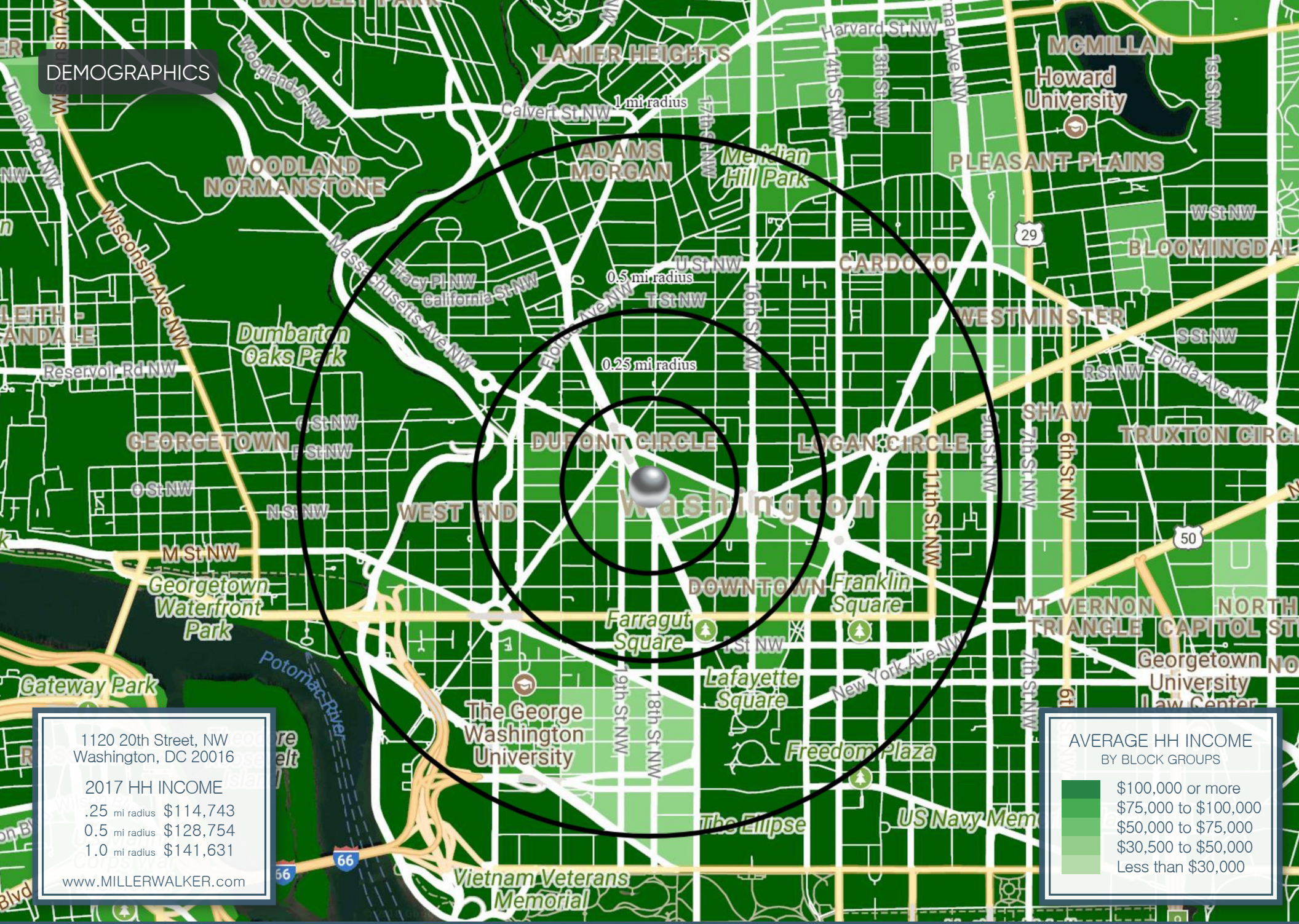
DEMOGRAPHICS



1120 20th Street, NW
Washington, DC 20016

2017 HH INCOME

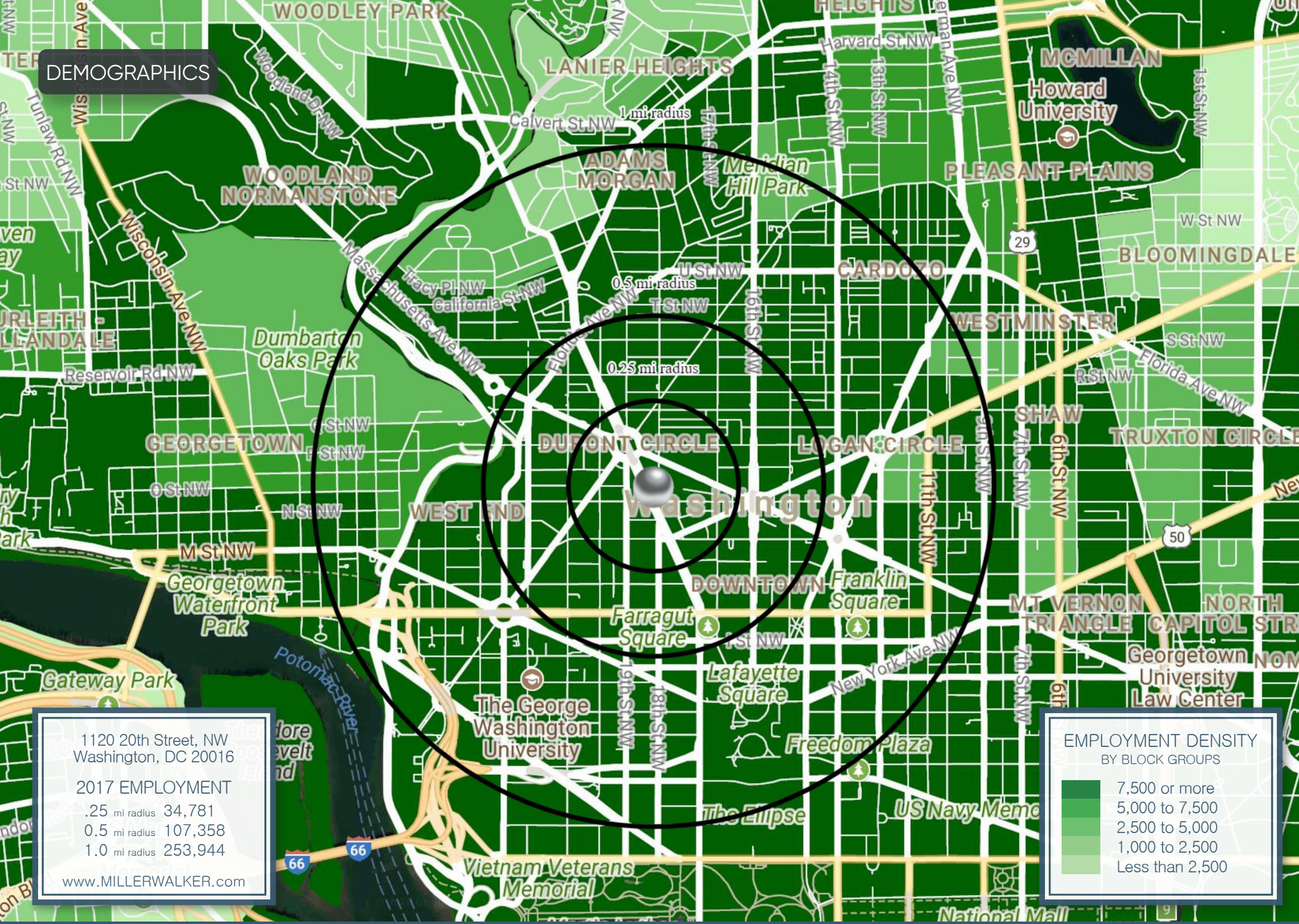
.25	mi radius	$114,743
0.5	mi radius	$128,754
1.0	mi radius	$141,631

www.MILLERWALKER.com

AVERAGE HH INCOME
BY BLOCK GROUPS

- $100,000 or more
- $75,000 to $100,000
- $50,000 to $75,000
- $30,500 to $50,000
- Less than $30,000

DEMOGRAPHICS



1120 20th Street, NW
Washington, DC 20016

2017 EMPLOYMENT

.25	mi radius	34,781
0.5	mi radius	107,358
1.0	mi radius	253,944

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EMPLOYMENT DENSITY
BY BLOCK GROUPS

- 7,500 or more
- 5,000 to 7,500
- 2,500 to 5,000
- 1,000 to 2,500
- Less than 2,500