

ANN TAYLOR

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End of Season
SALE

Your Health
And Safety
Are Our
#1 Priorities



End of Season
SALE

1140
CONNECTICUT
AVENUE

WASH★REIT®

MILLER WALKER
RETAIL REAL ESTATE

THE CENTER OF A LEGENDARY RETAIL CORRIDOR



1140
CONNECTICUT
AVENUE

Located in the heart of the Golden Triangle:

- Dense Trophy Class Office (totaling 33.6 Million SF).
- Great Retail and Restaurant Scene. (totaling 2.5 Million SF)
- 10 Notable Hotels with over 1,700 Keys.

Easy Access

- Half a Block from Farragut North Metro Station. (44,000 weekday riders Pre-COVID)
- 2 Blocks North of Farragut West Metro Station (With 38,000 weekday riders Pre-COVID)

Walk Score 99 | Transit Score 96

Walk Score
99

Transit Score
96



DC
IMPROV

H&M

SEPHORA

DAILY GRILL
• RESTAURANT & BAR •

**NATIONAL
GEOGRAPHIC**


GOLDEN TRIANGLE

Brooks Brothers

TINY JEWEL BOX

CAVA
Mezze Grill

The Maryflower
EST. 1928

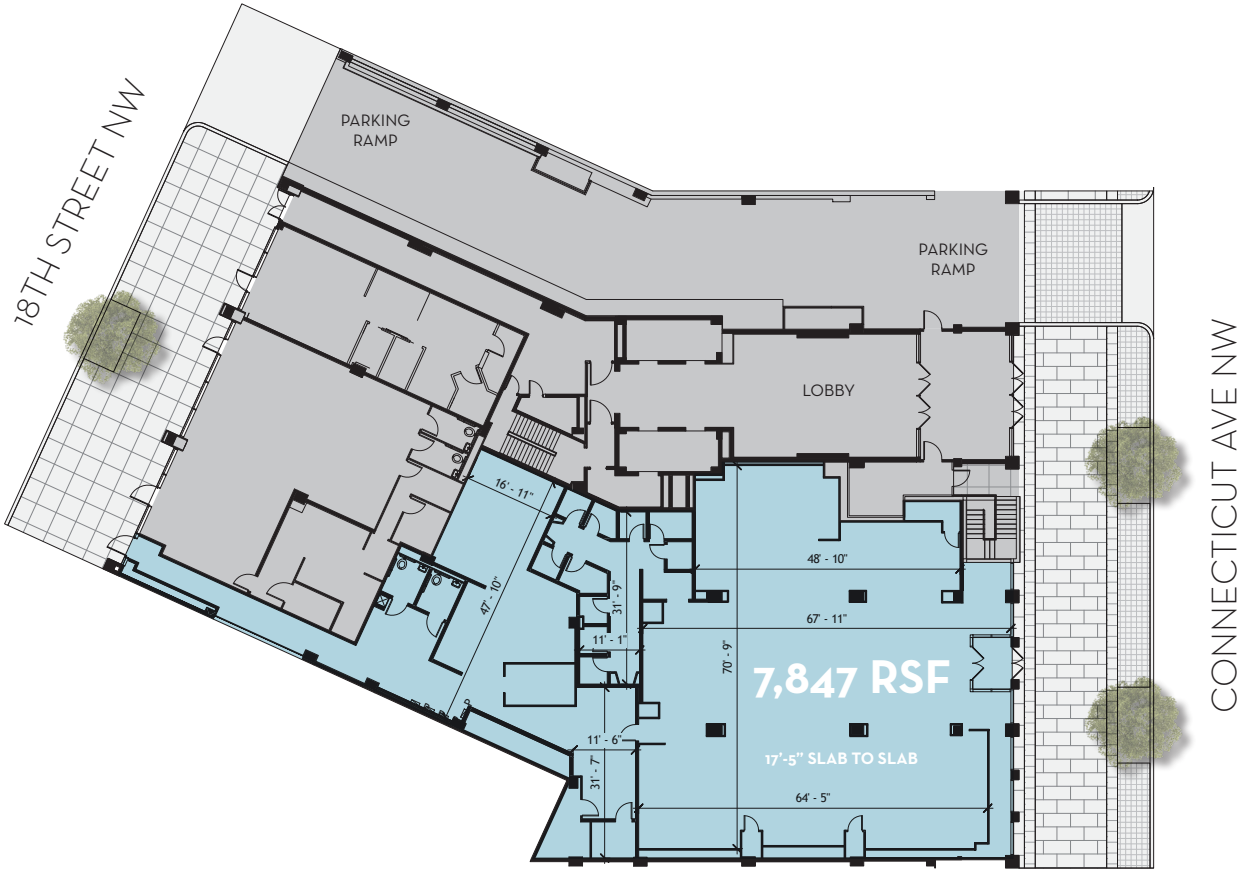
P St NW



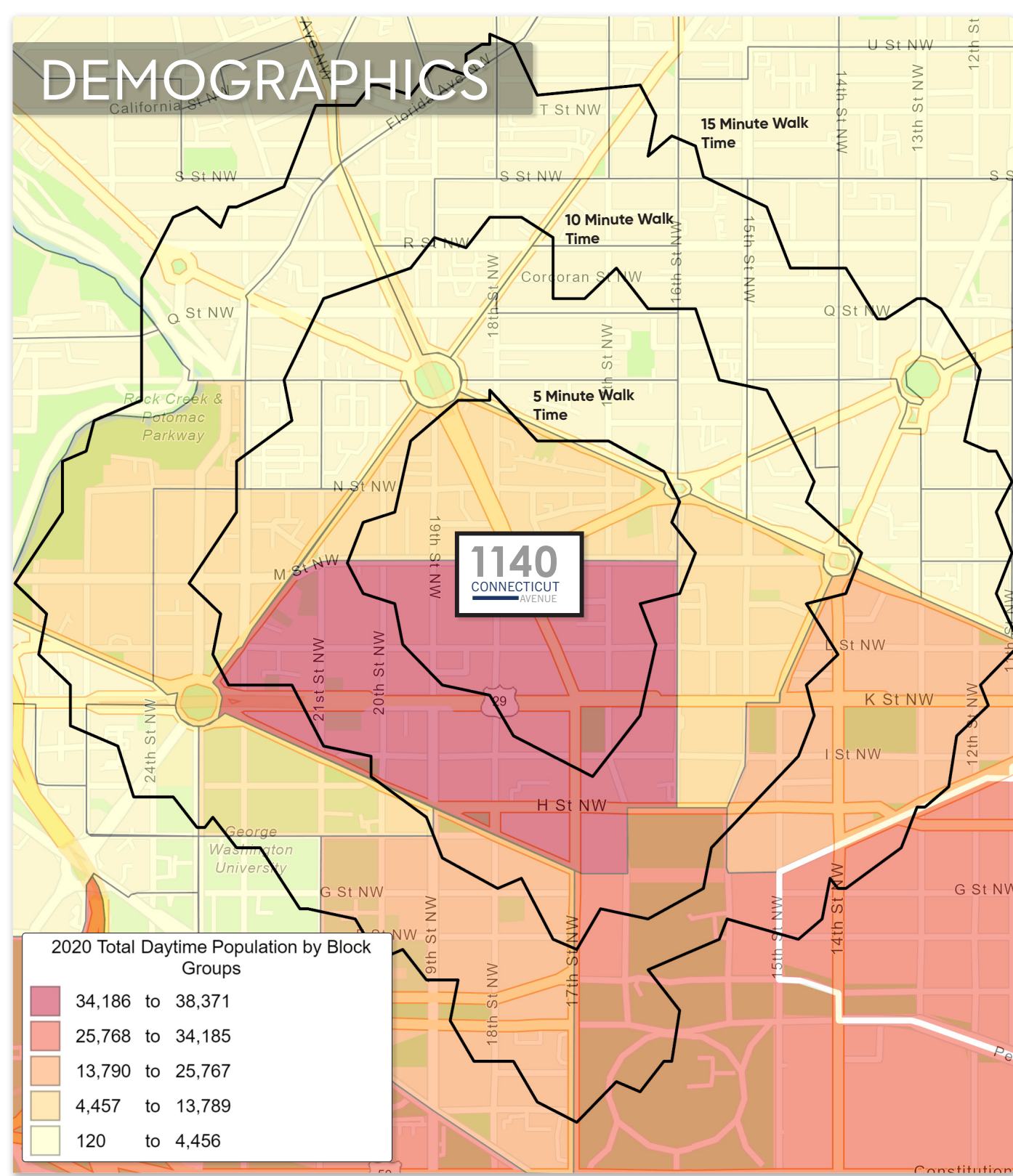
FLOOR PLAN

7,847 RSF

1140 CONNECTICUT AVENUE, NW
WASHINGTON, DC 20036



DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2020 Daytime Population	26,285	77,691	141,432
2020 Resident Population	447	14,105	40,470
2020 Average Household Income	\$103,004	\$135,224	\$145,889

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2020 Daytime Population	31,242	90,973	232,253
2020 Resident Population	447	15,482	74,556
2020 Average Household Income	\$103,004	\$132,749	\$156,168

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2020 Daytime Population	171,684	447,922	863,447
2020 Resident Population	60,689	229,685	563,358
2020 Average Household Income	\$153,300	\$154,692	\$154,514



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