

PRIME CAFE/RESTAURANT SPACE AVAILABLE IN WOODLEY PARK, DC



2631 CONNECTICUT AVENUE, NW
WASHINGTON, DC

1 Space Left
1,825 SF

Available on Connecticut
Avenue

\$60 NNN
Rent

By the Numbers

2.2 Million
Annual Visitors
to the National Zoo

7,093
Daily Metro Riders
(Woodley Park Metro Station)

2,000+
Hotel rooms
in close proximity

80
Walk Score

Neighborhood

OMNI HOTELS
& RESORTS



Smithsonian
National Zoological Park



Marriott.
HOTELS & RESORTS



STARBUCKS®

The Location

This location is prominently located along Connecticut Avenue, NW, and directly across from the Woodley Park Metro Station (**approximately 7,093 daily riders and considered to be the best option for visitors using Metro when traveling to the National Zoo, which attracts over 2.2 million visitors annually**) with direct proximity to the Central Business District. This site is also a short walk from the Adams Morgan neighborhood.

Bill Miller
202.333.0339
bill@millerwalker.com

MILLER WALKER
RETAIL REAL ESTATE

Alex Walker
202.333.0079
alex@millerwalker.com

2715 M STREET, NW SUITE 200 WASHINGTON, DC 20007 202.333.0303 www.MILLERWALKER.com



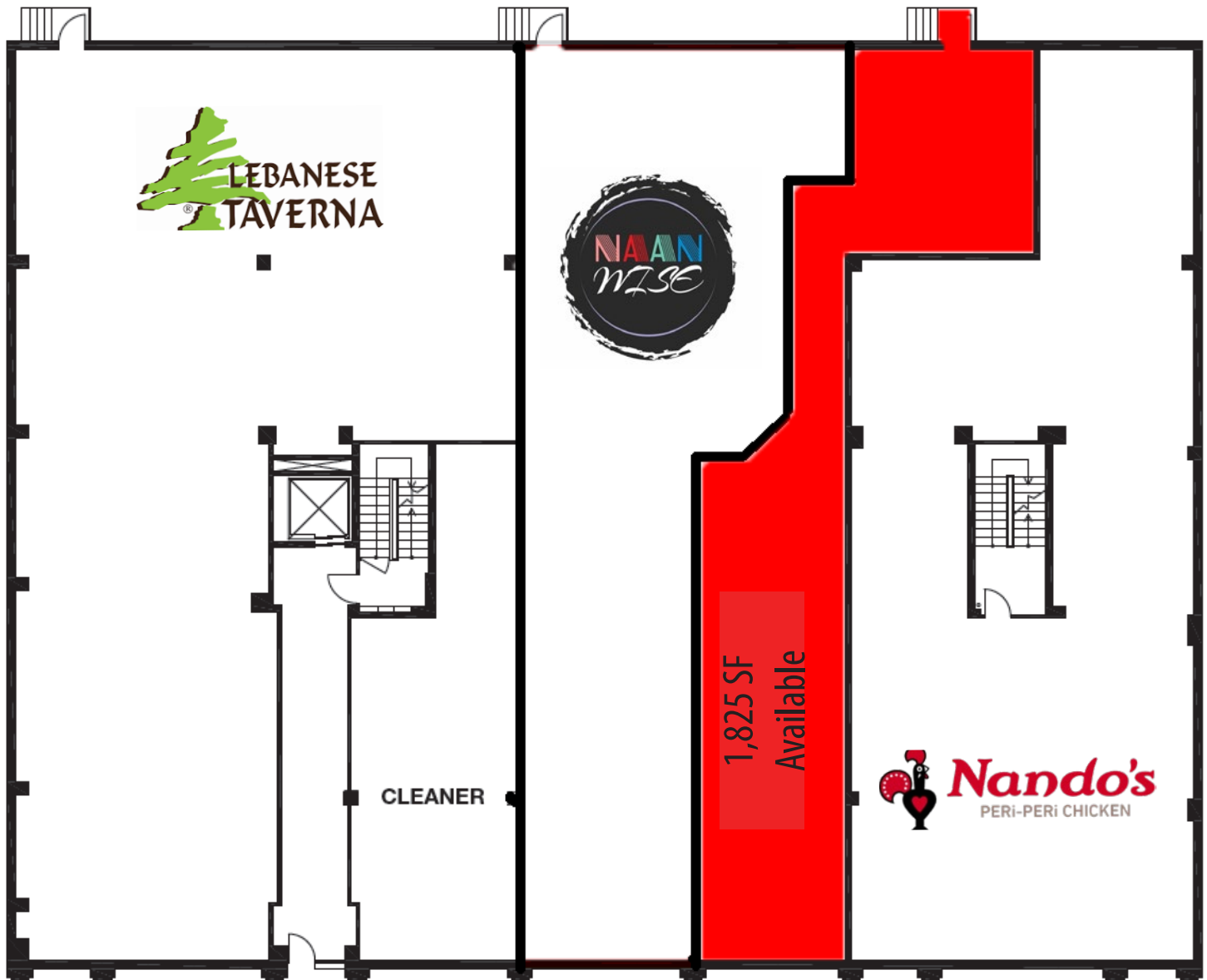
Bill Miller
202.333.0339
bill@millerwalker.com

MILLER  WALKER
RETAIL REAL ESTATE

Alex Walker
202.333.0079
alex@millerwalker.com

2715 M STREET, NW  SUITE 200  WASHINGTON, DC 20007  202.333.0303  www.MILLERWALKER.com

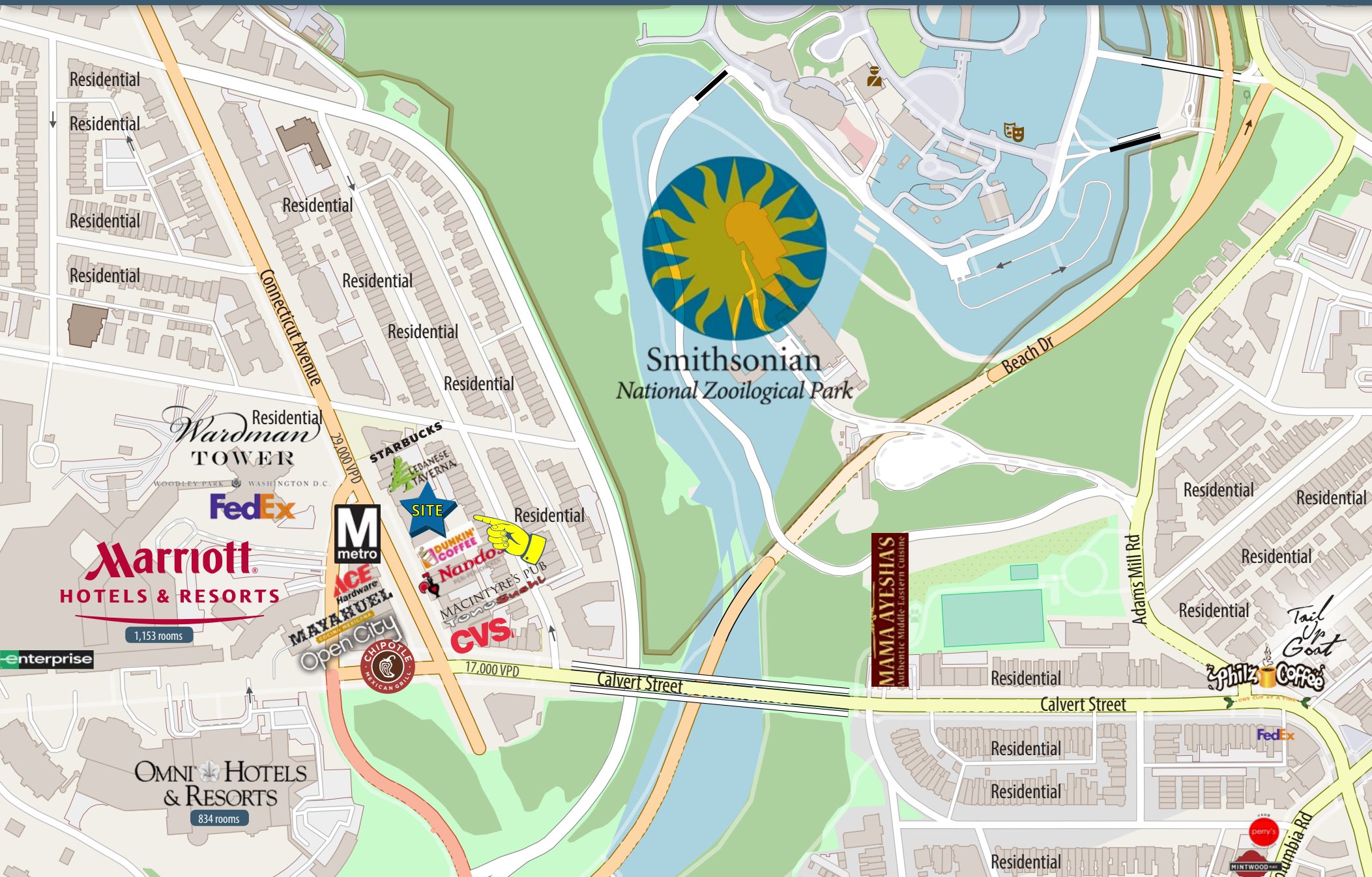
STREET LEVEL PLAN



← CONNECTICUT AVENUE →

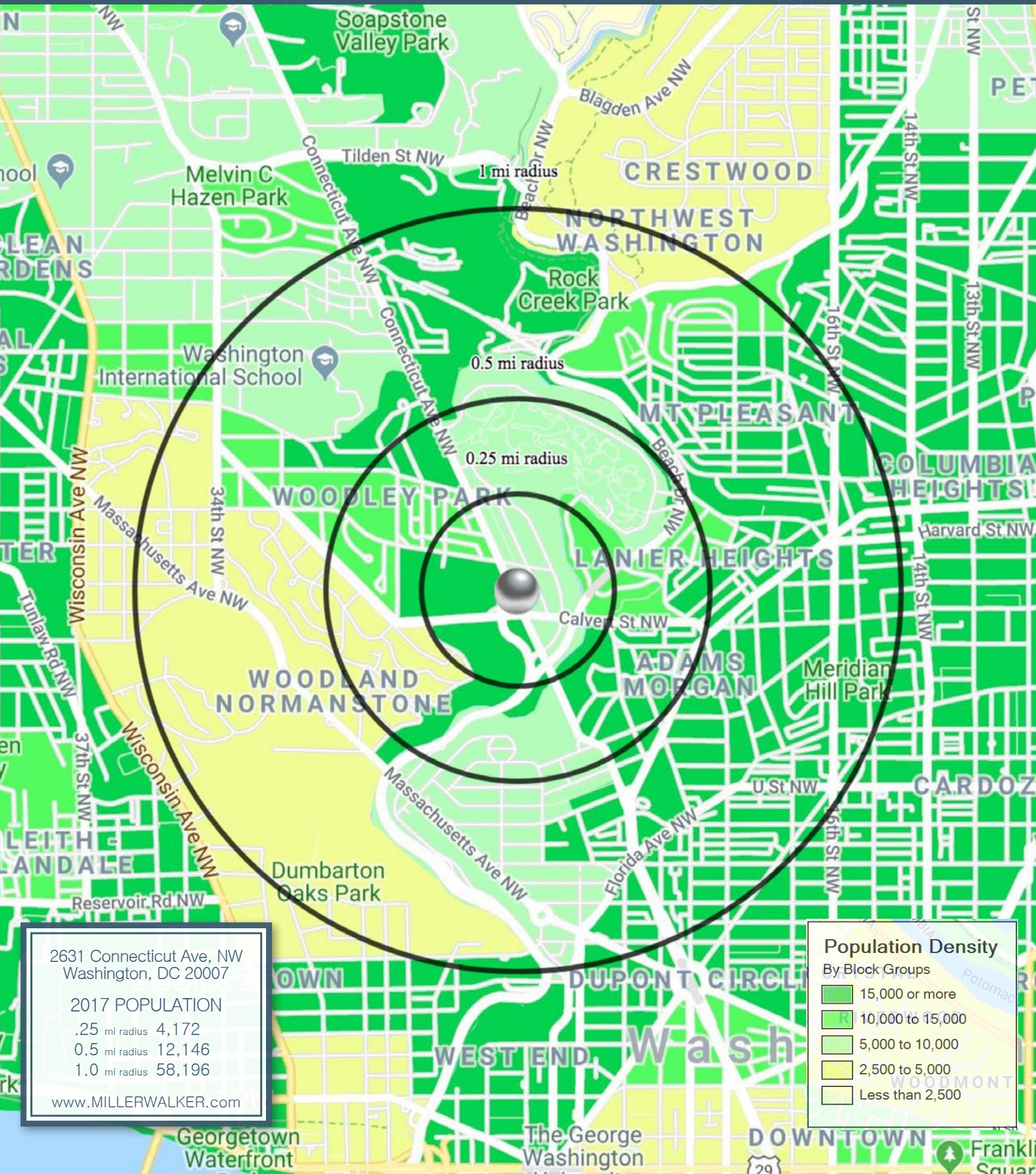
2631 CONNECTICUT AVENUE, NW
WASHINGTON, DC

MILLER WALKER
RETAIL REAL ESTATE



2631 CONNECTICUT AVENUE, NW
WASHINGTON, DC

MILLER WALKER
RETAIL REAL ESTATE



2631 Connecticut Ave, NW
Washington, DC 20007

2017 POPULATION

.25 mi radius	4,172
0.5 mi radius	12,146
1.0 mi radius	58,196

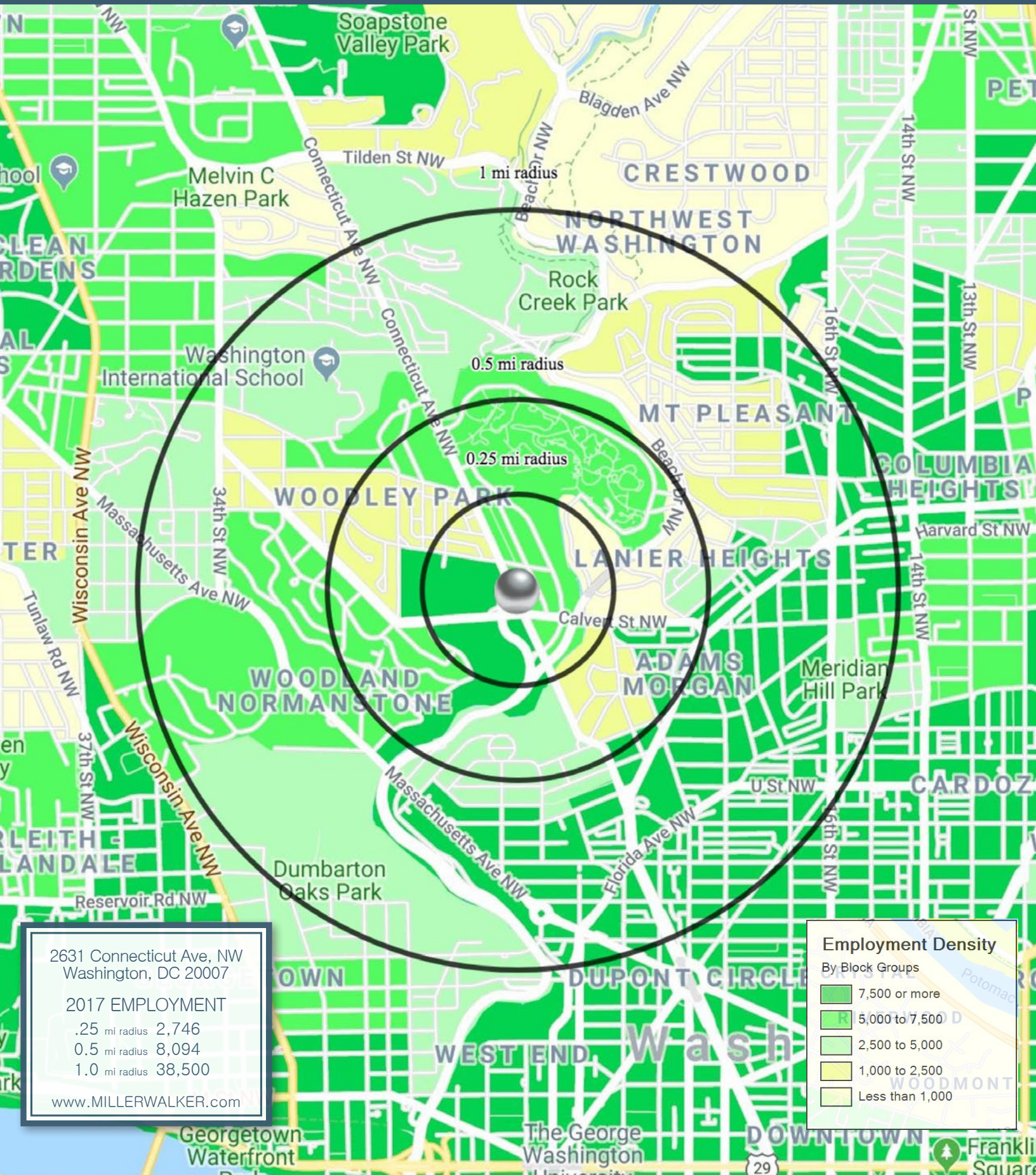
www.MILLERWALKER.com

Population Density
By Block Groups

Dark Green	15,000 or more
Medium Green	10,000 to 15,000
Light Green	5,000 to 10,000
Yellow	2,500 to 5,000
Light Yellow	Less than 2,500

2631 CONNECTICUT AVENUE, NW
WASHINGTON, DC

MILLER WALKER
RETAIL REAL ESTATE



2631 Connecticut Ave, NW
Washington, DC 20007

2017 EMPLOYMENT

.25 mi radius 2,746
0.5 mi radius 8,094
1.0 mi radius 38,500

www.MILLERWALKER.com

2631 CONNECTICUT AVENUE, NW
WASHINGTON, DC

MILLER WALKER
RETAIL REAL ESTATE

