

MILLER  WALKER  
RETAIL REAL ESTATE

**UPTOWN THEATER**  
**3426 CONNECTICUT AVE, NW - WASHINGTON, DC**  
**UP TO 18,879 SF AVAILABLE**





## DETAILS

- Home to a Red Line Metrorail station, the area also boasts several local landmarks and civic institutions, including the recently renovated Cleveland Park Library
- The community's features a high-density population that supports the Connecticut Avenue retail district, which offers a mix of local and national tenants including an urban-format Target.

## NEIGHBORHOOD



## BY THE NUMBERS



7,262

Total Employees  
0.5 Mi Radius



\$223,113

Average Household  
Income  
0.5 Mi Radius



9,175

Total Population  
0.5 Mi Radius





# UPTOWN THEATER

Washington, DC

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OPERATING THEATER PHOTOS





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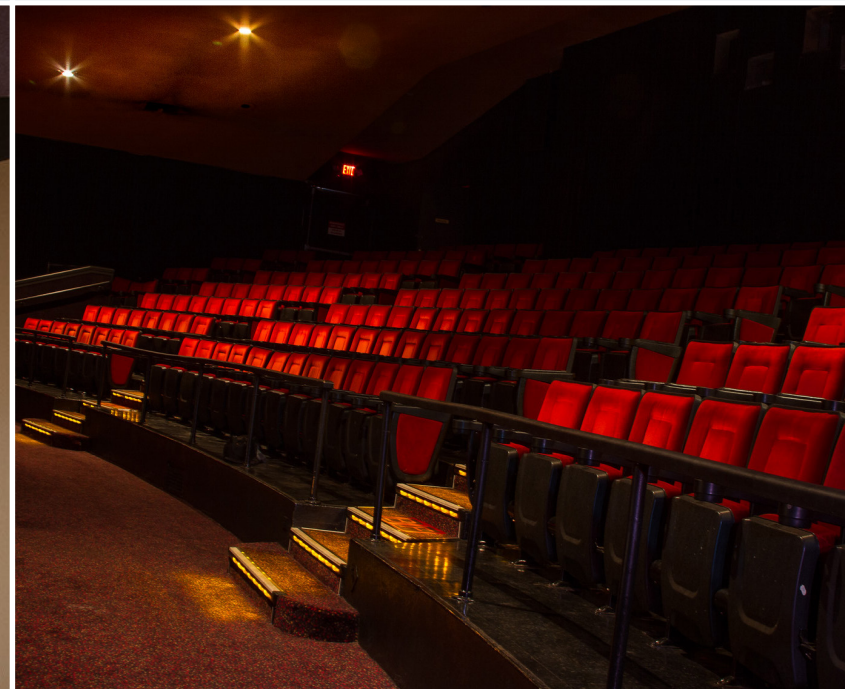
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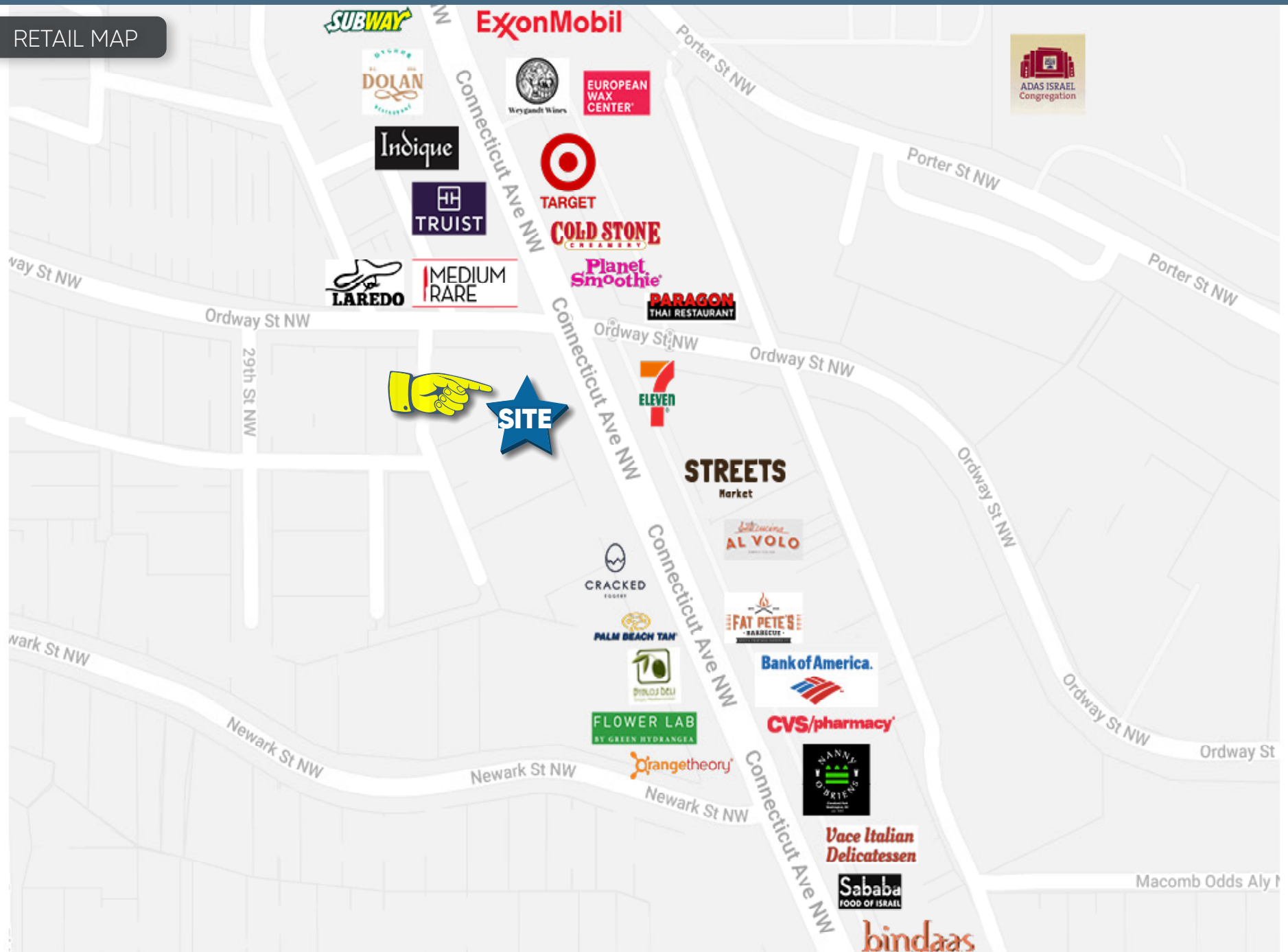
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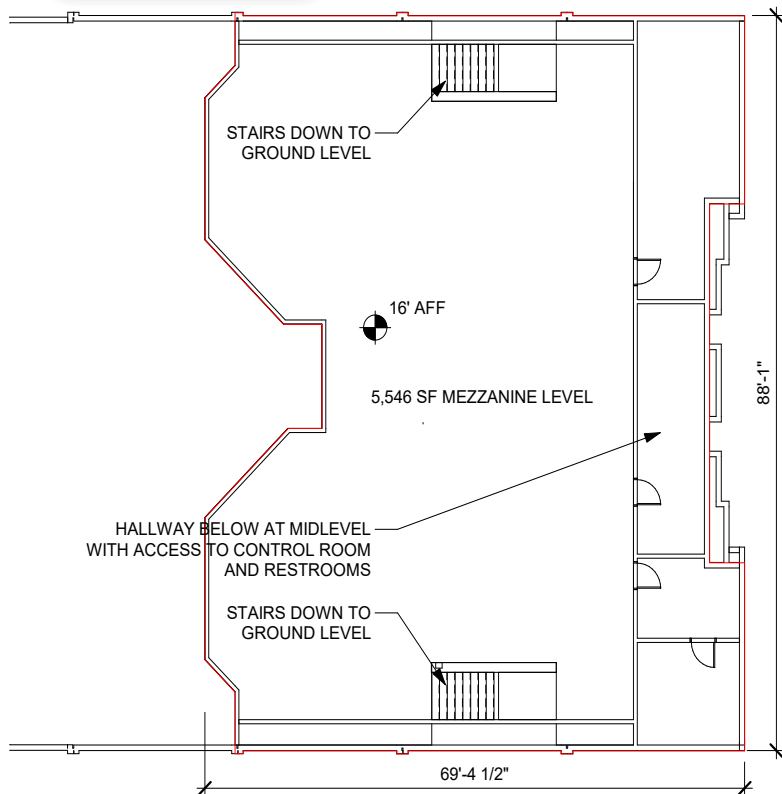
RETAIL REAL ESTATE

RETAIL MAP



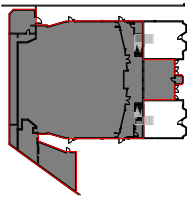


## FLOOR PLAN



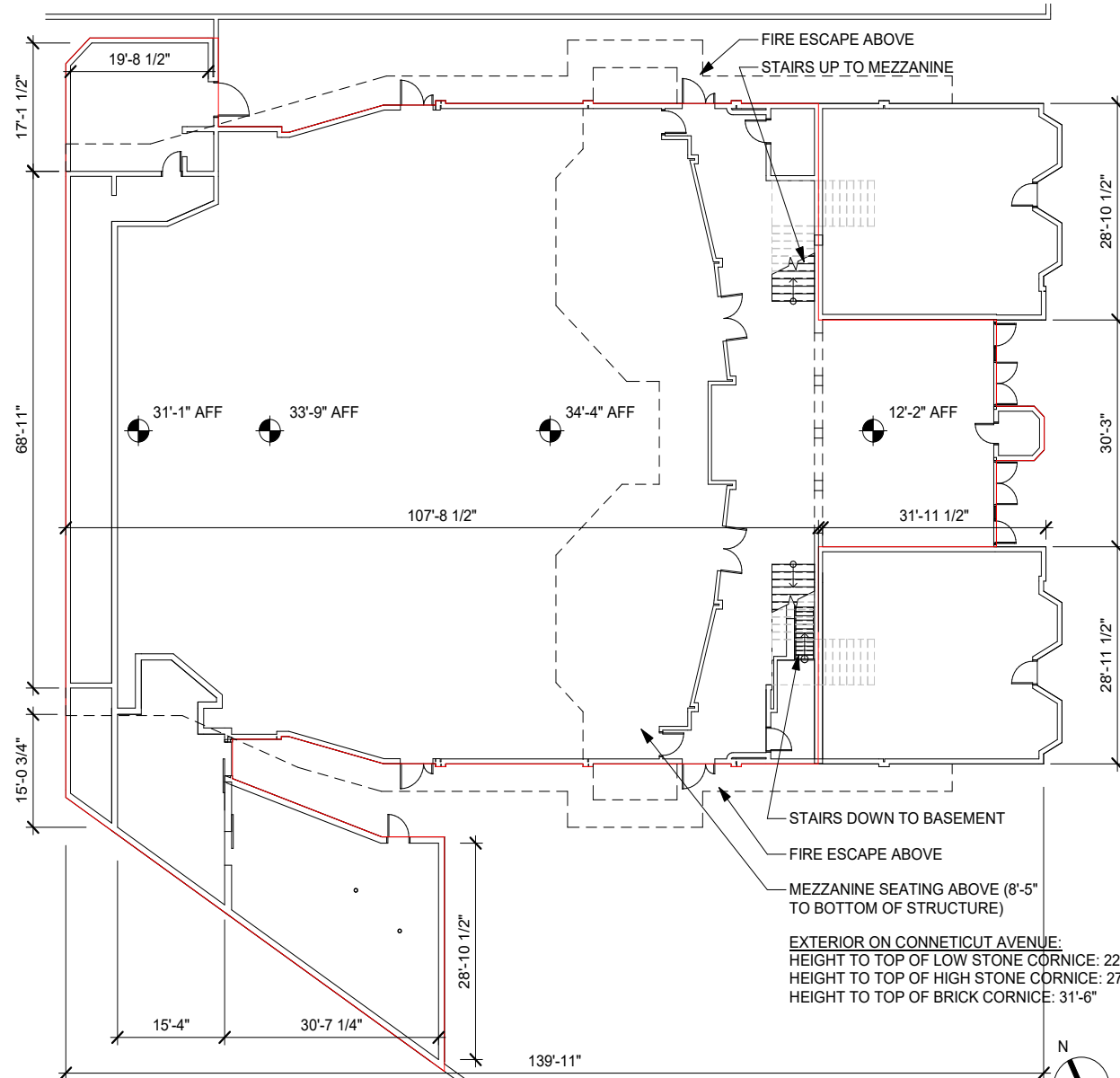
## 2 MEZZANINE

A-2 1/16" = 1'-0"



## KEY PLAN

1" = 100'-0"  
GROSS LEASEABLE AREA (GLA) IS CALCULATED USING A BOUNDARY MARKED BY THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTER LINE OF SHARED TENANT DEMISING WALLS. LEASE OUTLINE DRAWING (LOD) IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO TENANT DESIGN SHALL BE COMPLETED BASED ON THIS PLAN UNTIL THE FOOTPRINT IS APPROVED. FINAL LEASE AREA TO BE VERIFIED IN FIELD



## 1 GROUND FLOOR TENANT A LOD

A-2 1/16" = 1'-0"

0 8' 16' 32'

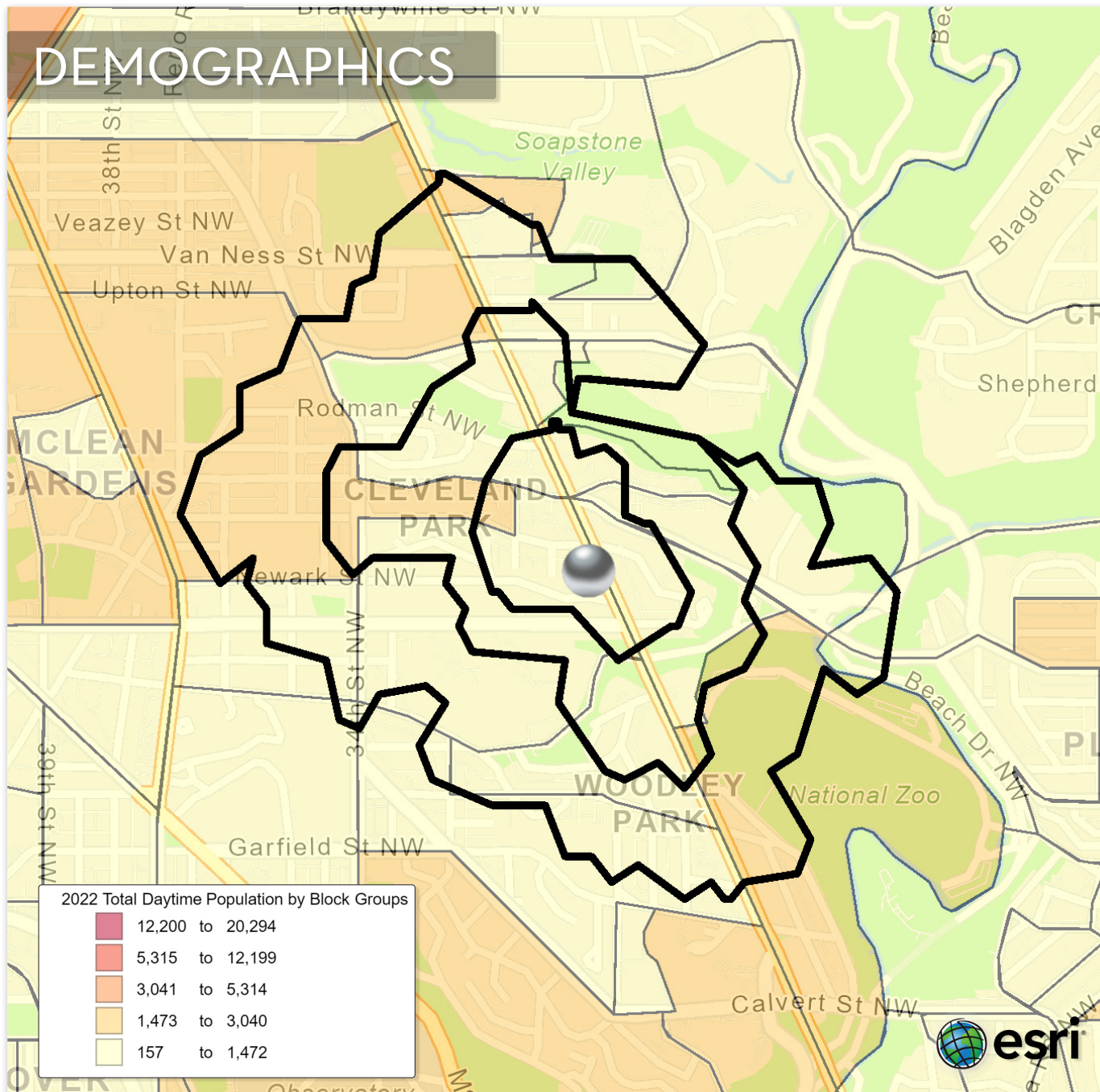
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## DEMOGRAPHICS



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2022 Daytime Population	2,111	5,038	10,692
2022 Resident Population	2,117	6,429	12,296
2022 Average Household Income	\$209,795	\$218,578	\$224,207

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2022 Daytime Population	2,111	7,262	31,317
2022 Resident Population	2,117	9,175	30,056
2022 Average Household Income	\$209,795	\$223,113	\$221,444

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2022 Daytime Population	36,258	225,970	483,169
2022 Resident Population	33,943	319,914	831,011
2022 Average Household Income	\$219,012	\$199,212	\$195,767