

For Lease

CBRE

# 4302 Connecticut Ave NW

Van Ness, DC

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Property Capsule | 4302 Connecticut Ave NW



2,850 SF



4302 Connecticut Ave NW  
Washington, DC 20008

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# 2,850 SF Immediately Available

Video Walk Through | [CLICK HERE](#)

## Details

- Column-free, in-line space
- Prime retail space with excellent visibility along Connecticut Ave NW (37,300 VPD).
- Located adjacent to the University of the District of Columbia (5,667 students).
- The Whittle School (2,500 + students) is located one block south.
- Van Ness/UDC Metro is located one block away (5,557 riders/day).
- Van Ness neighborhood is an affluent neighborhood with robust purchasing power.

87

Walk Score: Very Walkable

0.1 MILES

Van Ness-UDC Metro (Red Line)

1987

Year Built





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# Upper Northwest DC

## Van Ness

Offering the convenience of Metro access and urban amenities, along with the natural beauty and serenity of Soapstone Valley and Rock Creek Park, Van Ness is seeing increased demand and generating heightened energy. Residents of the neighborhood’s apartments and single-family homes enjoy an easy commute, a variety of retail options, a safe and family-friendly atmosphere, and active and engaged community members.

### Top Local Industries<sup>1</sup>

- + Educational Services: **21%**
- + Finance & Insurance: **19%**
- + Professional, Scientific, & Technical Services: **13%**
- + Health Care & Social Assistance: **12%**

### Institutional Traffic Drivers

- + 20+ embassies
- + American University’s WAMU public radio station
- + Hillwood Museum
- + Howard University Law School
- + Levine School of Music
- + University of the District of Columbia Van Ness Campus & David A. Clark School of Law
- + Whittle School & Studios

Demographics	.25	.5	.75	1
Population	1,858	10,744	16,596	28,148
Daytime Population	2,012	11,127	17,165	30,726
Median HHI	\$138,604	\$120,019	\$133,473	\$136,968
Average HHI	\$189,884	\$175,449	\$196,040	\$194,846
Education (Associates -)	16.8%	13.5%	12.9%	12.4%
Education (Bachelor's +)	82.7%	84.0%	84.4%	85.5%
Median Age	36.2	38.7	39.5	39.4
Ridership	Van Ness-UDC Metro Station   2 min (453 ft)			

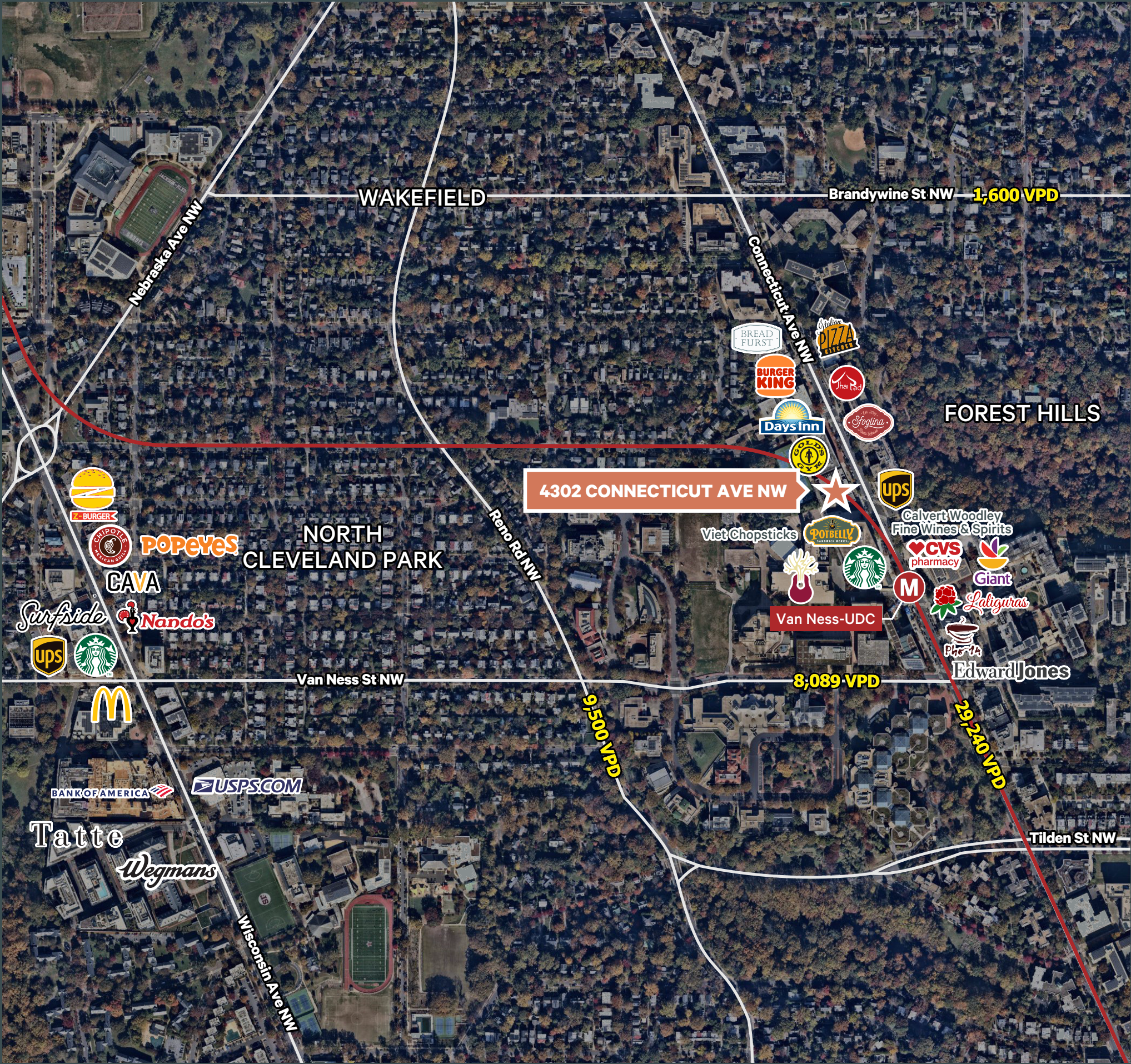




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# Market Overview

Submarket | Upper Northwest DC

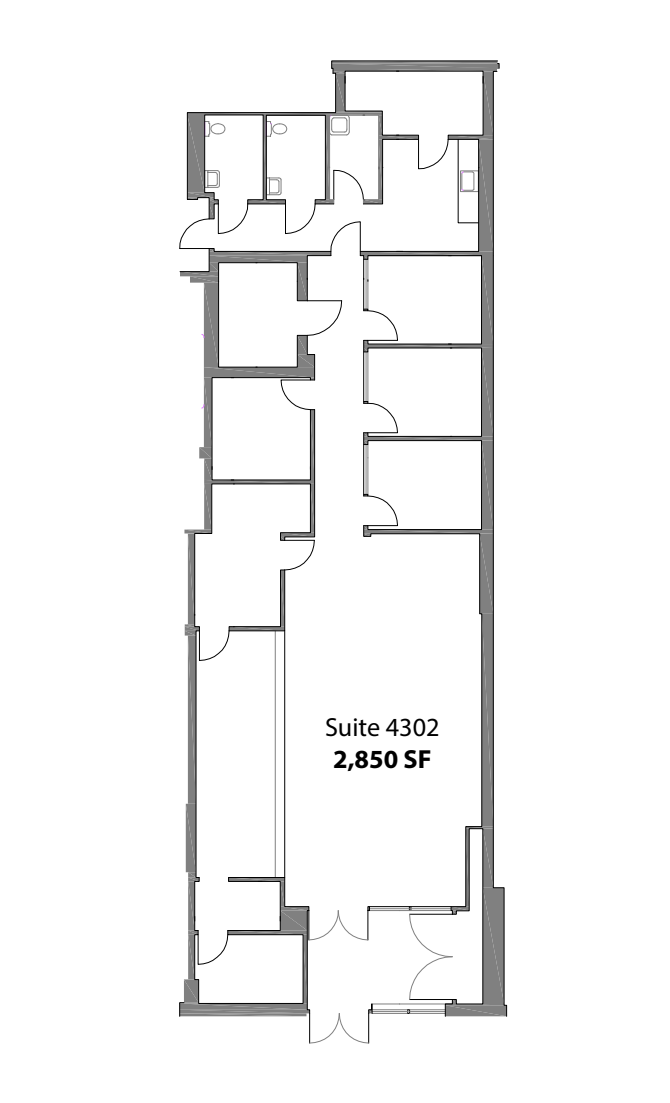
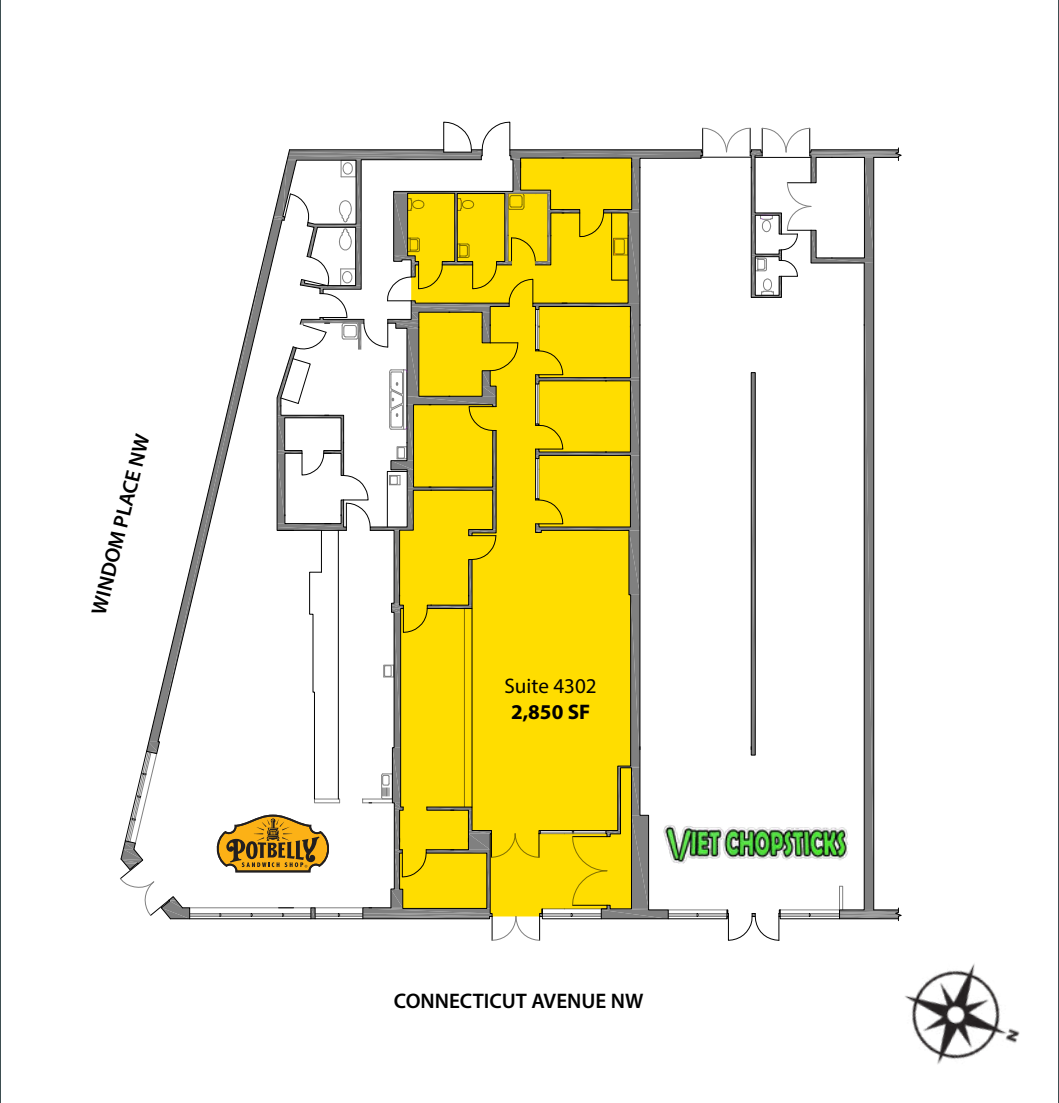


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