



DOCHTER & ALEXANDER
RETAIL ADVISORS



1250 CONNECTICUT AVE NW
WASHINGTON, DC | CBD

Square Footage | 1,039 SF

Timing | Immediate

Rent/Nets | Available Upon Request

DUPONT SOUTH - CBD

CONTACT

David Dochter
202.971.8989
david@dochalex.com

Matthew Alexander
202.971.8788
matthew@dochalex.com

HIGHLIGHTS

- Located 1 Block from **Dupont Circle** on Connecticut Avenue
- One block and the same side of street as the **Dupont Circle Metro Station**
- Centrally located allowing it to capture both **office and resident audiences**

NEARBY TENANTS

CAVA
Mezze Grill

SHAKE SHACK

Spiz Coffee



* PRET A MANGER *

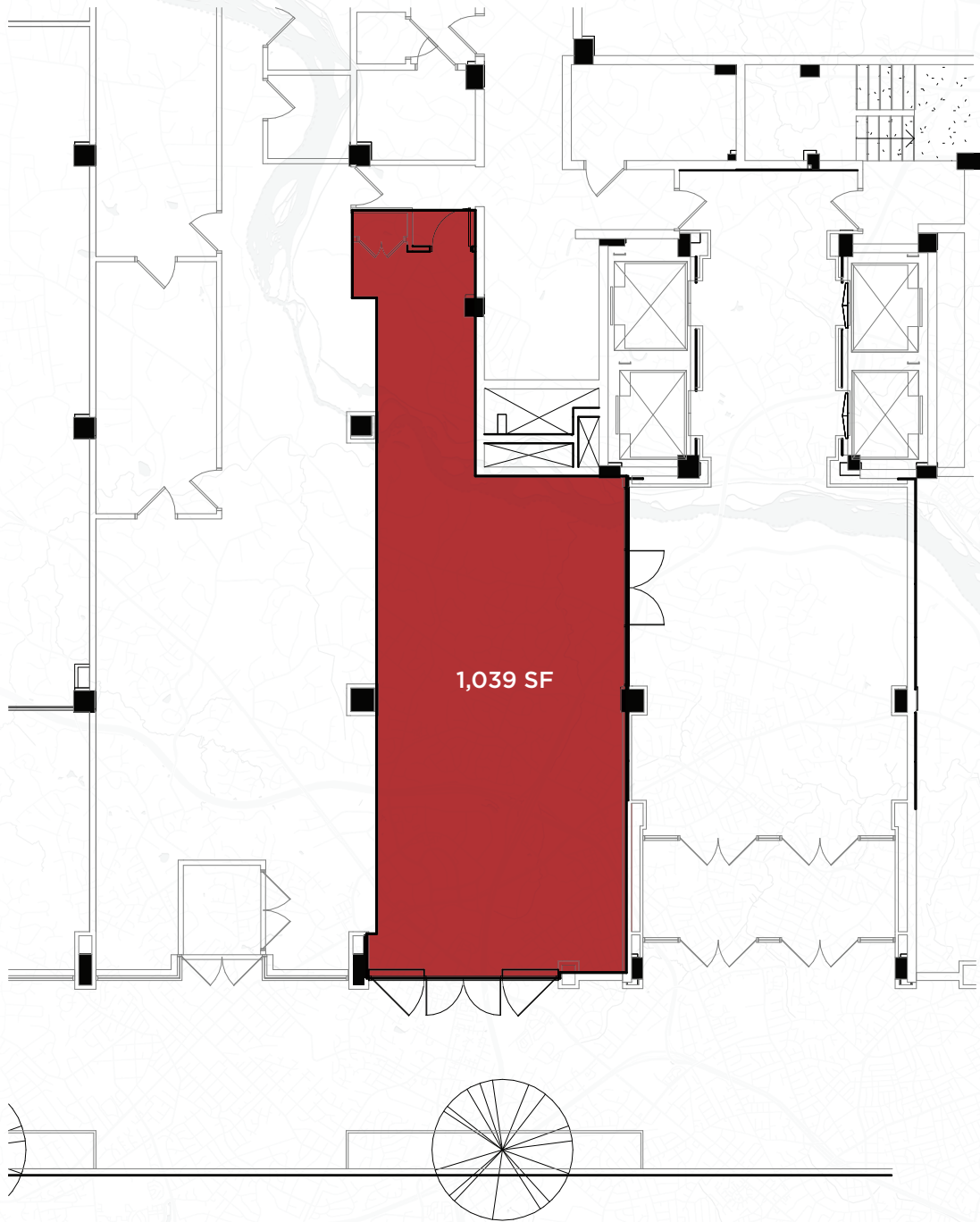
CHOP'T



TINY JEWEL BOX



1250 Connecticut Avenue NW
Washington, DC



SPECS

Square Footage | 1,039 SF

Frontage | 22'

Ceiling Height | 14' 8"

Timing | Immediate

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RETAIL CORRIDOR
CONNECTICUT AVENUE

932,796 SF

AVERAGE METRO RIDERS
AT DUPONT METRO STATION

16,658 EXITS

NIGHTLIFE VISITORS
ALONG CONNECTICUT AVENUE

UP TO 17,000 PATRONS

DEMOGRAPHICS

5 Min Walk

10 Min Walk

AVERAGE SALARY

\$105,000

\$93,648

EMPLOYEES

33,179

105,781

BUSINESSES

2,400

7,400

HOTEL KEYS

1,605

9,225

HOUSING UNITS

2,453

11,923