



Turnkey 2nd-Generation Retail in Dupont Circle

1630 Connecticut Ave NW

- 1,092 SF retail space
- Flagship Dupont Circle location with exceptional visibility
- Second-generation retail buildout
- Just steps from the Dupont Metro Station
- High foot traffic with strong daytime and residential density
- Surrounded by popular restaurants, national retailers, and local boutiques

Exclusive Brokers:

Doug Rashid

619.405.8838

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Nicholas Papadopoulos

202.321.2000

npap@papadop.com

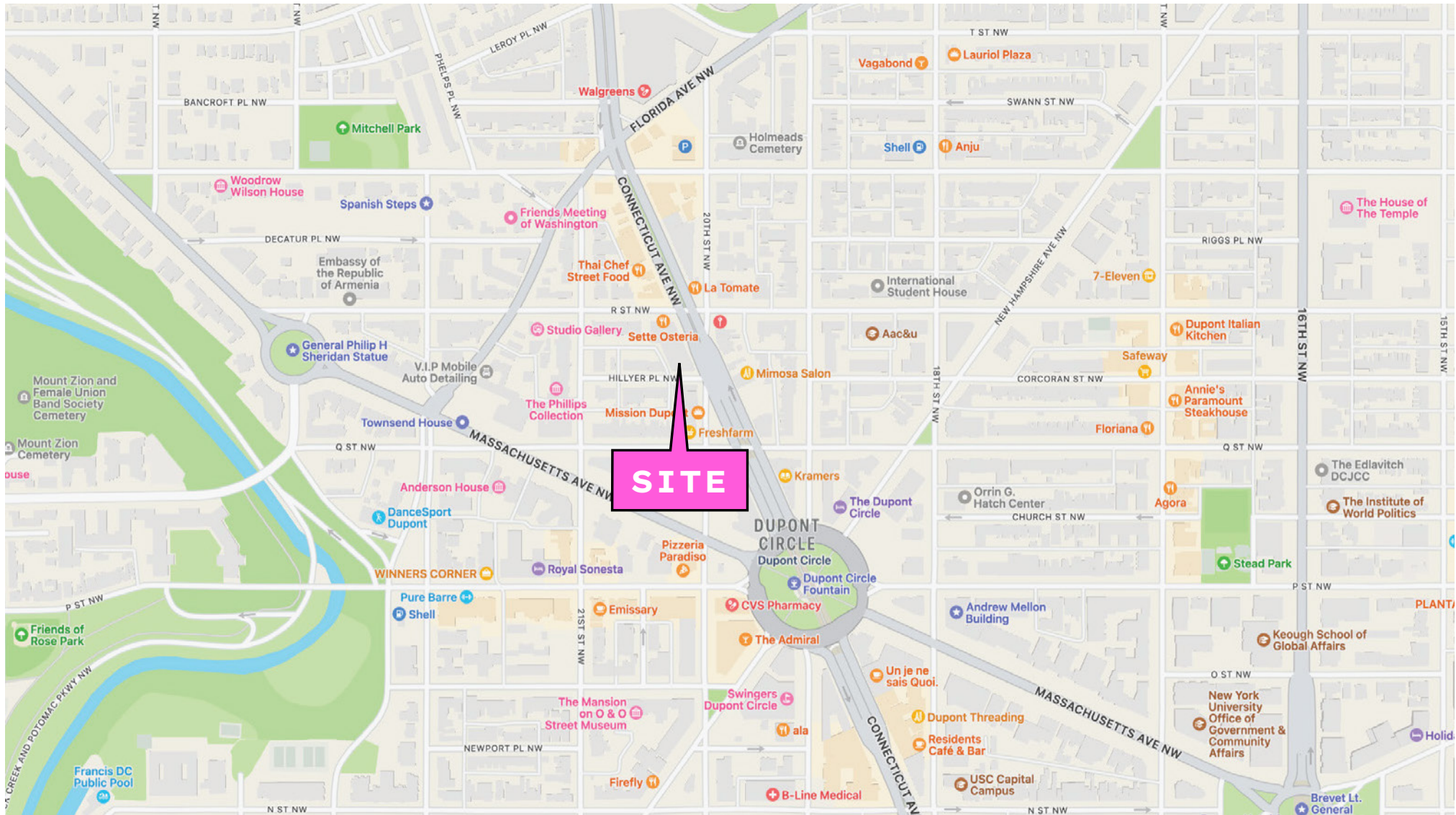




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1630 Connecticut Ave NW | Washington, DC 20009

AREA
MAP



PROPERTIES  PAPADOPOULOS PROPERTIES  PAPADOPOULOS PROPERTIES  PAPADOPOULOS PROPERTIES

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DEMOGRAPHICS
(15 Minute Walk Time)



43,113

POPULATION



100

WALK SCORE



99

BIKE SCORE



36.2

MEDIAN AGE



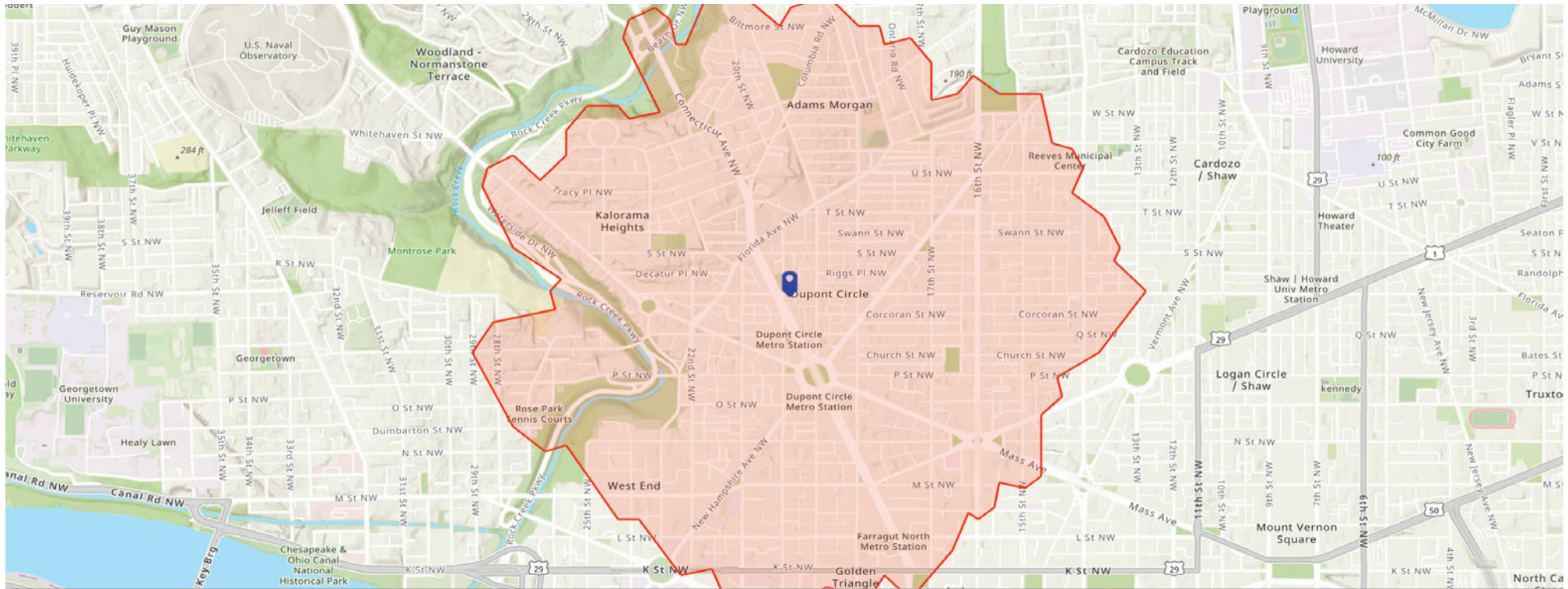
\$123,355

MEDIAN
HOUSEHOLD INCOME



\$90,525

MEDIAN
DISPOSABLE INCOME



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