

**FOR LEASE**



CONCEPTUAL DRAWING

**SITE SPECIFICS**

- 6,000 sf existing space / 1 acre MOL
- Zoning : Mixed Use
- Potential Redevelopment of 20K to 35K Retail

**TRAFFIC COUNTS**

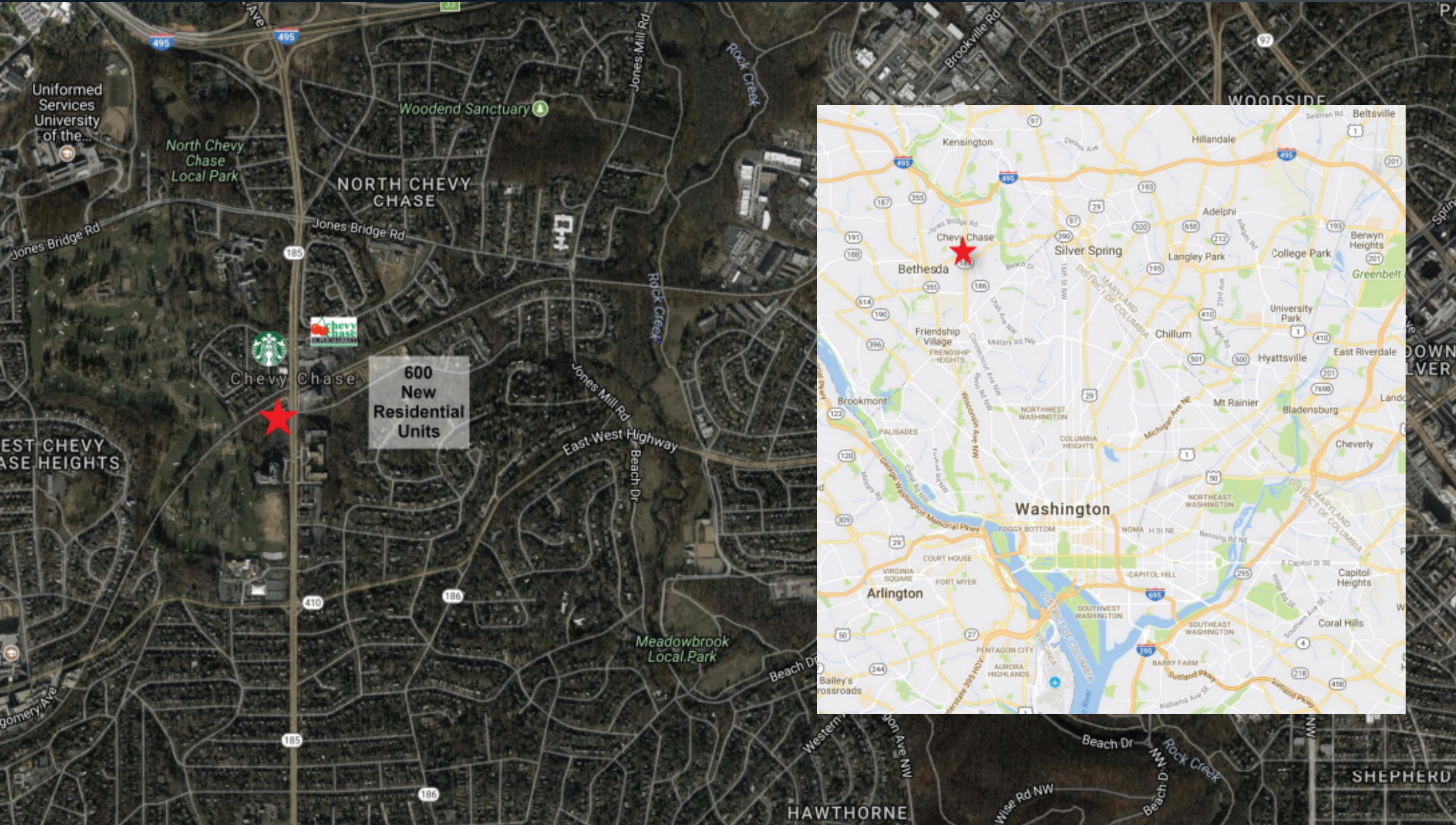
- Connecticut Avenue North of Site 71,630 AADT
- Connecticut Avenue South of Site 43,070 AADT
- East West Highway 27,372 AADT

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
POPULATION	14,634	177,633	533,064
MEDIAN HH INCOME	\$185,064	\$138,046	\$120,558
DAYTIME EMPLOYEES	12,766	155,884	290,990

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EXISTING 6,000 SF

POTENTIAL REDEVELOPMENT OF 20,000 TO 35,000 SF OF RETAIL WITH RESIDENTIAL ABOVE

1 ACRE MOL

