



## NEARBY RETAILERS



## RETAIL FOR LEASE

- 2,739 SF 2nd Gen Bank - Available 1/1/2027
- 138,000 SF of medical space and amenities; home to many of the best medical practices in the city
- Located in Wesley Heights, minutes from American University, Tenleytown and Cathedral Commons
- Easy and accessible parking - 265 spaces on-site

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

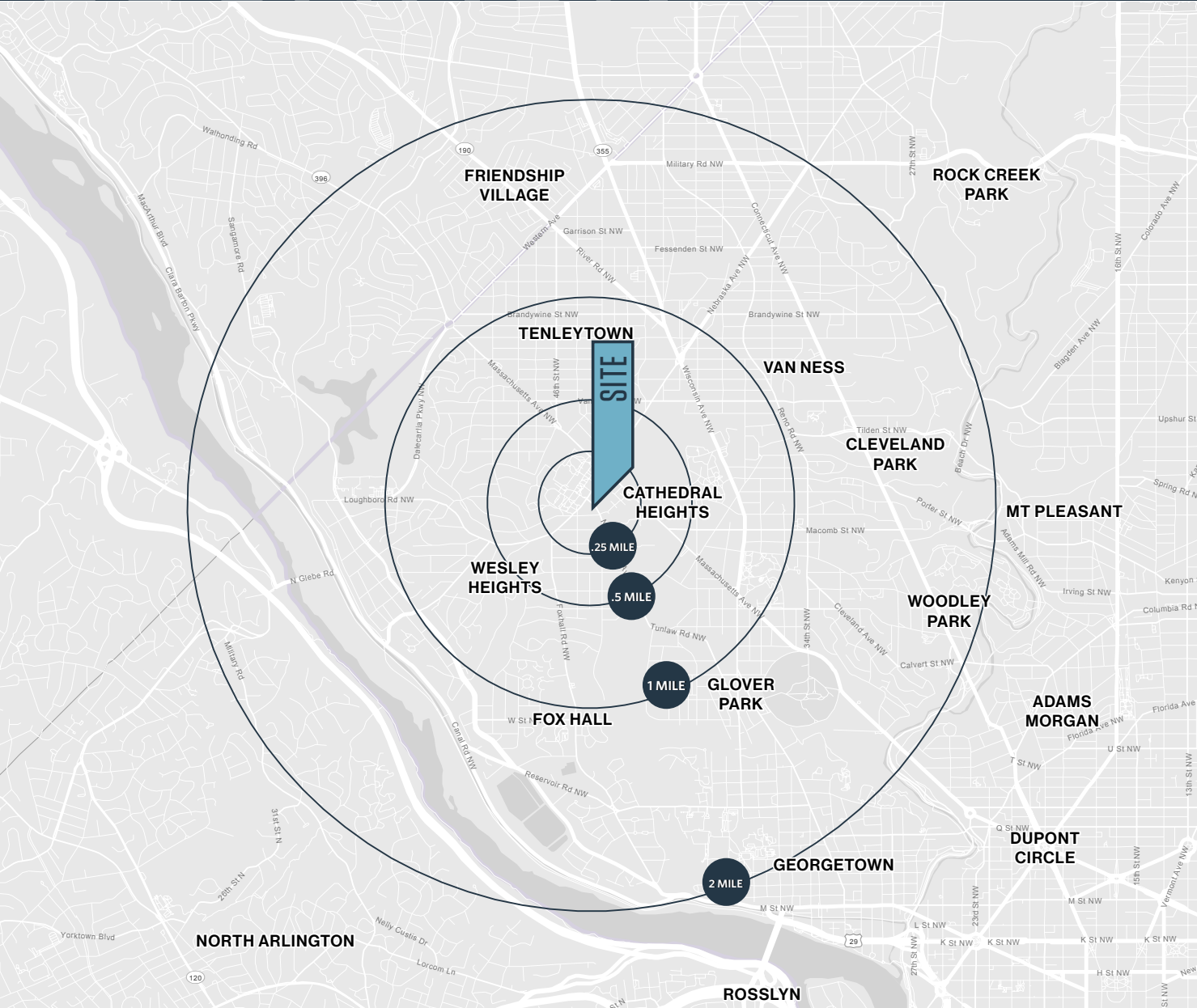
**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762

# LOCATION

# FOXHALL SQUARE

3301 NEW MEXICO AVE NW, WASHINGTON, DC 20016



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,739 SF	Negotiable	As-Is	Coming Available

## DEMOGRAPHICS | 2025:

	.25-MILE	.5-MILE	1-MILE	2-MILE
Population	3,236	12,850	31,723	96,662
Daytime Population	7,016	15,807	31,748	112,819
Households	1,585	5,755	15,117	44,376
Average HH Income	\$234,039	\$230,735	\$254,902	\$263,735

## TRAFFIC COUNTS | 2024:

Massachusetts Ave NW	23,456 ADT
Nebraska Ave NW	24,138 ADT

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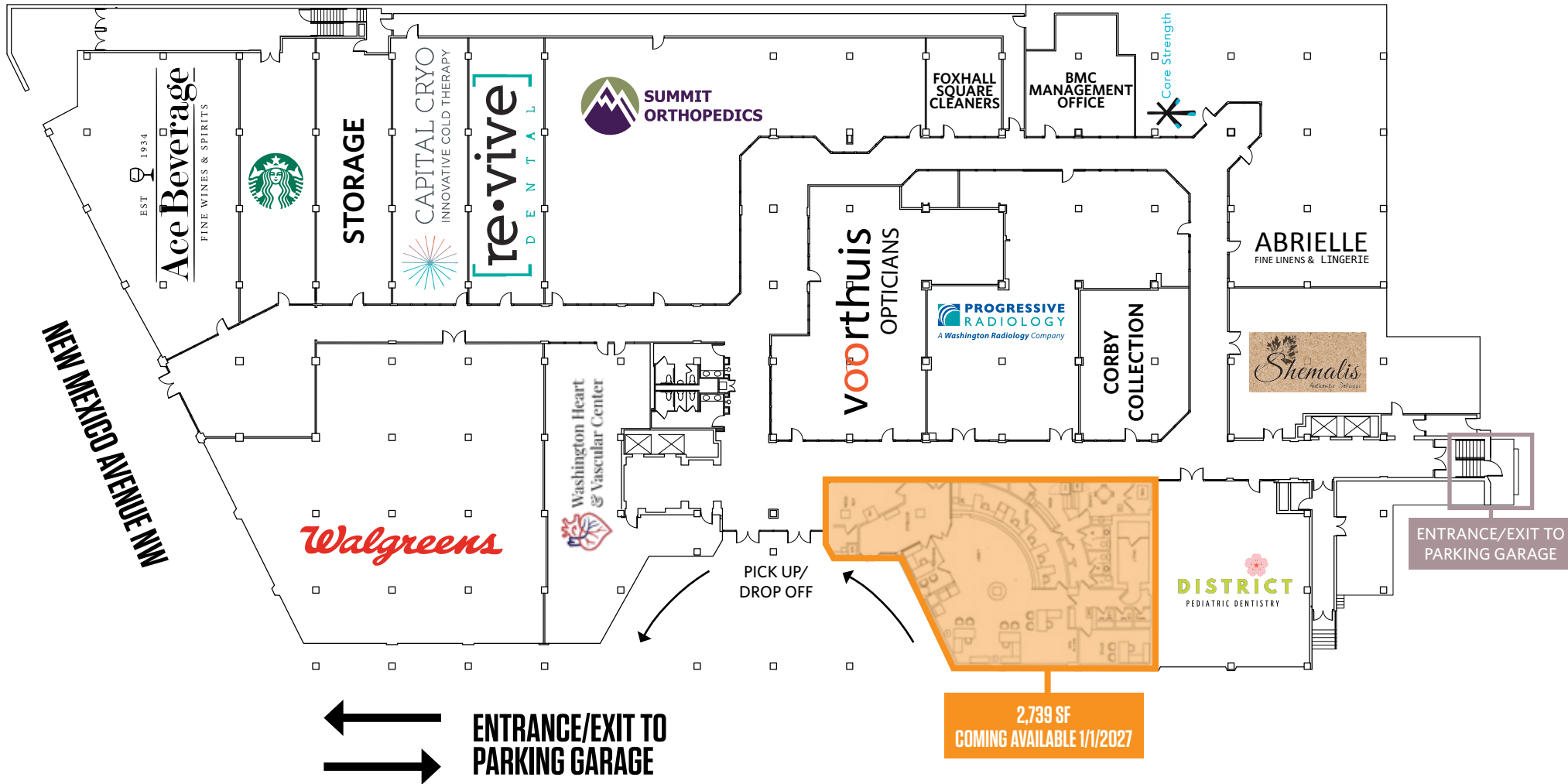
katkinson@klnb.com | 202-420-7762



# SITE PLAN

# FOXHALL SQUARE

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**MATT SKALET**

m skalet@klnb.com | 202-420-7775

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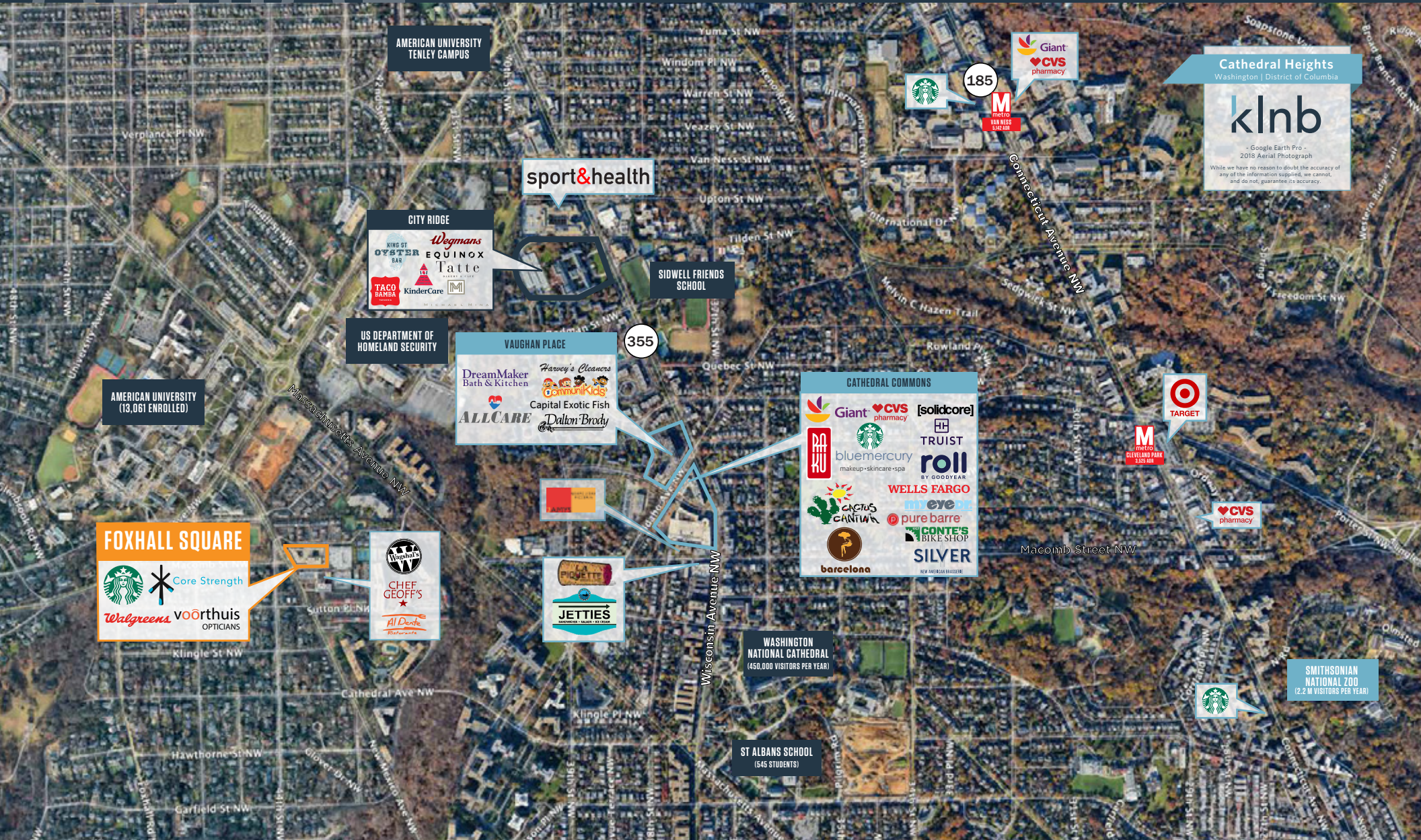
k atkinson@klnb.com | 202-420-7762



# AERIAL

# FOXHALL SQUARE

3301 NEW MEXICO AVE NW, WASHINGTON, DC 20016



**MATT SKALET**  
mskalet@klnb.com | 202-420-7775

**KELLY ATKINSON**  
katkinson@klnb.com | 202-420-7762





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## FOR MORE INFORMATION, PLEASE CONTACT:

### MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com)

202-420-7775

### KELLY ATKINSON

[katkinson@klnb.com](mailto:katkinson@klnb.com)

202-420-7762

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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