

klnb | Sam's Park & Shop

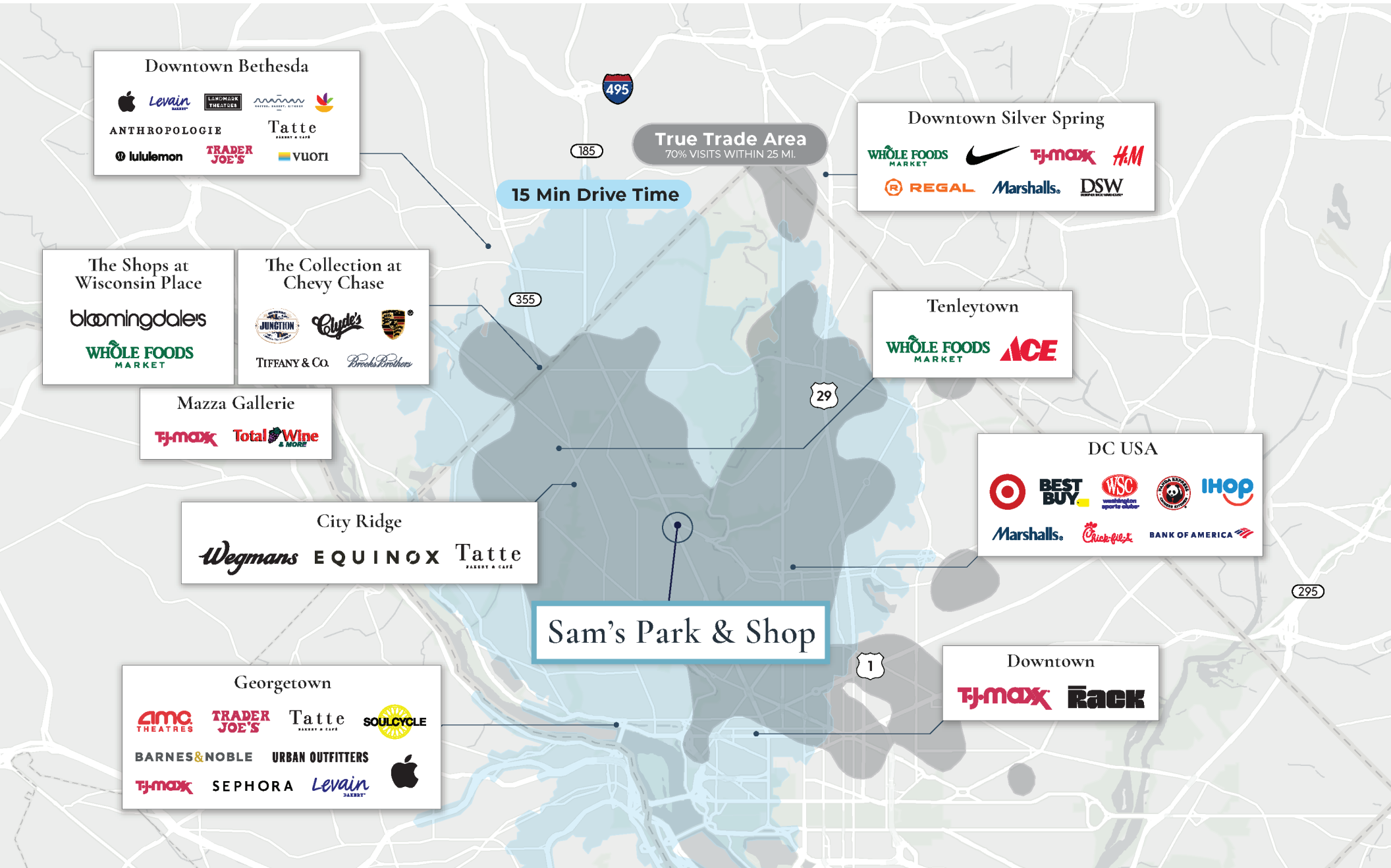
Anchor Opportunity on Connecticut Ave (37,487 ADT)

At the Cleveland Park Metro (5,000 RPD) with 50+ at grade parking spaces



Regional Retail Map

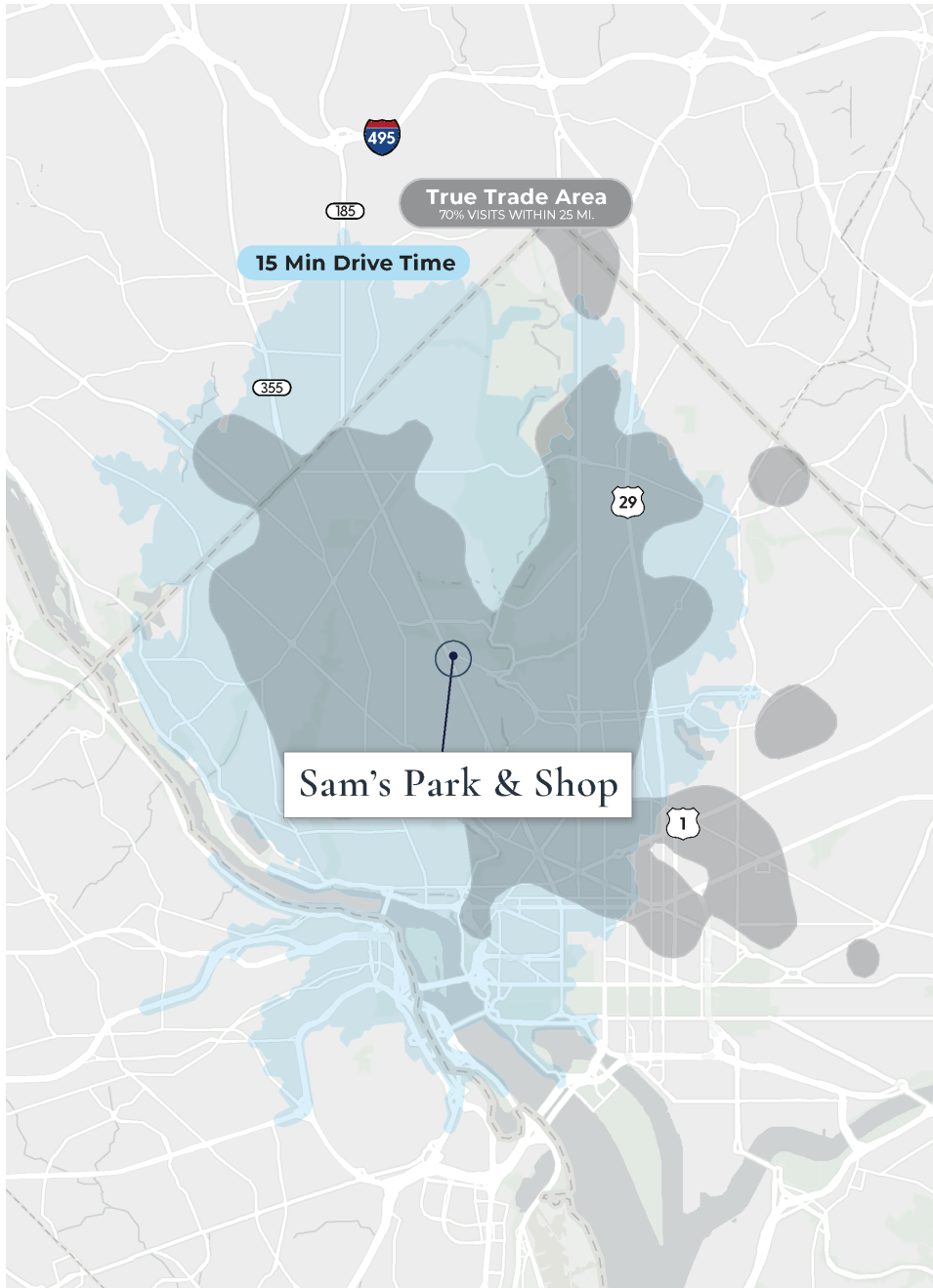
The Center of the Market



The Center of the Market



Demographics



	1 MILE	3 MILE	5 MILE	15 MIN DRIVE	TRUE TRADE AREA
Population	30,201	353,698	792,211	366,424	340,082
Avg. HH Income	\$235,632	\$210,902	\$200,732	\$212,208	\$189,657
Daytime Population	28,985	576,826	870,327	1,273,762	423,864
Households	16,573	169,114	377,332	176,642	174,014
Median Age	38.1	34.7	35.1	34.6	35.0
Total \$ Spent on Food Away from Home	\$148.79 M	\$1.34B	\$2.86 B	\$1.41 B	\$2.37 B
Total \$ Spent on Groceries	\$247.51 M	\$2.27 B	\$4.83 B	\$2.39 B	\$1.41 B
Total \$ Spent on Apparel & Services	\$87.74 M	\$795.07 M	\$1.69 B	\$835.7 M	\$1.25 B
Top 3 Tapestry	1. Laptops & Lattes (45.4%) 2. Metro Renters (38.1%) 3. Urban Chic (11.2%)	1. Laptops & Lattes (33.9%) 2. Metro Renters (31.9%) 3. Urban Chic (8.8%)	1. Metro Renters (34.6%) 2. Laptops & Lattes (26.8%) 3. Top Tier (8.9%)	1. Metro Renters (36.2%) 2. Laptops & Lattes (30.5%) 3. Urban Chic (36.2%)	1. Metro Renters (39.1%) 2. Laptops & Lattes (31.6%) 3. Trendsetters (7.1%)

TRAFFIC (ADT)

26,321
CONNECTICUT AVE

13,112
PORTER ST NW

METRO RIDERSHIP (RPD)

6,500
VAN NESS-UDC

5,000
CLEVELAND PARK

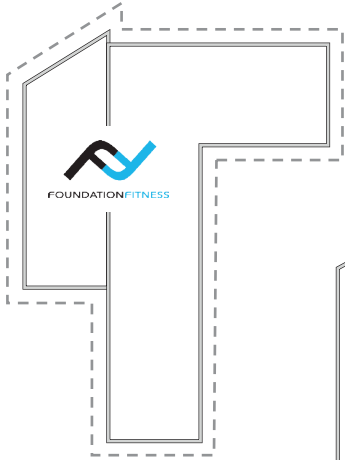
8,700
WOODLEY PARK ZOO/
ADAMS MORGAN

Sam's Park & Shop Site Plan

3529 CONNECTICUT AVE NW



LEVEL 2



Sam's Park & Shop Site Plan

3529 CONNECTICUT AVE NW

FORMER TARGET LOD

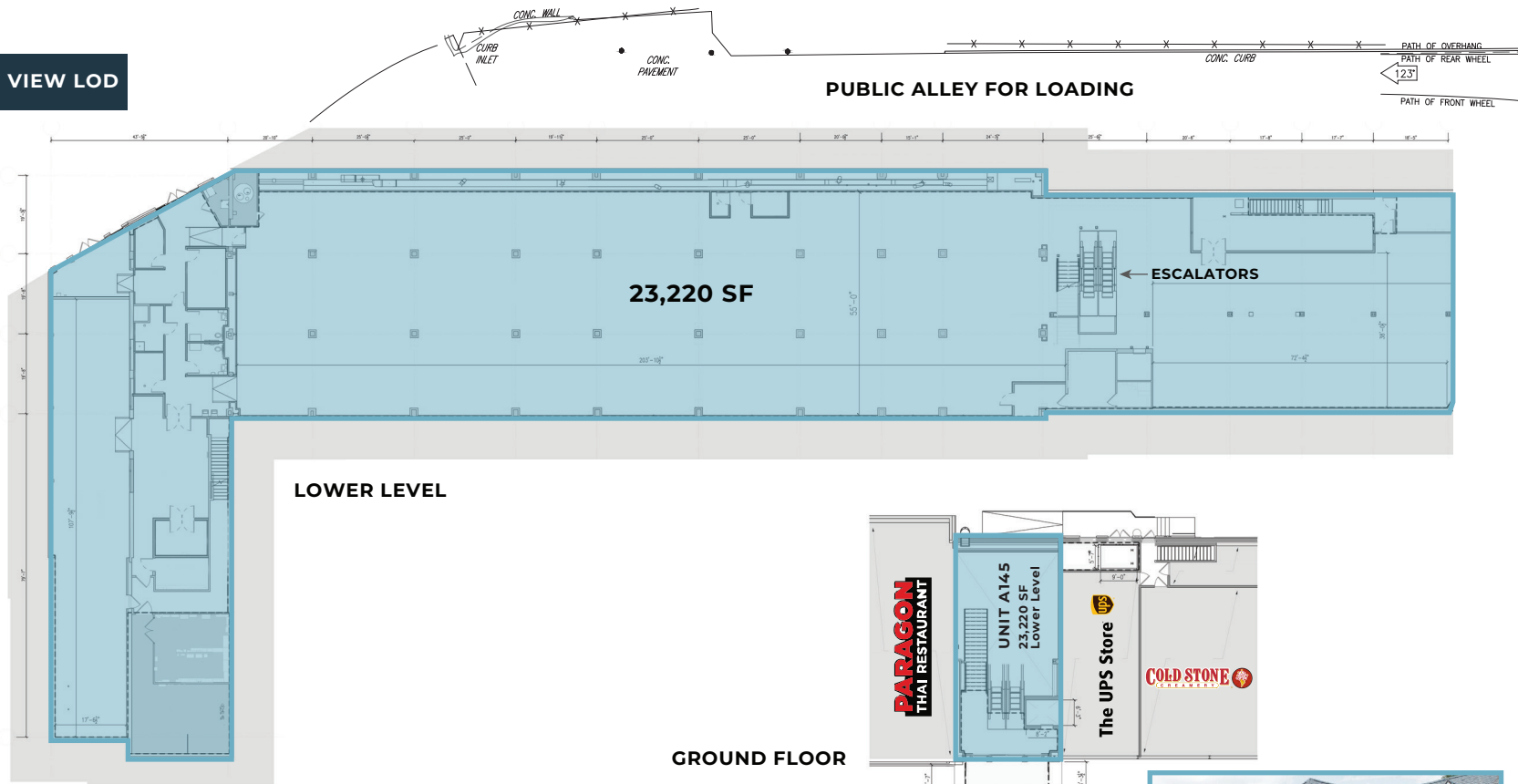
TOTAL SQUARE FOOTAGE

23,320 SF

CEILING HEIGHT

12' CLR

[CLICK TO VIEW LOD](#)



CONNECTICUT AVE NW







Get In Touch

klnb

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