

# Prime Dupont Circle Retail

1,800-3,600 SF ground floor space in DC's "destination neighborhood"

FOR LEASE

1722-1724 Conn. Ave. NW  
Washington, DC 20009



[More info at www.dupontcirlereail.com](http://www.dupontcirlereail.com)



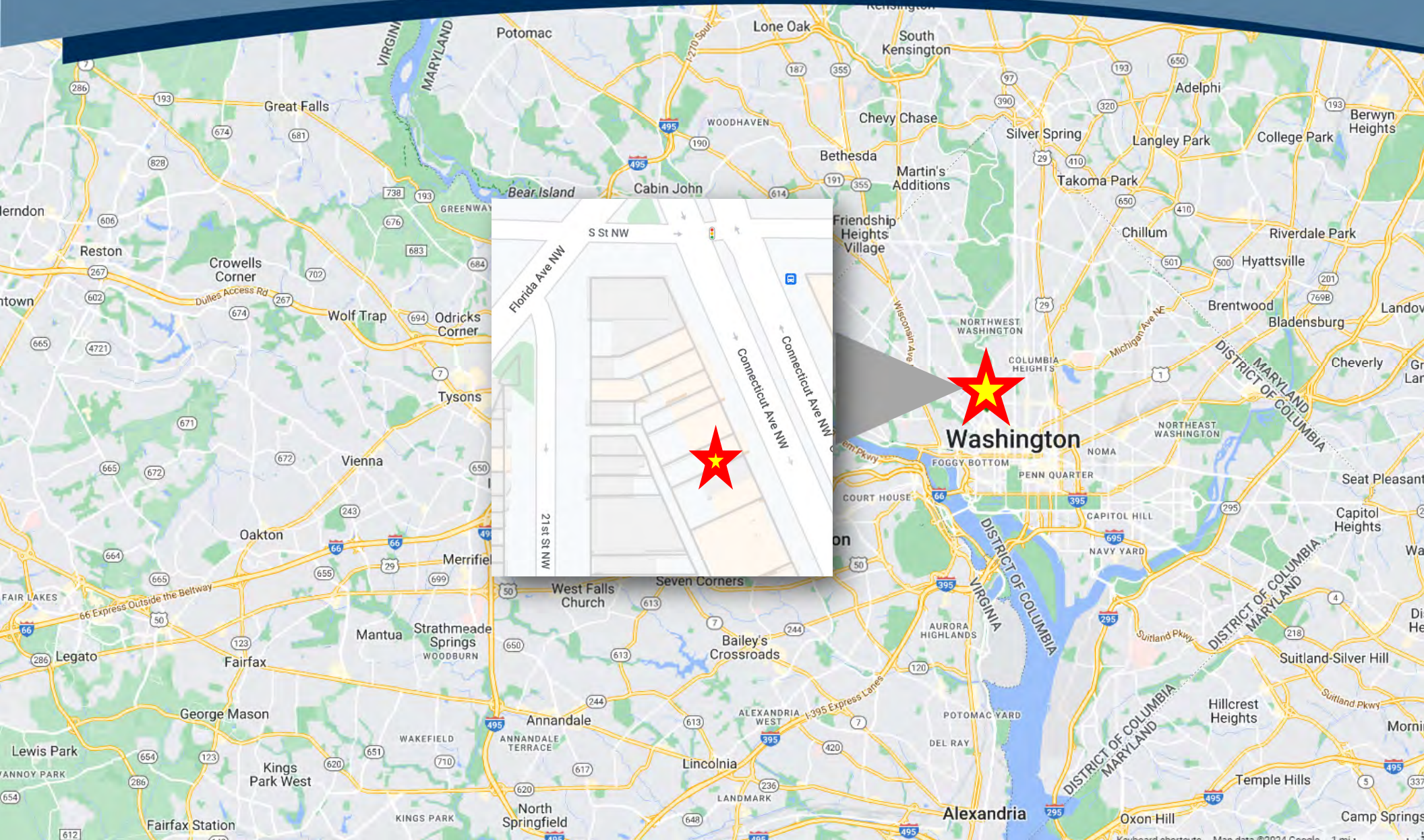
Geoffrey G. Lindsay, President/Principal Broker  
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**703-536-2100**

# Regional and Local Map

Highly visible Dupont Circle location—AKA DC's "International Heart"

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# Now Fully Available—First Time in Years

*Join the corridor that's home to some of the best restaurants and nightlife in DC*

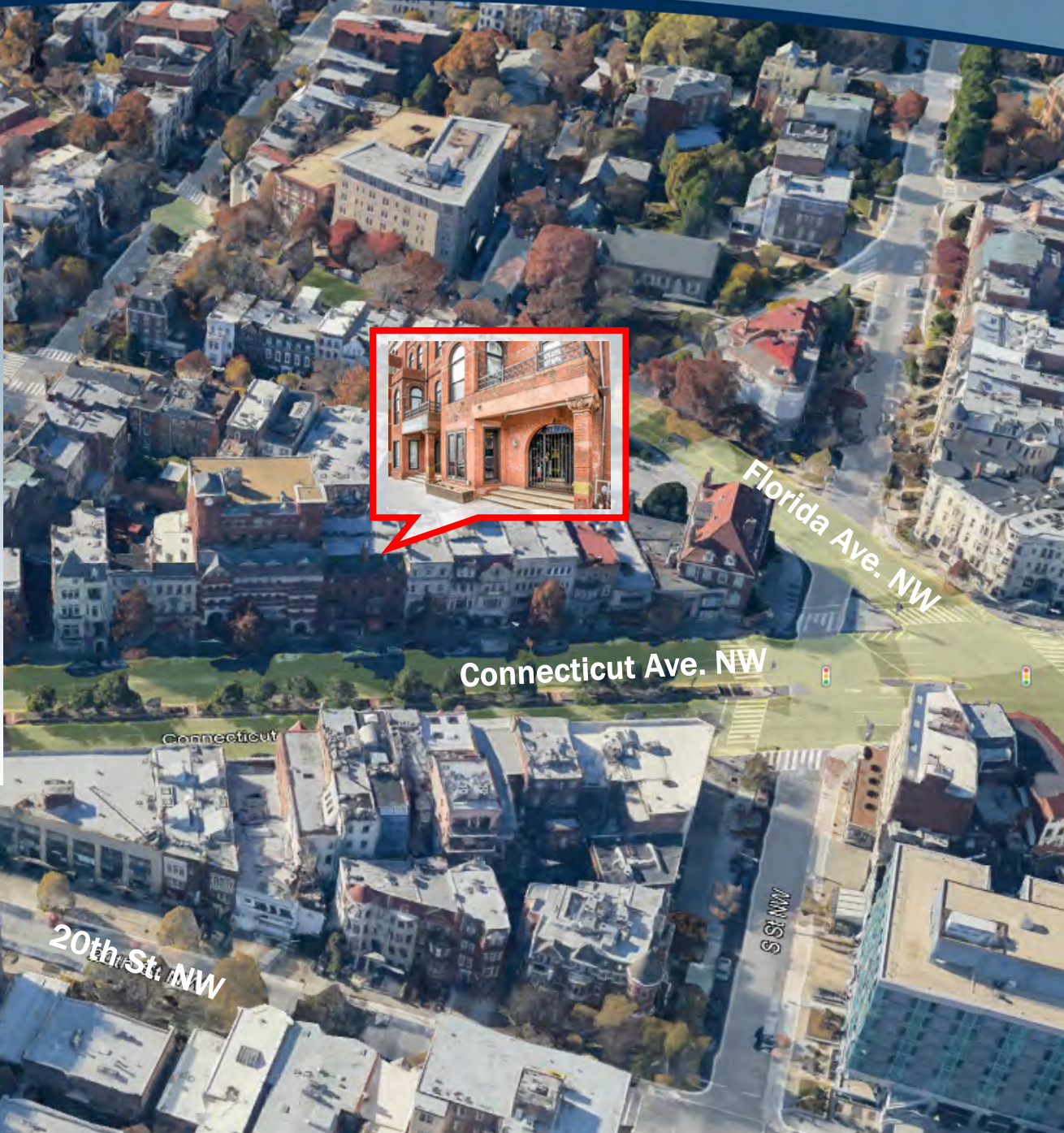
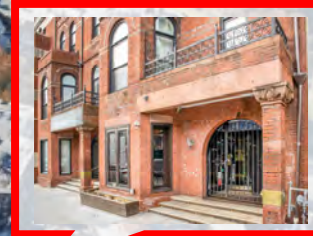
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## 1722-1724 Connecticut Ave. NW

Floor .....	Ground Level
1722 Connecticut .....	1,838 SF
1724 Connecticut .....	1,796 SF
1722 Basement .....	600 SF
1724 Basement .....	795 SF
Ceiling Height (both sides) .....	7' 10"
Price/SF .....	\$49
Lease Type .....	NNN
Cross Streets .....	Florida Ave. and R St. NW
Zoning .....	MU-20 (Mixed Use)
Market: .....	Washington, DC
Neighborhood/Subdiv. ....	Dupont Circle

[More info at www.dupontcircle.com](http://www.dupontcircle.com)



# Lease Now—Before Your Competition Does

*Dupont Circle: DC's "cosmopolitan gathering place" with "visitors from around the globe"*

**FOR LEASE**

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- Available Immediately
- 1724—2nd-Generation Restaurant Space
- 1722—First Time for Lease in Decades
- Priced to Lease at just \$49/SF NNN

Prime retail space for lease in DC's "destination neighborhood" of Dupont Circle. Less than two blocks to Metro. This corridor—and particularly this block—are home to some of the best restaurants and nightlife in DC.

## **Ready for Restaurant/Food at 1724 Conn. Ave.**

Recent vacancy at 1724 Connecticut Ave. opens up a rare opportunity to take over an existing 2nd-generation restaurant space and put your stamp on it. Approx. 1,800 SF, plus basement space for storage or small office. Wall between 1724 Conn. Ave. and 1722 Conn. Ave. can be opened up to create a larger space if desired.

## **Plant Your Flag at 1722 Connecticut Ave.**

First time in decades that 1722 Conn. is available to lease. Use as is (office) or perfect for a wide variety of businesses: pack and ship store, convenience store, pizza, medical/dental, urgent care, eyewear, salon, day spa, etc.



**Walk Score: 99 (Walker's Paradise)**



# Demographic Highlights

**FOR LEASE**  
1722-1724 Conn. Ave. NW  
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**1-Mile Median Household Income**

**\$129,616**



**1-Mile Population**

**71,766**



**1-Mile Daytime Employees**

**144,594**



**1-Mile Consumer Spending for Food Away from Home**

**\$199,071,347**

Population	1 Mile	2 Mile	3 Mile
2023 Total Population:	71,766	212,142	355,647
2028 Projection:	67,864	202,394	343,501
Pop Growth 2023-2028:	-1.3%	-1%	-0.7%
Median Age:	37	35.8	36.1
Households			
2023 Total Households:	42,552	107,680	176,807
HH Growth 2023-2028:	-1.1%	-1%	-0.8%
Median Household Inc:	\$129,616	\$121,378	\$120,510
Avg Household Size:	1.6	1.8	1.9
2023 Avg HH Vehicles:	1	1	1
Housing			
Median Home Value:	\$737,914	\$782,496	\$768,547
Median Year Built:	1956	1960	1964

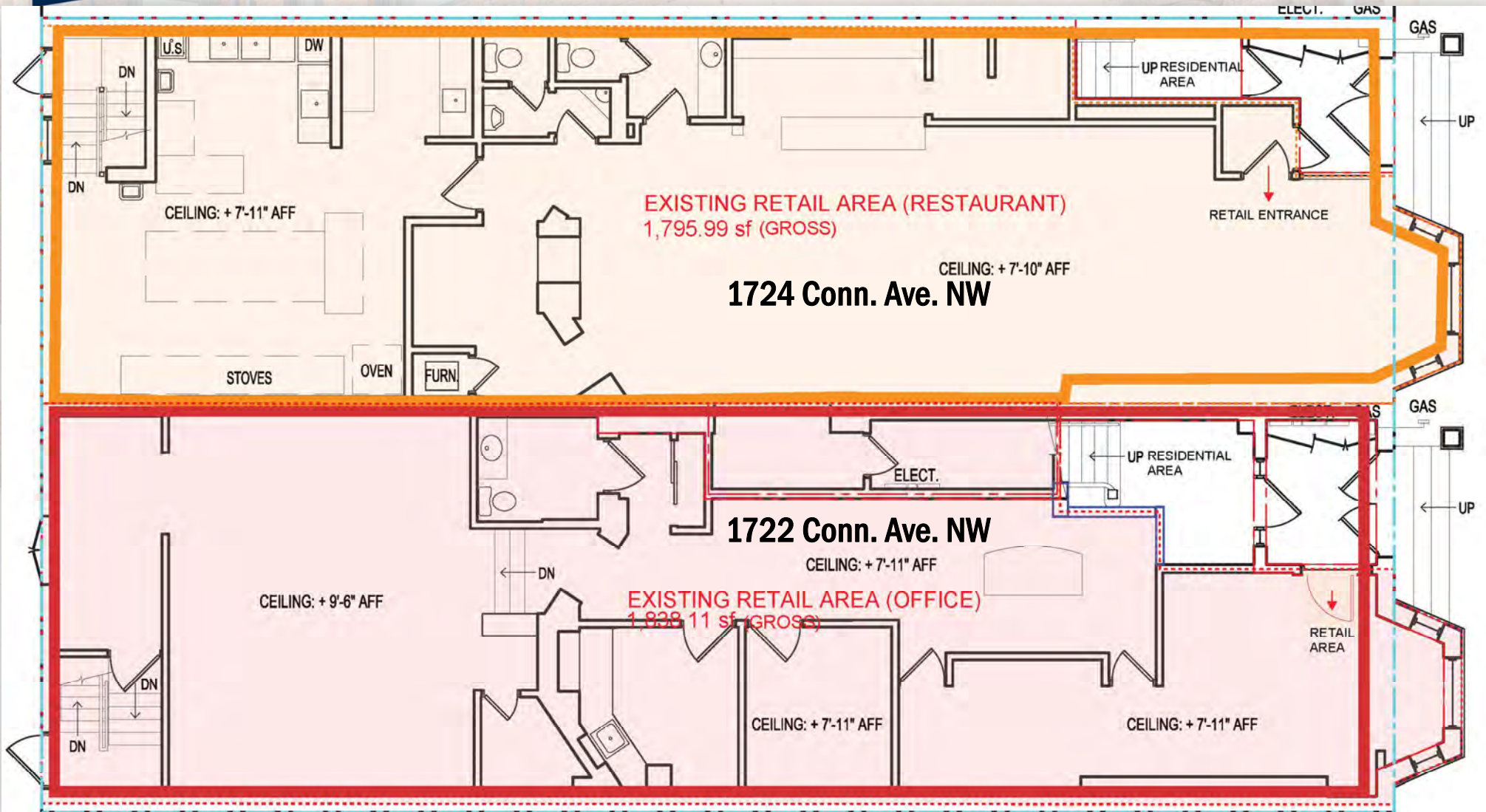
Icons courtesy of flaticon.com

# Floor Plans for 1722 and 1724 Connecticut

3,634 combined SF, not including basement levels

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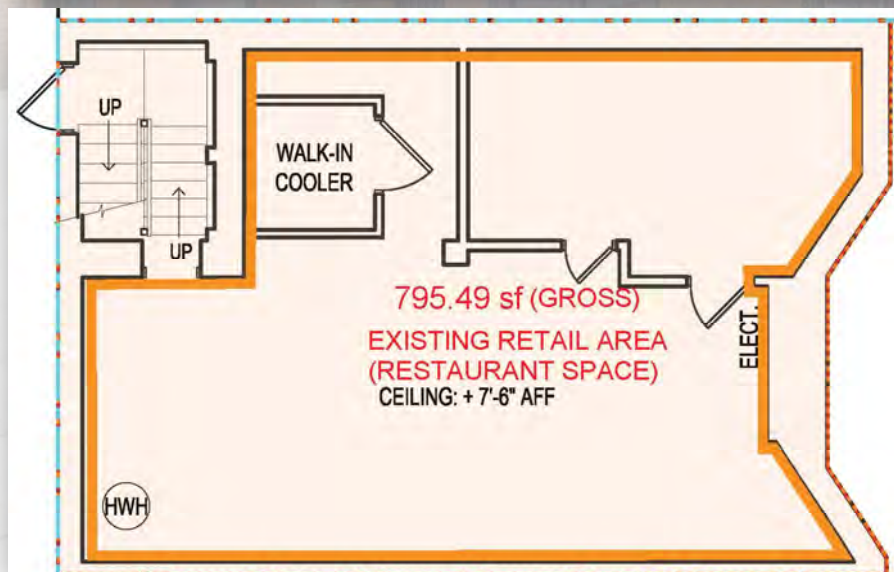


# Floor Plans for 1724 Connecticut

1,796 gross SF on first floor, 796 gross SF in basement, combined 2,592 gross SF

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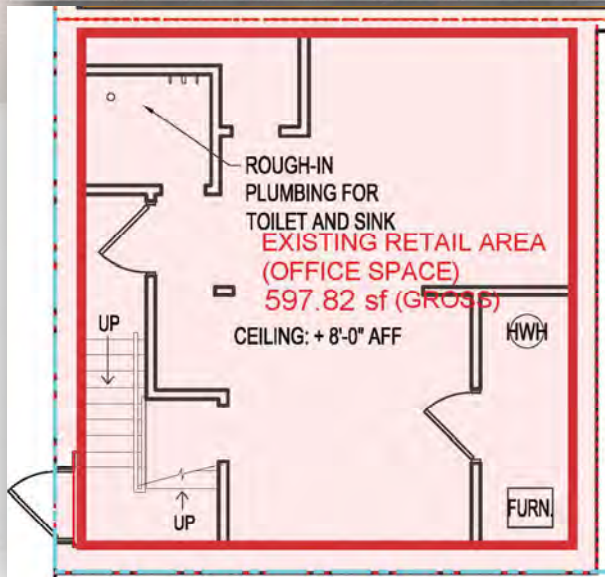
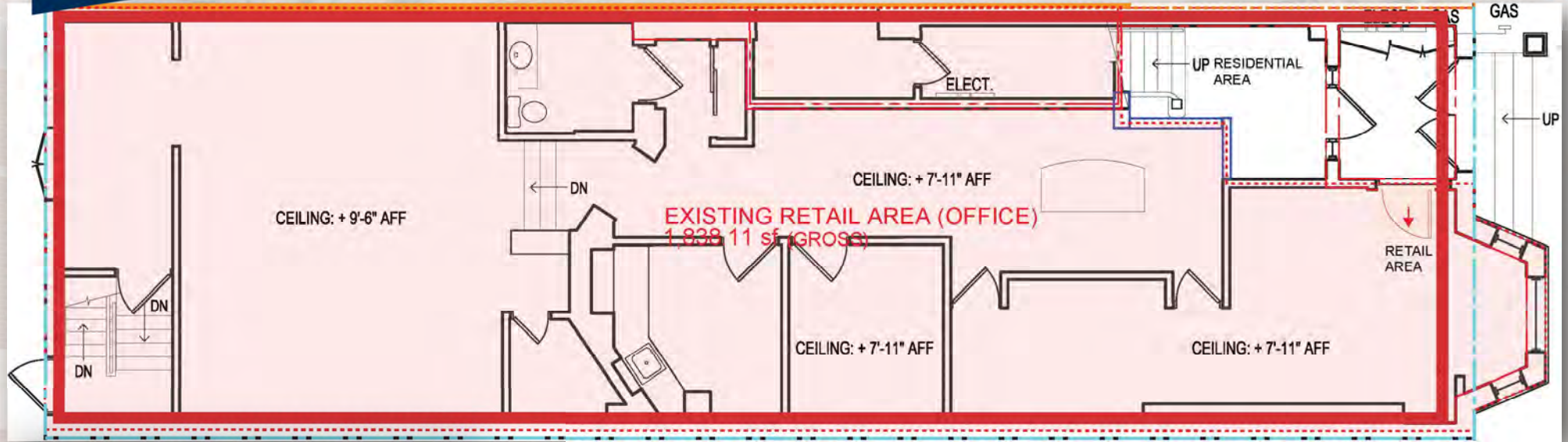


# Floor Plans for 1722 Connecticut

1,838 gross SF on first floor, 598 gross SF in basement, combined 2,436 gross SF

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# 1724 Connecticut Ave., NW

Exterior views

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Street view



Distinctive façade and entry at 1724 Conn.



Street view



Delivery door in alleyway



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# 1724 Connecticut Ave. NW

*Ready for your vision to make this your own restaurant/retail space—1,800 SF plus basement*

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# 1724 Connecticut Ave. NW

*2nd gen. restaurant space gives you a head start on your kitchen build-out*

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# 1722 Connecticut Ave., NW

1,838 gross SF on first floor, 598 gross SF in basement, combined 2,436 gross SF

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Distinctive brick arch entryway at 1722 Conn.



Front office/reception



Front office/reception

# 1722 Connecticut Ave., NW

*Currently built out as office but convert to retail or re-design for your needs*

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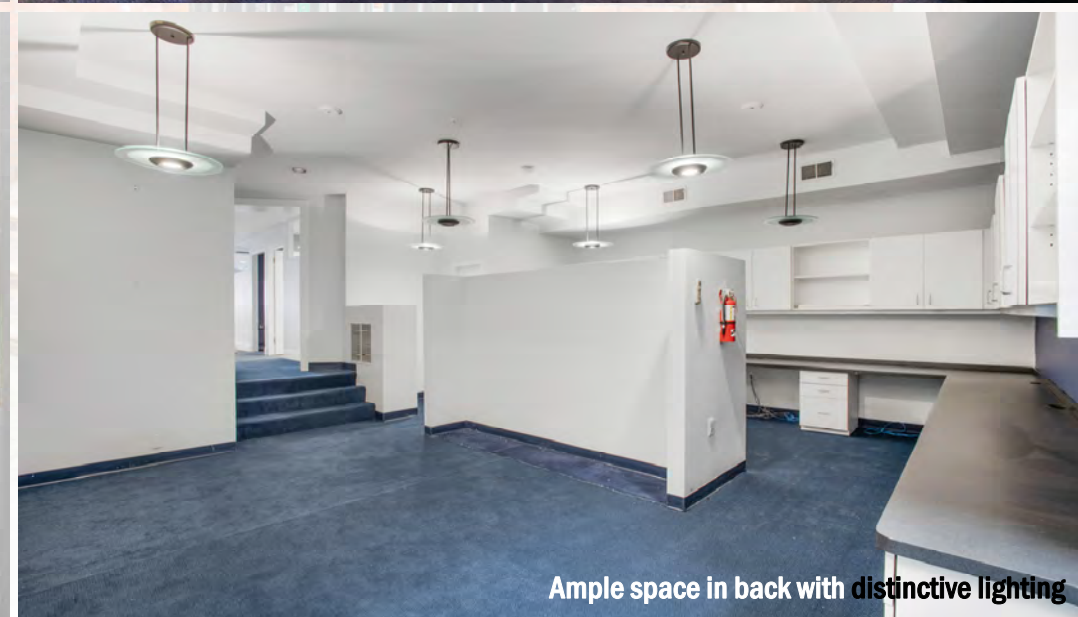
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Front facing Conn. Ave.—Great window line for signage



Kitchenette and storage



Ample space in back with distinctive lighting



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# Nearby Retail Neighbors

*You'll definitely be in good company*

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# Broker Profile: Capital Realty Advisors

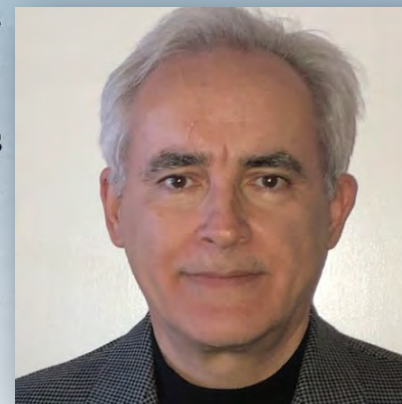
Geoffrey G. Lindsay is the president and principal broker of Capital Realty Advisors, LLC, specialists in commercial and investment properties. He has had listings from under \$1 million to \$70 million, and is licensed in DC, MD and VA.

Lindsay previously served as an advisor with a national commercial real estate firm, where he was its first salesperson hired in Northern Virginia as the company pursued its expansion strategy. Prior to that, he was in on the ground floor of the creation of the commercial division of a residential brokerage, then the largest privately held real estate company in the U.S.

In addition to his real estate background, Lindsay has over 20 years prior experience as a business owner, including a national publishing operation, East-West Communications, as well as eBusiness World Expo, which was the largest local trade show in the Washington, DC area on business use of the Internet. He also served as president of Lindsay & Co., a business mergers and acquisitions company.

His background as a business owner gives him a special insight into the business side of investment and commercial real estate.

This experience has enabled him to advise corporations and individuals on ways to maximize value as they pursue exit strategies, especially in situations where a business owner is ready to sell both the business and business real estate.



If you're ready to lease, sell or buy investment or commercial real estate, Capital Realty Advisors is ready to help. Whatever the property, our objective is the same: to get you the best possible price in the shortest amount of time.

For your next transaction, contact Capital Realty Advisors. A Capital Idea!