

# klnb | Sam's Park & Shop



The historic, tree-covered, highly covered neighborhood of Cleveland Park delights Washington, DC residents and guests with its inimitable take on urban comfort.

- With its Art Deco apartment buildings, peaked-roof homes, and vibrant retail storefronts, Cleveland Park offers an authentic atmosphere in one of the District's most unique neighborhoods
- Overall Niche rating of A+ reflects the neighborhood's premier restaurants, outdoor, family-friendly, and health & fitness amenities
- Rates highly in both population density (over 10K per square mile) and affluence (over \$200.5K average household income)
- Urban professionals, students, and families all call Cleveland Park home; educational attainment is high among a population whose median age is 38, with over 40% in the 25-40 demographic
- Cleveland Park has seen a dramatic increase in retail pedestrian traffic in recent years, driven by local growth as well as the neighborhood's status as an accessible retail hub for Northwest DC
- Both Connecticut Avenue and the Metro Red Line move thousands of locals and commuters through Cleveland Park daily, while the nearby National Zoo draws 2.2M visitors each year



## By the Numbers



**86**  
WALK SCORE



**65**  
TRANSIT SCORE



**38**  
MEDIAN AGE



**89%**  
EDUCATIONAL ATTAINMENT\*



**\$200,591**  
AVG HOUSEHOLD INCOME\*



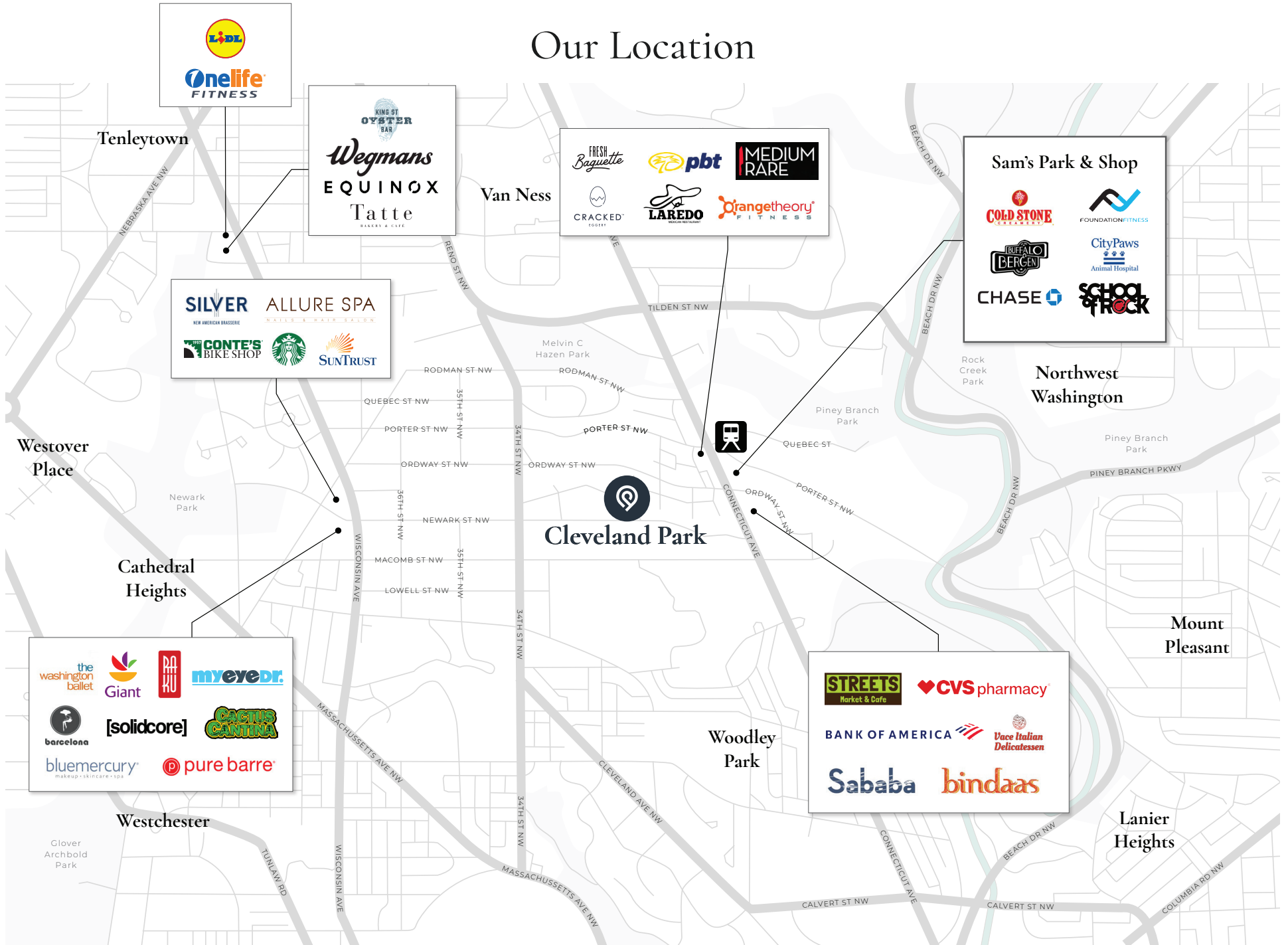
**29,935**  
POPULATION\*



**50,425 SF**  
TOTAL NEIGHBORHOOD GLA OWNED

\*(1-MILE)

# Our Location

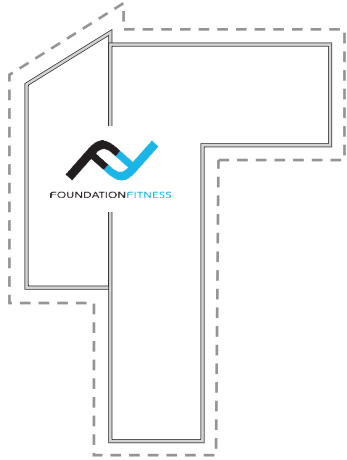




# Sam's Park & Shop Site Plan

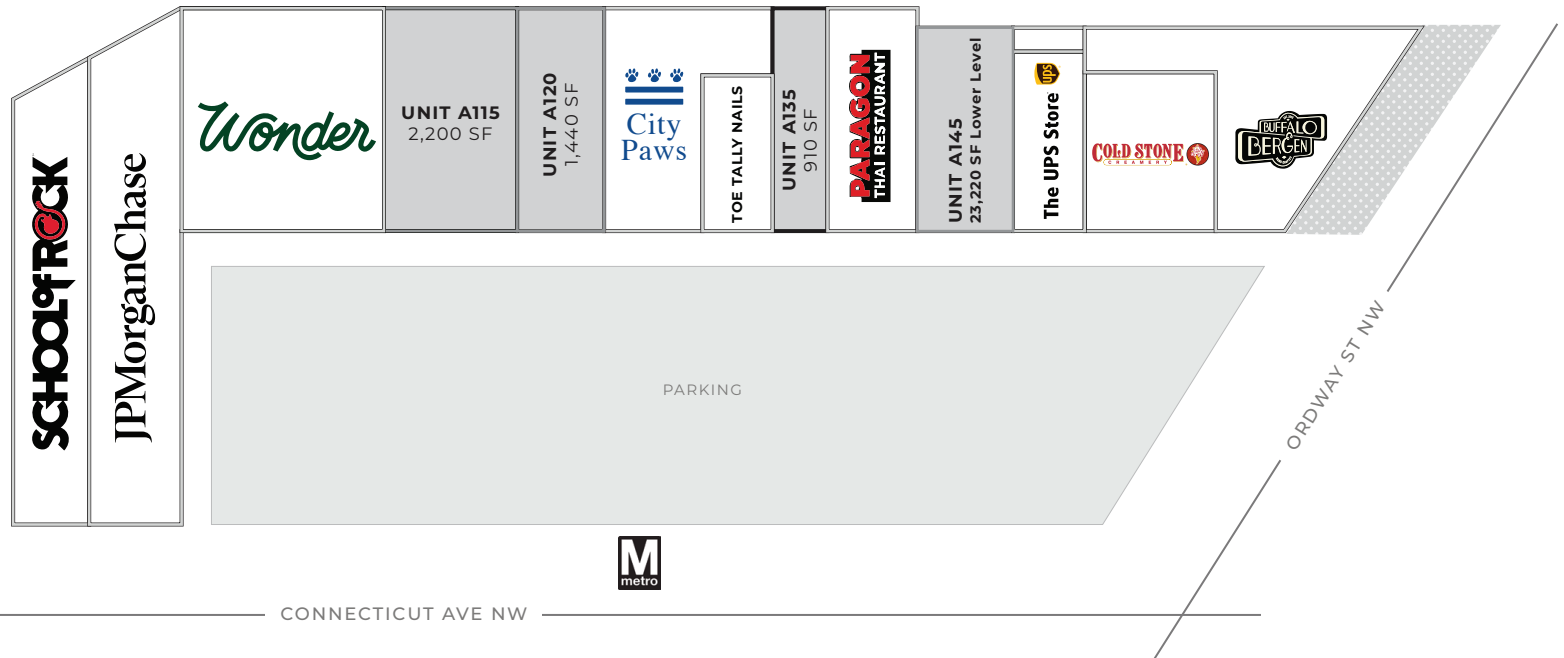
3529 CONNECTICUT AVE NW

## LEVEL 2



## LOWER

23,220 SF Available



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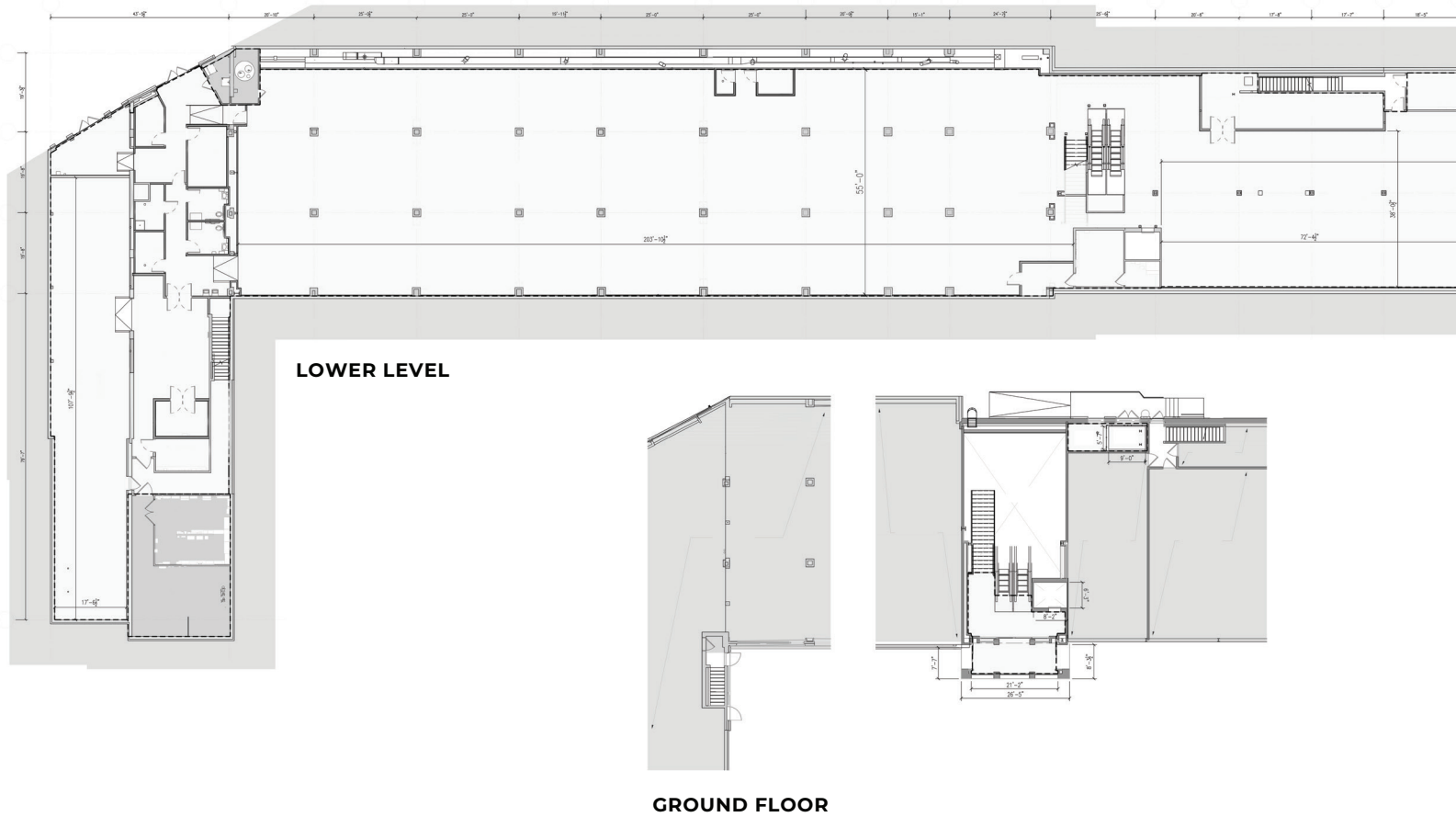
**FORMER TARGET LOD**

**TOTAL SQUARE FOOTAGE**

23,320 SF

**CEILING HEIGHT**

12' CLR



CONNECTICUT AVE NW



## Get In Touch

# klnb

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