

FOR SALE CLUB SODA BUILDING

3433 - 3435
CONNECTICUT AVENUE, NW
WASHINGTON D.C.

FOUR TENANT BUILDING
INCLUDING:
7-ELEVEN

Arnold's
THE Original
TAX CENTER
NEW Office Space



 **BUILDING SIZE:** 8,273 SF
BUILDING TYPE: Mixed-Use

 **NEW PRICE:** Call For Details

ANCHORED BY 7-ELEVEN

- Now Open!
 - Long term lease with 10 years remaining
 - Corporately guaranteed
 - 7-Eleven is an investment grade rated tenant (S&P: AA-)
 - 10% rental escalation in initial term and two 5-year renewal options
- Great signage on the signalized corner of Connecticut Avenue & Ordway Street.
- Located in a dense urban area with 30,170 people living within a 1 mile radius with a median household income in excess of \$116,000 per annum.
- Across the street from the heavily traveled Cleveland Park Metro
- 33,700 Average Annual Daily Traffic in front of building (2014 DDOT)
- 5 Metro Bus routes stop at the Cleveland Park Bus Stop
- Neighboring restaurants & retailers within two blocks include: **Chipotle, Medium Rare, Bubbles Salon, Walgreens, Capital One Bank, PETCO, GNC, California Tortilla, Yes! Organic Market, Firehook Bakery, Bank of America & CVS**

**CLICK HERE TO
DOWNLOAD THE
CONFIDENTIALITY
AGREEMENT** 

The full Offering Memorandum will be emailed once a signed Confidentiality Agreement is received.