

PARK VAN NESS

4455 Connecticut Avenue

Washington, DC 20008

THE DISTRICT OF COLUMBIA



Park Van Ness (formerly Van Ness Square) has a prestigious and convenient Connecticut Avenue location, as well as a quiet park-like setting normally found only in the suburbs. The Company is currently demolishing the existing buildings and recently received the building permit for the project. Construction on is expected to be completed in the Fall of 2015.

The company continues to develop Park Van Ness, a 271-unit residential project with approximately 9,000 square feet of street-level retail, below street-level structured parking, and amenities including a community room, landscaped courtyards, a fitness room and a rooftop pool and deck. When complete, the structure will comprise 11 levels, five of which will be below street-level. Construction of Park Van Ness is projected to be completed by late 2015.

Saul Centers

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TRAFFIC

Connecticut Ave. +/- 38,700 ADT

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2015	27,363	301,070	650,314
2020	28,943	321,026	695,464

AVERAGE HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2015	\$151,307	\$139,116	\$130,612
2020	\$173,167	\$158,390	\$147,776

* Source: ESRI, 2015 estimates



TENANT LIST

1. Soapstone Market 6,057 s.f.
2. Sfoglina 2,790 s.f.

