

2415 EISENHOWER AVENUE

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2415 EISENHOWER AVENUE

At-A-Glance

As one of Alexandria's largest retail and entertainment centers, Hoffman Town Center provides a true mix of uses in an urban environment including high quality office space, extensive retail and entertainment venues, hotel facilities, and a broad range of residential opportunities provided in signature towers. The dynamic of these balanced uses will ensure an active and exciting environment for office workers, residents, shoppers, and visitors alike. When complete in 2020, the Hoffman Town Center will feature:

- | 3.5 million square feet of Class A office space in 10 buildings
- | 1.5 million square feet of residential space in four residential towers
- | Two full-service hotels, 200,000 square feet of retail stores and restaurants
- | A 22-screen AMC Theater
- | 2,300 Employees
- | 250 - 1,000 visitors expected every week



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Hoffman Town Center
Future Development

1. **SITE**
2. 675 Parking Spaces
3. 300,000 SF Office
- 4/5. 750,000 SF Residential & 200,000 SF Retail (Delivery 2021 - Potential Wegman's)
6. 1,058 Parking Spaces
7. 470,000 SF Office
8. Over 1 Million SF Office & 35,000 SF Retail (Existing)
9. Theatre & Retail (Existing)
10. 250,000 SF Office
11. 101,000 SF Hotel (Existing)
12. 350,000 SF Office
13. 450,000 SF Office
14. Residential (Existing)
15. Residential (Existing)
16. 170,000 SF Hotel
17. Residential
18. Residential (Delivery 2017)



STONEBRIDGECARRAS DEVELOPMENT
 730 Residential Units
 200K SF Retail
 Construction Begins 2019
 Expected Completion 2021
 Proposed *Wegmans*



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CVS pharmacy
DUNKIN' DONUTS
SUBWAY

PROPOSED DEVELOPMENT
 525 Residential Units
 24,114 SF Retail

HOFFMAN TOWN CENTER



MILL ROAD 7,300 VPD

SITE



FUTURE OFFICE

M metro

FUTURE RESIDENTIAL 1,243 UNITS

PARC MERIDIAN 505 UNITS

FUTURE OFFICE

EISENHOWER AVENUE 13,000 VPD

CARLYLE MILL APARTMENTS

RESIDENTIAL
 Total: 3,900 Units

OFFICE
 Total: 7.8M SF Existing
 1.8M SF in Development

HOTEL
 Total: 1,522 Rooms

DUKE STREET

Capital One Bank
Qantas
100WINE
POTBELLY
US PATENT & TRADE OFFICE
USPTO CARLYLE TOWNHOUSE
THE MERIDIAN AT CARLYLE
THE CONDOMINIUMS AT CARLYLE SQUARE
POST CARLYLE SQUARE
7 ELEVEN
Frizzles SAOON & SIN
THEISMANNS
EMBASSY SUITES
CRATE&BARREL
WHOLE FOODS
CVS pharmacy
HILTON GARDEN INN
RESIDENCE INN

JOHN CARLYLE
 Under Construction
 750 Units
 386,356 SF

CARLYLE CORNER






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Local Retailers





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Demographics

Population

25,429 | 1-mile
205,760 | 3-mile
501,344 | 5-mile

2019 Projections

28,181 | 1-mile
224,365 | 3-mile
546,484 | 5-mile

HH Income

\$102,386 | 1-mile
\$109,766 | 3-mile
\$111,883 | 5-mile

2019 Projections

\$111,273 | 1-mile
\$119,317 | 3-mile
\$121,653 | 5-mile

Employees

8,848 | 1-mile
80,631 | 3-mile
211,878 | 5-mile

Metro Riders

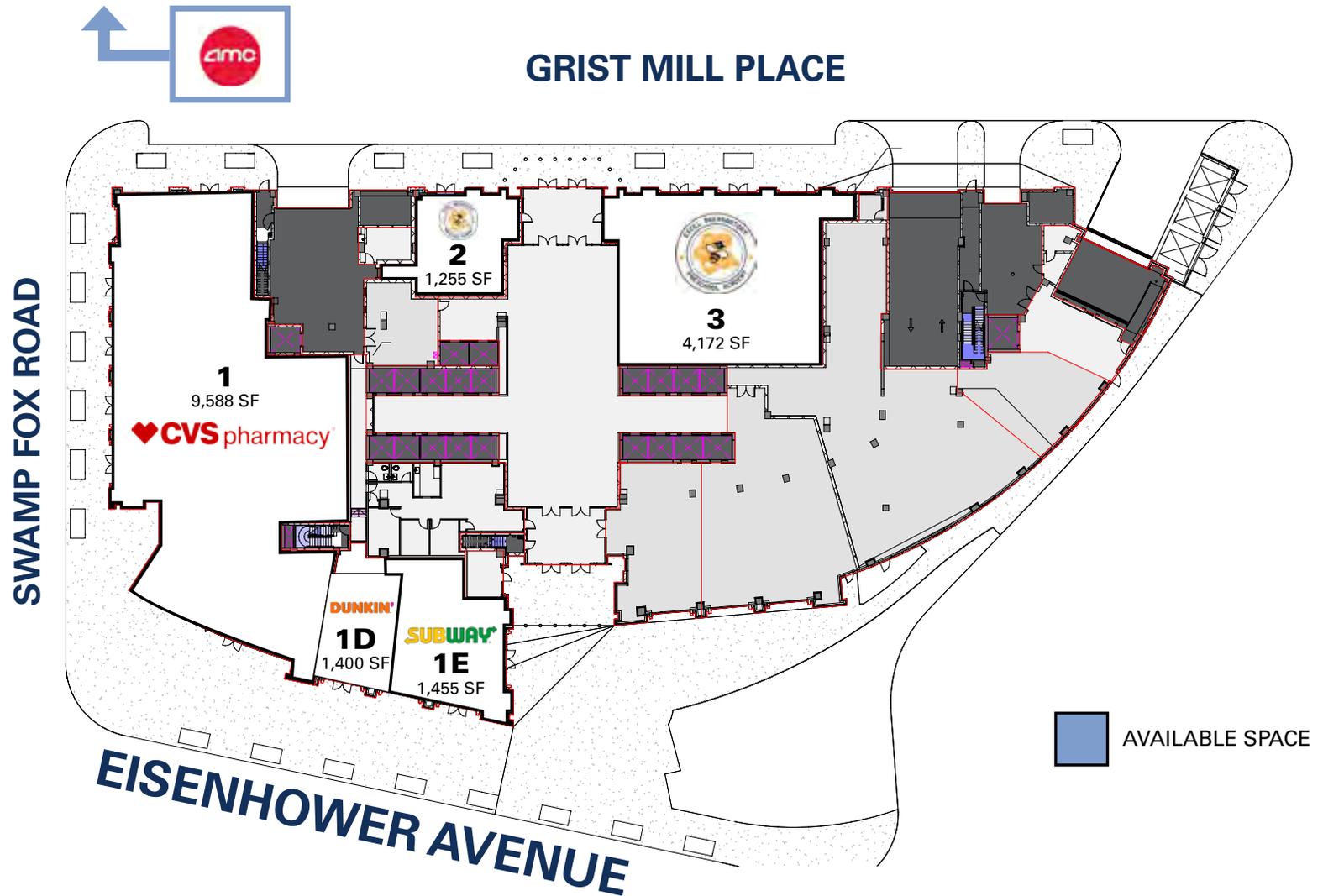
1,951 | weekday
1,717 | weekend

Traffic Counts

13,000 VPD |
Eisenhower Ave.
7,300 VPD |
Mill Rd.

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Site Plan





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