

CARLYLE CENTER

ALEXANDRIA, VA





RAPPAPORT
CULTIVATING PLACES



CARLYLE CENTER ALEXANDRIA, VA

- | The Carlyle Center is located in the heart of the Carlyle development
- | The Carlyle neighborhood features more than 7.8 million square feet of office space, 15,255 daytime employees, 3,900 residential units and 1,500+ hotel rooms in the immediate trade area
- | Adjacent to several major office tenants, including US Patent and Trademark Office, Federal District Courthouse, Thomson Reuters, GW Masters Program and Learning Tree

DEMOGRAPHICS 2025

| | .5 MILE | 1 MILE | 2 MILES |
|---|-----------------------|-----------|-----------|
|  POPULATION | 8,315 | 31,159 | 79,499 |
|  DAYTIME POPULATION | 15,255 | 31,928 | 66,153 |
|  HOUSEHOLD INCOME | \$145,071 | \$144,277 | \$153,379 |
|  TRAFFIC COUNTS | 23,000 on Duke Street | | |

CO-TENANTS



CARLYLE CENTER
ALEXANDRIA, VA



CARLYLE OVERLOOK



**STONEBRIDGECARRAS
DEVELOPMENT**

730 Residential Units
200K SF Retail
Construction Begins 2019
Expected Completion 2021

Proposed *Wegmans* **XSPORT FITNESS**

**HOFFMAN
TOWN CENTER**



EISENHOWER AVENUE 17,000 VPD

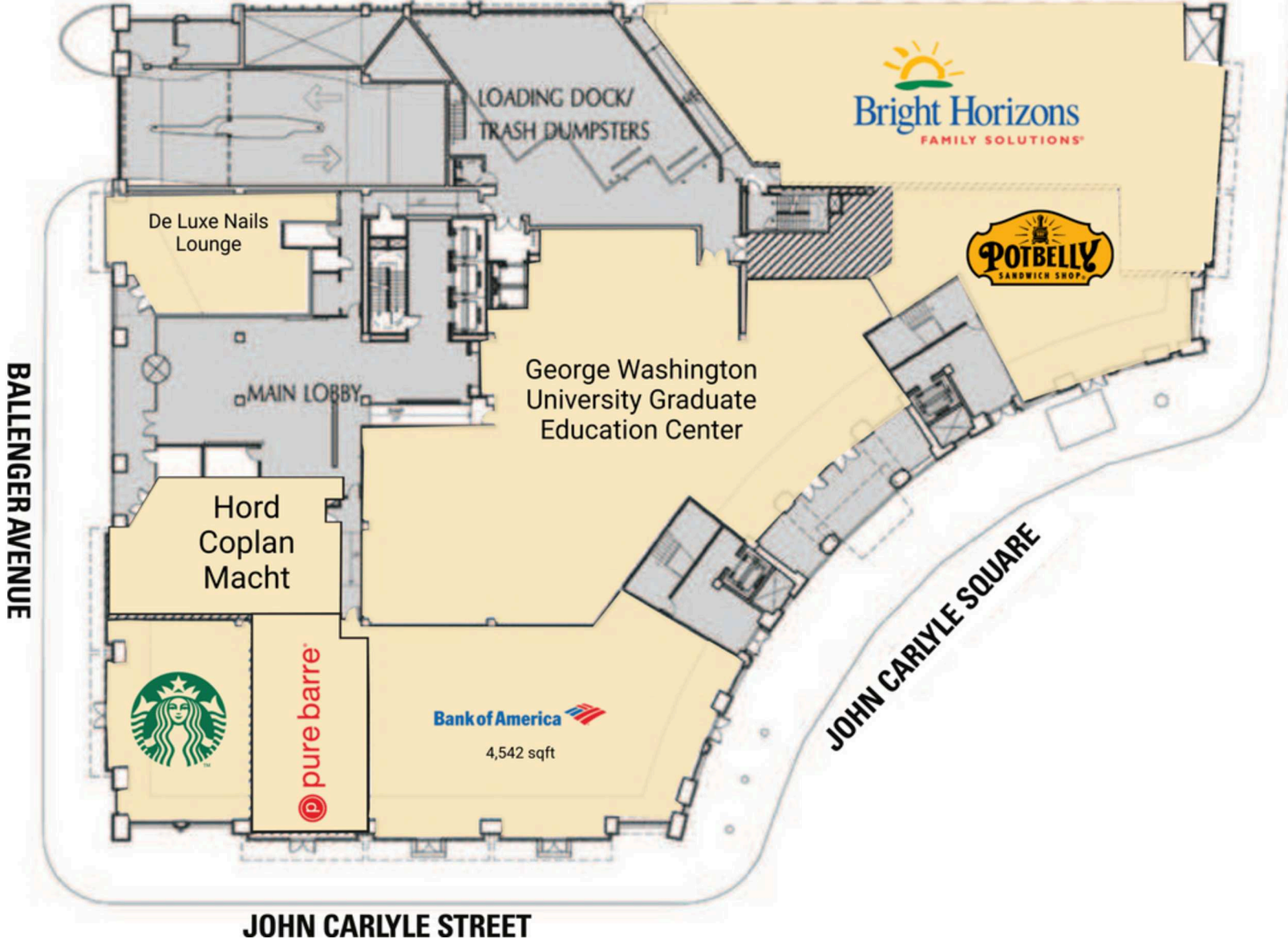
MILL ROAD

CARLYLE CORNER



SITE PLAN

CARLYLE CENTER | ALEXANDRIA, VA





CARLYLE CENTER | 1925 BALLENGER AVE, ALEXANDRIA, VA

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