

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



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CARLYLE OVERLOOK



**STONEBRIDGECARRAS
DEVELOPMENT**

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

Proposed *Wegmans* **XSPORT
FITNESS**

**HOFFMAN
TOWN CENTER**



MILL ROAD

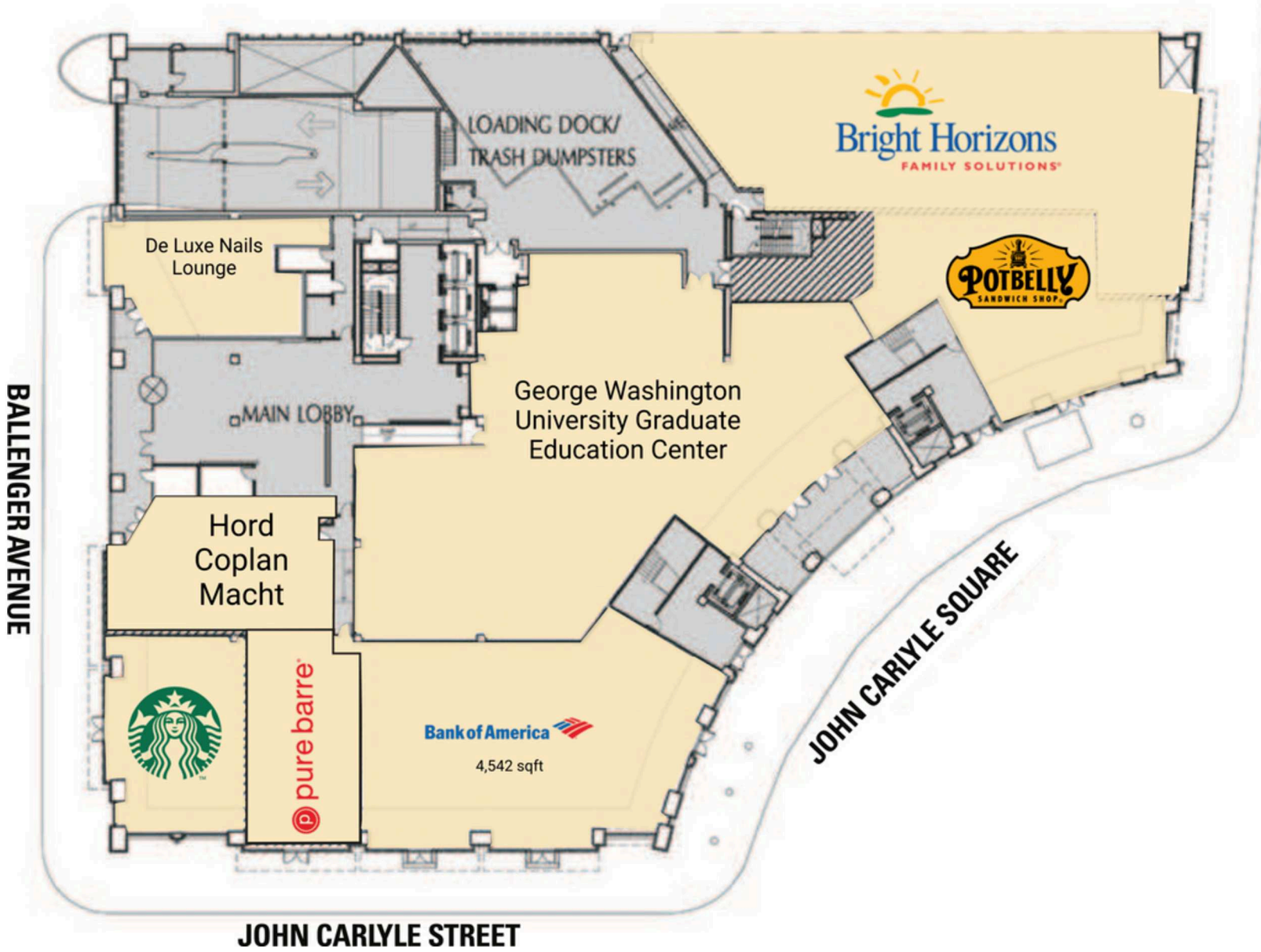
EISENHOWER AVENUE 17,000 VPD

CARLYLE CORNER



SITE PLAN

CARLYLE CENTER | ALEXANDRIA, VA





CARLYLE CENTER | 1925 BALLENGER AVE, ALEXANDRIA, VA

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