

CARLYLE OVERLOOK

ALEXANDRIA, VA

2,188 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES

Cassidy
Turley
Office Space
Available
703.770.3400
cassidy@turley.com

2318







CARLYLE OVERLOOK

ALEXANDRIA, VA

- | 2,339 SF of column-free open retail space across from the U.S. District Court
- | On-site retail parking available
- | A short walk to Eisenhower Avenue Metro (Yellow) and the new Wegmans
- | 3,000 SF of outdoor patio space and ample frontage along Mill Road

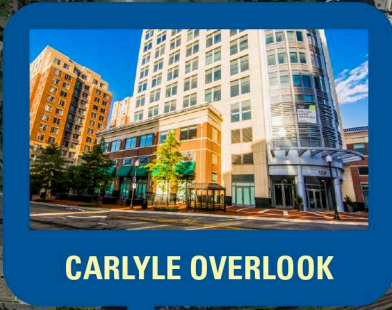
DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	28,205	163,158	491,176
 DAYTIME POPULATION	25,441	93,288	207,350
 HOUSEHOLD INCOME	\$148,252	\$148,692	\$121,025
 TRAFFIC COUNTS	17,000 on Eisenhower Ave		

CO-TENANTS



CARLYLE OVERLOOK ALEXANDRIA, VA



CARLYLE OVERLOOK

STONEBRIDGECARRAS DEVELOPMENT
730 Residential Units
200K SF Retail

HOFFMAN TOWN CENTER

200 STOVAL
525 Residential Units
24,114 SF Retail

CARLYLE TOWER
32,000 SF OF RETAIL

FUTURE OFFICE
FUTURE RESIDENTIAL
1,243 UNITS
PARC MERIDIAN
505 UNITS
FUTURE OFFICE

CARLYLE MILL APARTMENTS
317 UNITS

AMC
RESIDENCE INN
CARLYLE TOWERS
549 UNITS
US DISTRICT COURT
WESTIN
US PATENT & TRADE OFFICE
USPTO CARLYLE TOWNHOUSE

CARLYLE CENTER

EMBASSY SUITES

THEISMANN'S

Crate&Barrel

WHOLE FOODS

CVS pharmacy

HILTON GARDEN INN

RESIDENCE INN

THE CONDOMINIUMS AT CARLYLE SQUARE

THE MERIDIAN AT CARLYLE
403 UNITS

POST CARLYLE SQUARE
345 UNITS

800 CARLYLE

JOHN CARLYLE
Under Construction
750 Units
386,356 SF

CARLYLE CORNER

- RESIDENTIAL**
Total: 3,900 Units
- OFFICE**
Total: 7.8M SF Existing
1.8M SF in Development
- HOTEL**
Total: 1,522 Rooms

EISENHOWER AVENUE 17,000 VPD

CAPITOL BELTWAY

MILL ROAD



CARLYLE OVERLOOK
ALEXANDRIA, VA

**STONEBRIDGECARRAS
DEVELOPMENT**
730 Residential Units
200K SF Retail



CARLYLE OVERLOOK



**HOFFMAN
TOWN CENTER**



CARLYLE CORNER



EISENHOWER AVENUE 17,000 VPD

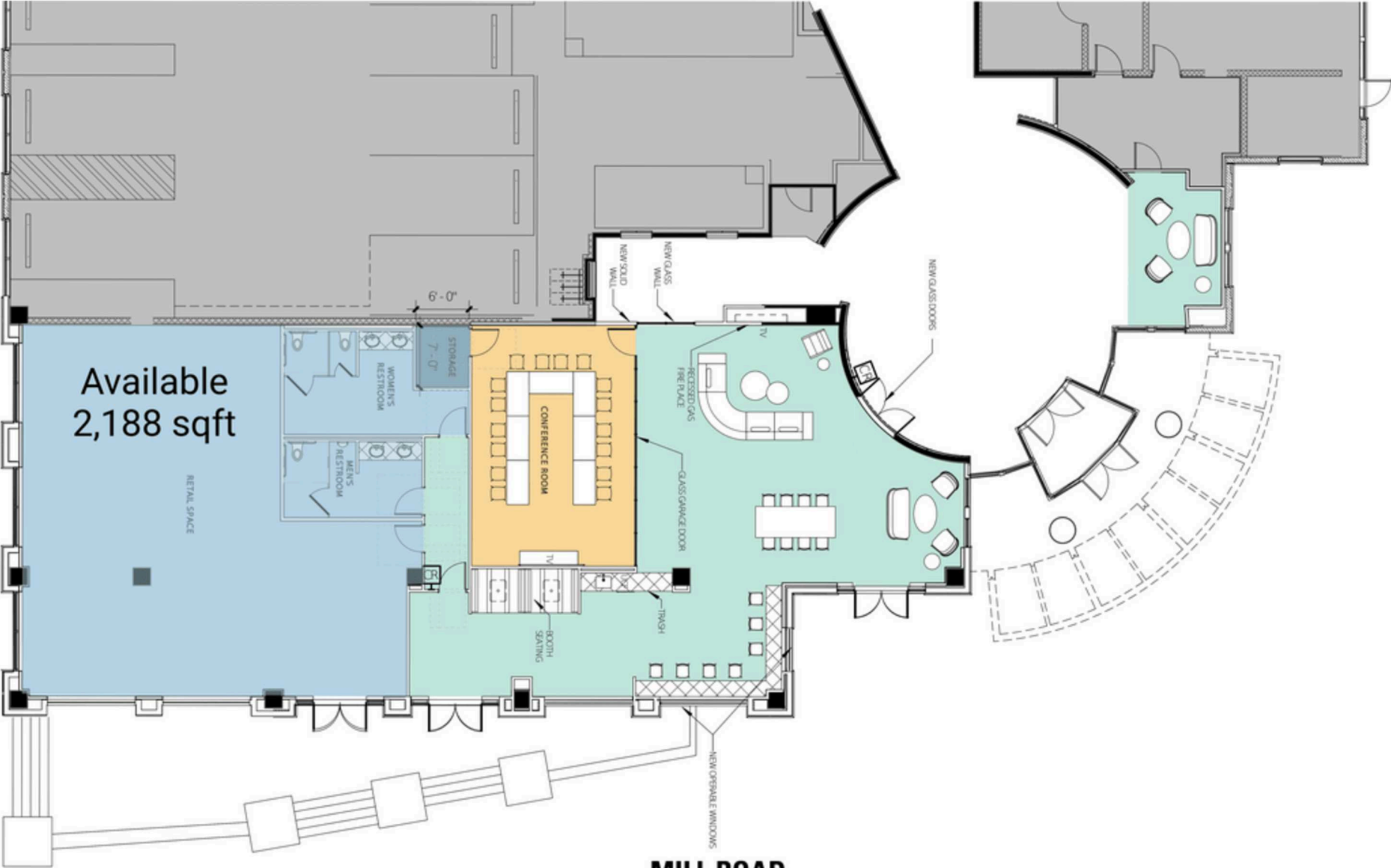


DEMISING OPTION

CARLYLE OVERLOOK | ALEXANDRIA, VA

2,188 SF AVAILABLE

GRIST MILL PLACE



MILL ROAD



CARLYLE OVERLOOK | 2318 MILL RD, ALEXANDRIA, VA

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