

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

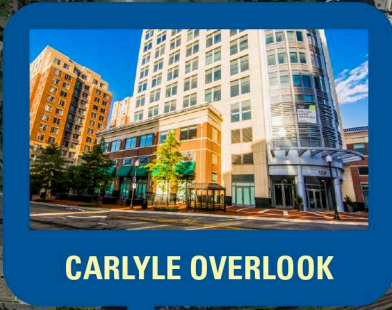
DEMOGRAPHICS 2025

	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

Logos for AMC, Subway, CVS Pharmacy, and Pantheology.

RESIDENCE INN

CARLYLE TOWERS
549 UNITS

CARLYLE CENTER

EMBASSY SUITES

THEISMANN'S

Crate&Barrel

HILTON GARDEN INN

WHOLE FOODS

CVS pharmacy

RESIDENCE INN

THE MERIDIAN AT CARLYLE
403 UNITS

THE CONDOMINIUMS AT CARLYLE SQUARE

US DISTRICT COURT

WESTIN

DUNKIN' DONUTS

Logos for Dunkin' Donuts and another business.

USPTO CARLYLE TOWNHOUSE

US PATENT & TRADE OFFICE

POST CARLYLE SQUARE
345 UNITS

EISENHOWER AVENUE 17,000 VPD

FUTURE OFFICE

FUTURE RESIDENTIAL
1,243 UNITS

PARC MERIDIAN
505 UNITS

FUTURE OFFICE

CARLYLE MILL APARTMENTS
317 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



CARLYLE OVERLOOK
ALEXANDRIA, VA

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



CARLYLE OVERLOOK



**HOFFMAN
TOWN CENTER**



CARLYLE CORNER



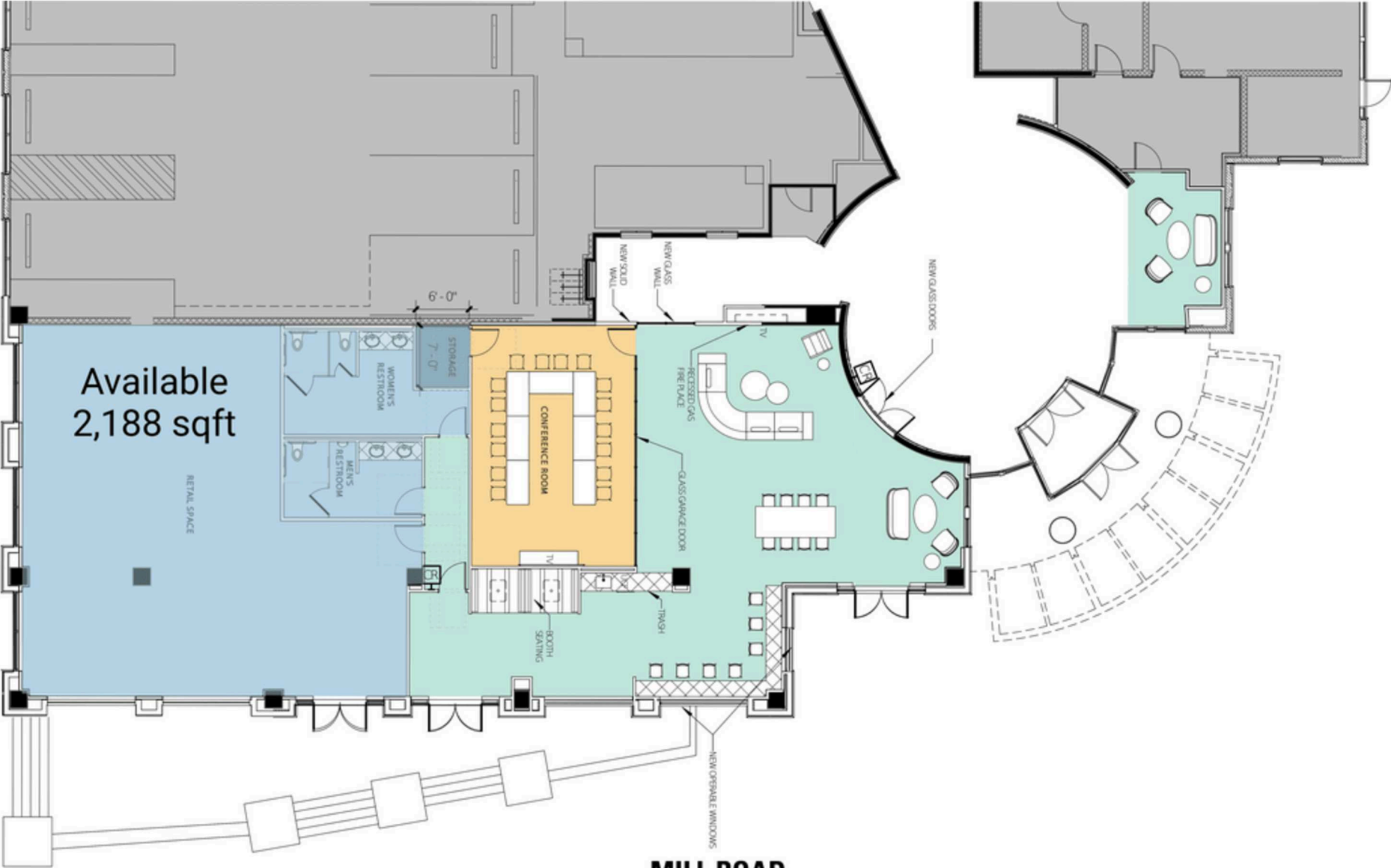
EISENHOWER AVENUE 17,000 VPD

DEMISING OPTION

CARLYLE OVERLOOK | ALEXANDRIA, VA

2,188 SF AVAILABLE

GRIST MILL PLACE



MILL ROAD



CARLYLE OVERLOOK | 2318 MILL RD, ALEXANDRIA, VA

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com