

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
<div>  </div> POPULATION	28,205	163,158	491,176
<div>  </div> DAYTIME POPULATION	25,441	93,288	207,350
<div>  </div> HOUSEHOLD INCOME	\$148,252	\$148,692	\$121,025
<div>  </div> TRAFFIC COUNTS	17,000 on Eisenhower Ave		

CO-TENANTS



CARLYLE OVERLOOK ALEXANDRIA, VA

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



EISENHOWER AVENUE 17,000 VPD

FUTURE RESIDENTIAL
1,243 UNITS

PARC MERIDIAN
505 UNITS

FUTURE OFFICE

CARLYLE MILL
APARTMENTS
317 UNITS

CARLYLE CENTER



EMBASSY SUITES



Crate&Barrel



HYATT CENTRIC

HILTON GARDEN INN

RESIDENCE INN

THE MERIDIAN
AT CARLYLE
403 UNITS

THE CONDOMINIUMS AT CARLYLE SQUARE



POST CARLYLE
SQUARE
345 UNITS

JOHN CARLYLE
Under Construction
750 Units
386,356 SF

CARLYLE CORNER



CARLYLE OVERLOOK



RESIDENCE INN

CARLYLE
TOWERS
549 UNITS

US DISTRICT
COURT

WESTIN



US PATENT &
TRADE OFFICE

USPTO CARLYLE
TOWNHOUSE

800 CARLYLE

MILL ROAD

CAPITOL BELTWAY

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



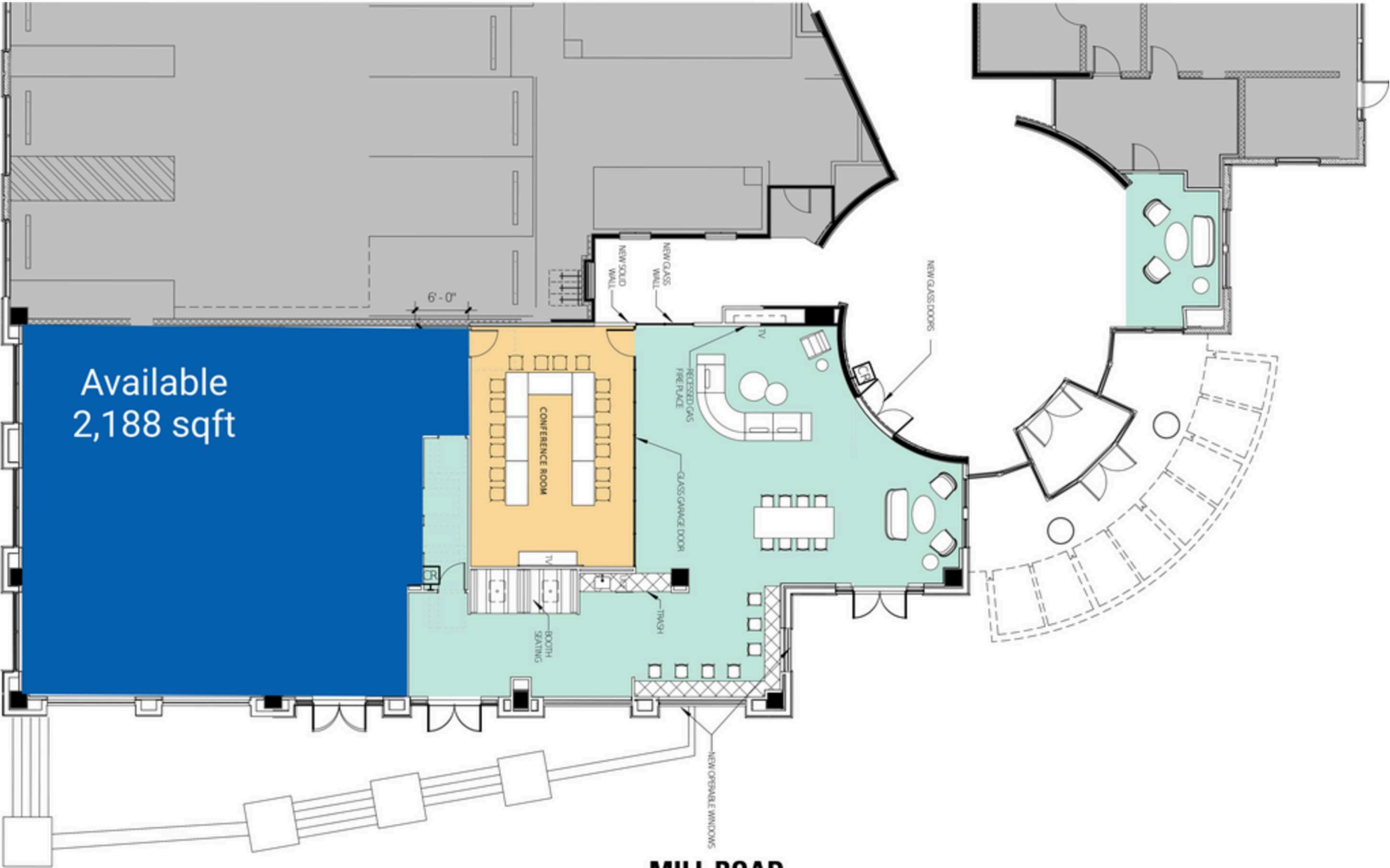
EISENHOWER AVENUE 17,000 VPD

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