












SHOPS AT carlyle tower

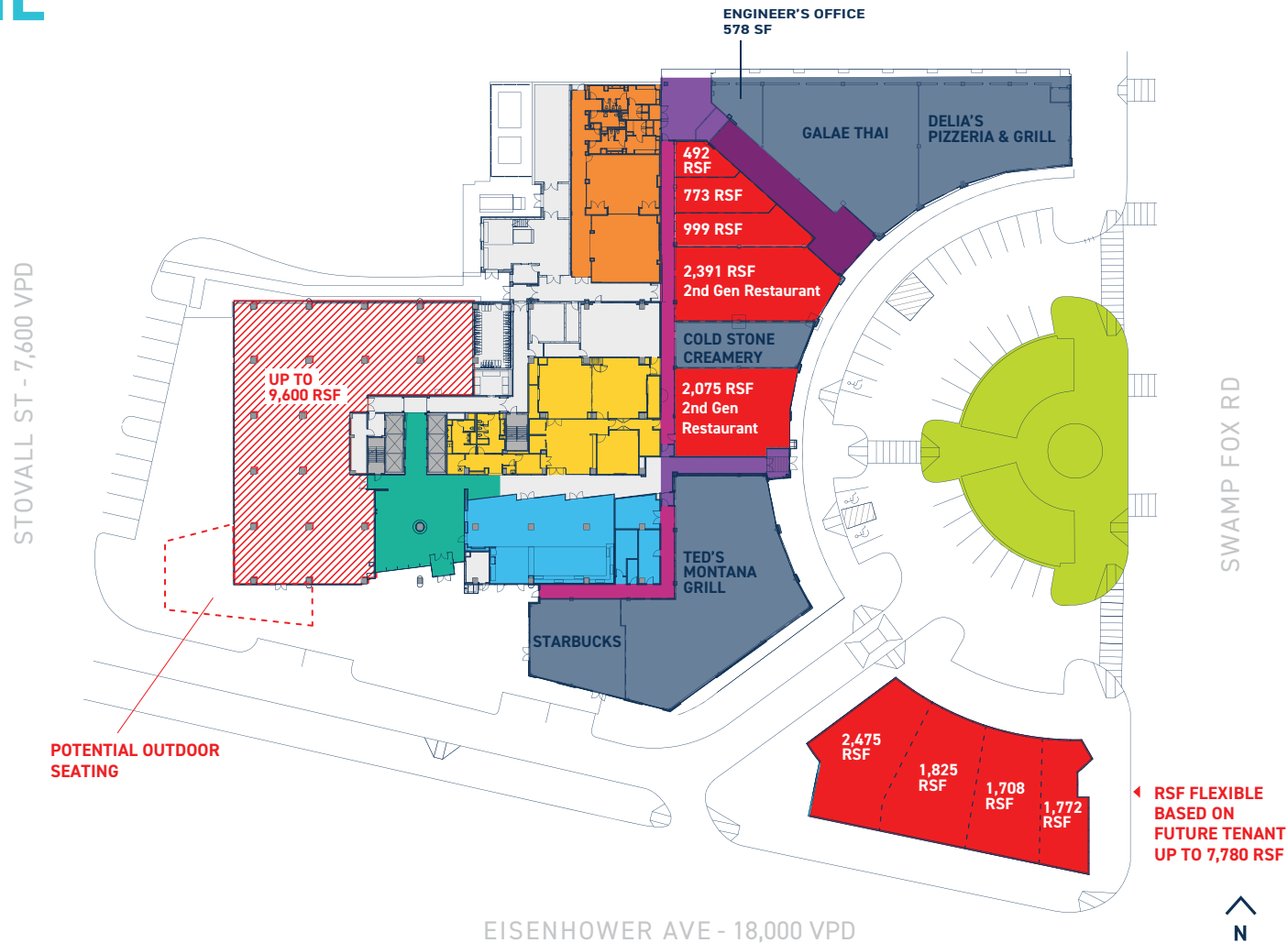
BRINGING PEOPLE TOGETHER AND GREAT THINGS ARE HAPPENING

- Mixed-use project with 335,000 SF of renovated office space and approximately 42,000 SF retail
- Gateway to the 84,000 SF Wegman's opening Summer 2022
- Excellent visibility to over 18,000 cars per day on Eisenhower Ave
- Immediate access to I-495 (289,000 cars per day) and I-95
- Directly across from the Eisenhower Avenue Metro Station (yellow line)
- One mile to the King Street Metro (yellow and blue lines), Amtrak and VRE
- Adjacent to the National Science Foundation Headquarters with over 2,400 employees
- Surrounded by many luxury residential towers and office buildings including the US Patent & Trade Office and the Federal Courthouse
- Surface retail parking available



AVAILABLE RETAIL

	EXISTING RETAIL	17,382 RSF
	AVAILABLE RETAIL	14,530 RSF
	AVAILABLE IN OFFICE RETAIL	9,600 RSF
	FITNESS STUDIO	3,500 RSF
	CONFERENCE CENTER	4,000 RSF
	TENANT LOUNGE	3,000 RSF
	CORRIDOR	1,253 RSF
	OFFICE TRANSITION	1,410 RSF
	COVERED WALKWAY	1,391 RSF
	LOBBY	
	GREEN SPACE	



SUBMARKET DEMOGRAPHICS

CARLYLE

5.9M+ RSF	3,843	82%	15,000+	\$175,000	562
TOTAL OFFICE SPACE	RESIDENTS	BACHELOR'S DEGREE OR HIGHER	EMPLOYEES	AVERAGE HH INCOME	HOTEL ROOMS

DEMOGRAPHICS WITHIN 12 MIN DRIVE

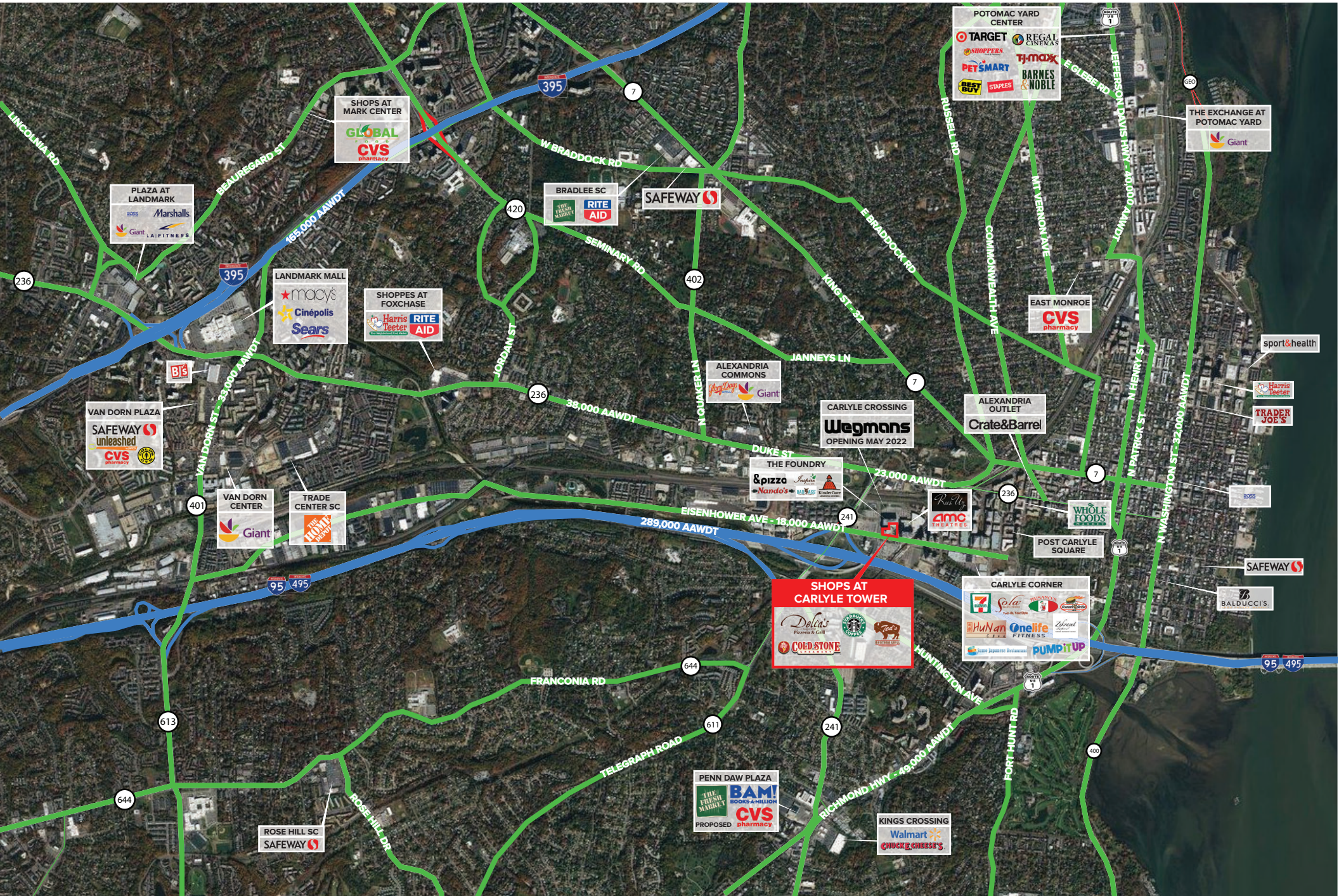
257,798 POPULATION	\$146,725 AVERAGE HH INCOME
117,917 DAYTIME POPULATION	99,331 NUMBER OF HOUSEHOLDS

AVAILABLE RETAIL

**UP TO 9,600 SF
WITH SPECTACULAR SIGNAGE**



MARKET AERIAL



AREA DESTINATIONS



ROSSLYN-BALLSTON CORRIDOR



CRYSTAL CITY

RONALD REAGAN NATIONAL AIRPORT



CARLYLE CROSSING

WMATA HEADQUARTERS

US DISTRICT COURT



OLD TOWN ALEXANDRIA

US PATENT & TRADEMARK OFFICE

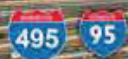


NATIONAL SCIENCE FOUNDATION

CARLYLE DISTRICT



MARYLAND →



CAPITAL BELTWAY



NEIGHBORHOOD PROFILE

0.25 miles 0.5 miles 1 mile

Population	0.25 miles	0.5 miles	1 mile
2000 Population	413	2,784	17,738
2010 Population	1,676	4,494	21,695
2021 Population	1,764	6,559	26,915
2026 Population	2,062	7,662	29,246
2000-2010 Annual Rate	15.04%	4.91%	2.03%
2010-2021 Annual Rate	0.46%	3.42%	1.93%
2021-2026 Annual Rate	3.17%	3.16%	1.68%
2021 Male Population	53.3%	51.3%	50.6%
2021 Female Population	46.7%	48.8%	49.4%
2021 Median Age	35.8	36.7	38.4

In the identified area, the current year population is 26,915. In 2010, the Census count in the area was 21,695. The rate of change since 2010 was 1.93% annually. The five-year projection for the population in the area is 29,246 representing a change of 1.68% annually from 2021 to 2026. Currently, the population is 50.6% male and 49.4% female.

Median Age	0.25 miles	0.5 miles	1 mile
The median age in this area is 35.8, compared to U.S. median age of 38.5.			

Race and Ethnicity	0.25 miles	0.5 miles	1 mile
2021 White Alone	72.0%	68.3%	67.0%
2021 Black Alone	13.5%	12.9%	13.5%
2021 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2021 Asian Alone	8.4%	9.3%	8.0%
2021 Pacific Islander Alone	0.2%	0.1%	0.1%
2021 Other Race	1.6%	4.2%	6.8%
2021 Two or More Races	4.1%	5.0%	4.4%
2021 Hispanic Origin (Any Race)	9.0%	13.2%	15.9%

Persons of Hispanic origin represent 15.9% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.3 in the identified area, compared to 65.4 for the U.S. as a whole.

Households	0.25 miles	0.5 miles	1 mile
2021 Wealth Index	139	142	166
2000 Households	152	1,427	8,780
2010 Households	1,033	2,384	11,093
2021 Total Households	1,090	3,559	13,678
2026 Total Households	1,281	4,176	14,924
2000-2010 Annual Rate	21.12%	5.27%	2.37%
2010-2021 Annual Rate	0.48%	3.63%	1.88%
2021-2026 Annual Rate	3.28%	3.25%	1.76%
2021 Average Household Size	1.50	1.77	1.92

The household count in this area has changed from 11,093 in 2010 to 13,678 in the current year, a change of 1.88% annually. The five-year projection of households is 14,924, a change of 1.76% annually from the current year total. Average household size is currently 1.92, compared to 1.90 in the year 2010. The number of families in the current year is 5,606 in the specified area.

Mortgage Income	0.25 miles	0.5 miles	1 mile
2021 Percent of Income for Mortgage	18.9%	18.7%	21.4%

Median Household Income	0.25 miles	0.5 miles	1 mile
2021 Median Household Income	\$140,711	\$131,092	\$119,381
2026 Median Household Income	\$150,992	\$140,591	\$129,690
2021-2026 Annual Rate	1.42%	1.41%	1.67%

Average Household Income	0.25 miles	0.5 miles	1 mile
2021 Average Household Income	\$191,668	\$175,331	\$167,366
2026 Average Household Income	\$206,222	\$190,049	\$182,995
2021-2026 Annual Rate	1.47%	1.63%	1.80%

Per Capita Income	0.25 miles	0.5 miles	1 mile
2021 Per Capita Income	\$114,041	\$98,568	\$84,662
2026 Per Capita Income	\$123,299	\$107,220	\$92,955
2021-2026 Annual Rate	1.57%	1.70%	1.89%

0.25 miles 0.5 miles 1 mile

Households by Income	0.25 miles	0.5 miles	1 mile
Current median household income is \$119,381 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$129,690 in five years, compared to \$72,932 for all U.S. households			

Current average household income is \$167,366 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$182,995 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$84,662 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$92,955 in five years, compared to \$39,378 for all U.S. households

Housing	0.25 miles	0.5 miles	1 mile
2021 Housing Affordability Index	118	121	105
2000 Total Housing Units	150	1,496	9,142
2000 Owner Occupied Housing Units	129	492	4,367
2000 Renter Occupied Housing Units	23	935	4,412
2000 Vacant Housing Units	-2	69	363
2010 Total Housing Units	1,175	2,758	12,309
2010 Owner Occupied Housing Units	270	900	5,219
2010 Renter Occupied Housing Units	763	1,484	5,874
2010 Vacant Housing Units	142	374	1,216
2021 Total Housing Units	1,252	3,975	14,842
2021 Owner Occupied Housing Units	208	1,132	6,055
2021 Renter Occupied Housing Units	882	2,428	7,622
2021 Vacant Housing Units	162	416	1,164
2026 Total Housing Units	1,414	4,534	15,995
2026 Owner Occupied Housing Units	208	1,240	6,401
2026 Renter Occupied Housing Units	1,074	2,936	8,523
2026 Vacant Housing Units	133	358	1,071

Currently, 40.8% of the 14,842 housing units in the area are owner occupied; 51.4% renter occupied; and 7.8% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 12,309 housing units in the area - 42.4% owner occupied, 47.7% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 8.67%. Median home value in the area is \$607,927, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.72% annually to \$695,137.





SHOPS 
carlyle tower

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