

WAREHOUSE FOR LEASE

CARLYLE CORNER

2012A EISENHOWER AVENUE, ALEXANDRIA, VA

TARTAN
PROPERTIES



OFFERING SUMMARY

| | |
|---------------|-------------------------|
| Lease Rate: | \$15.00/SF Gross |
| Available SF: | 3,197 SF |
| Market: | Alexandria |
| Loading: | Dock High |
| Parking: | 2 spaces; no additional |
| Clearance: | |

PROPERTY OVERVIEW

Carlyle Corner is conveniently located two blocks from Eisenhower Avenue Metro Station (Yellow Line), Federal Courthouse, and National Science Foundation, and is across the street from the Patent & Trademark Office. This is a unique opportunity to lease storage space in the John Carlyle/ Eisenhower East market.

PROPERTY HIGHLIGHTS

- Rent includes all operating expensed and utilities
- Ideally suited for storage
- Located in the Eisenhower Ave corridor of Alexandria, the property provides quick access to the PTO, Federal Courthouse, and NSF as well as the Hoffman Town Center
- Eisenhower Ave Metro Station and ZipCar .3 miles away: DASH bus line to King Street Metro; One private loading dock
- Neighborhood amenities include Starbucks, Dunkin Donuts, CVS, Potbelly, Panera, 7-Eleven, Cold Stone Creamery, FedEx Kinko's, HSBC Bank, Burke & Herbert Bank, OneLife Fitness, Alexandria Run/Bike trail (Eisenhower Ave Trail)
- No in-suite bathroom

Leasing by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com
Fatimah McGarrell 703.660.4825 | fatimah@tartanproperties.com



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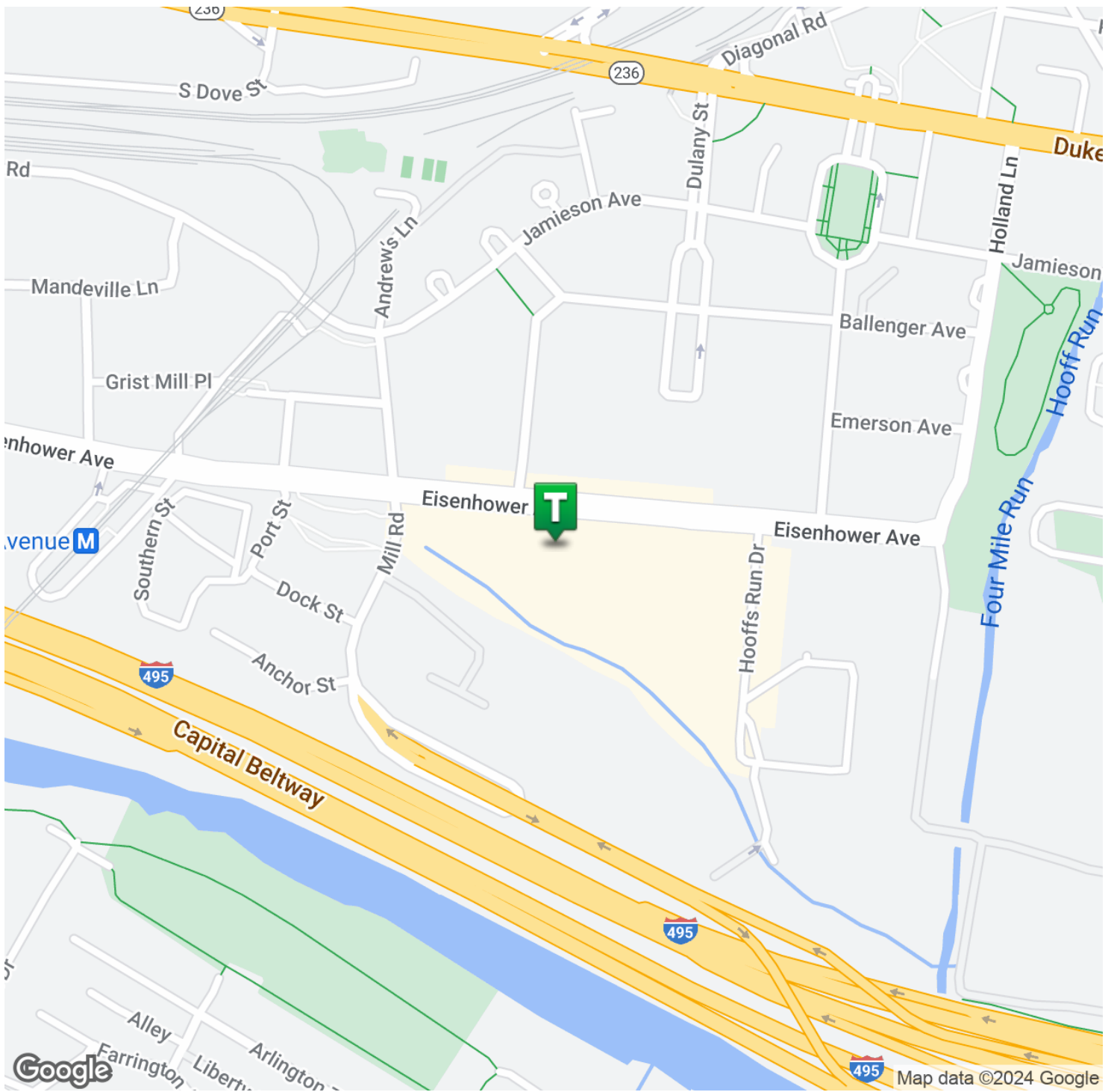
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POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 22,439 | 76,132 | 145,453 |
| Average Age | 37.8 | 37.9 | 37.0 |
| Average Age (Male) | 37.3 | 37.6 | 36.7 |
| Average Age (Female) | 39.3 | 39.1 | 37.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 11,990 | 36,259 | 66,713 |
| # of Persons per HH | 1.9 | 2.1 | 2.2 |
| Average HH Income | \$115,139 | \$133,951 | \$122,670 |
| Average House Value | \$588,273 | \$625,881 | \$576,035 |

* Demographic data derived from 2020 ACS - US Census

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