

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
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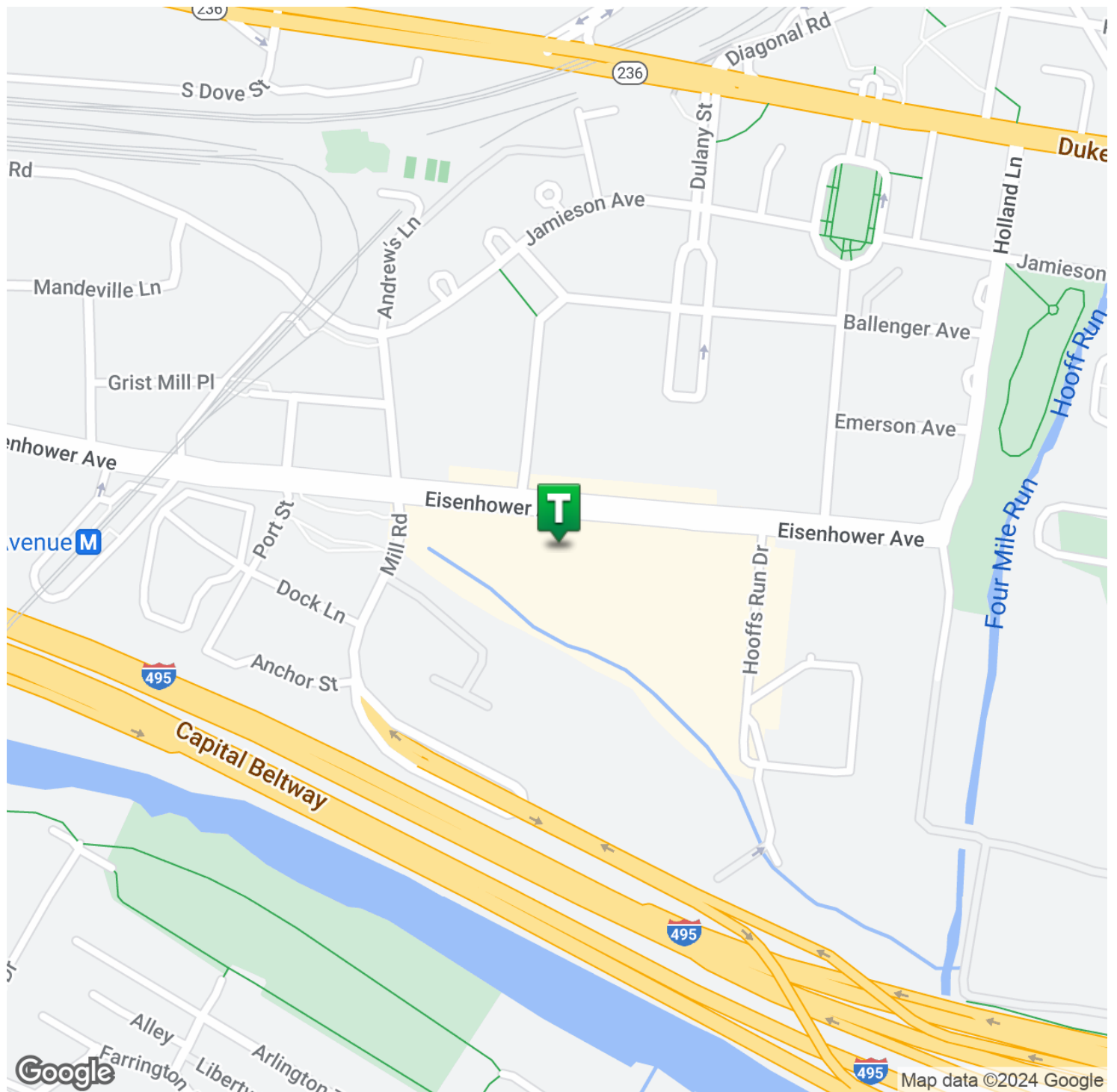
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POPULATION

	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

2020 American Community Survey (ACS)

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