



THIS WAY
FORWARD

CARLYLE
CROSSING

COMING SOON!
 CLUB STUDIO

EISENHOWER AVENUE & TELEGRAPH ROAD, ALEXANDRIA, VA

klnb****

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DEVELOPED BY:
STONEBRIDGE



THIS WAY FOR RETAIL OPPORTUNITIES

CLICK TO PLAY VIDEO

Steps from the **Eisenhower Metro** and two minutes from the Beltway, Alexandria's most **forward-thinking destination** is taking shape. Anchored by a **Wegmans** and featuring three apartment towers, Carlyle Crossing is a **1.7 million SF development** that's transforming Alexandria for the future.

DIRECT ACCESS
to I-495 with
over 289,000
cars per day

210,000 sf of
**RETAIL &
RESTAURANT**

84,000 sf
Wegmans
NOW OPEN!

700+ luxury
RESIDENCES
Available for
move-in

3 acres of
GREEN SPACE

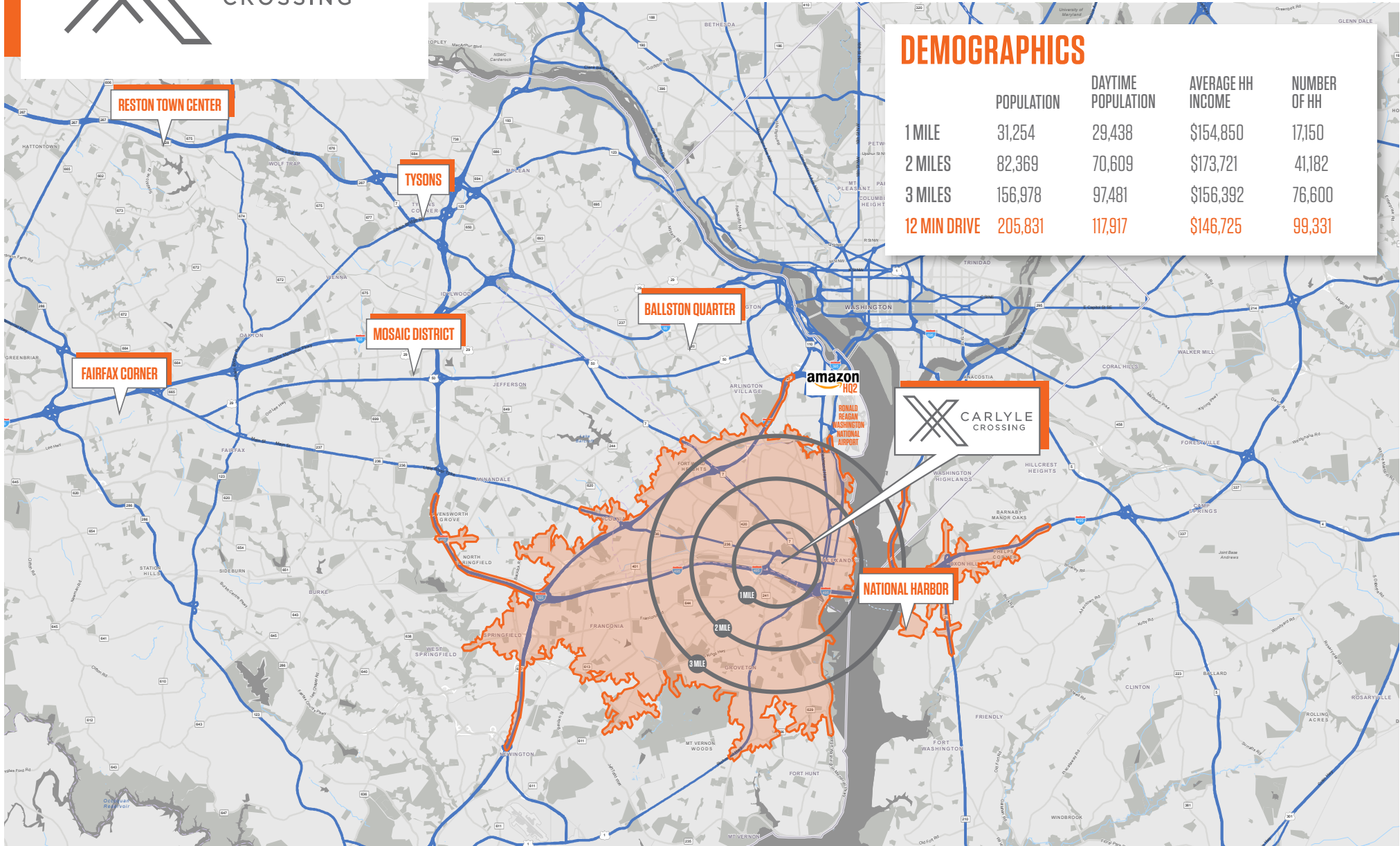
ON-SITE PARKING
for over
1550 cars



Carlyle Crossing benefits from affluent demographics, essential demand drivers, direct connections to mass transit nodes, unparalleled access to the Capital Beltway, and existing high-quality amenities.

DEMOGRAPHICS

	POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME	NUMBER OF HH
1 MILE	31,254	29,438	\$154,850	17,150
2 MILES	82,369	70,609	\$173,721	41,182
3 MILES	156,978	97,481	\$156,392	76,600
12 MIN DRIVE	205,831	117,917	\$146,725	99,331





CARLYLE
CROSSING

CARLYLE DEVELOPMENT SUMMARY

OFFICE	5,935,396 SF EXISTING 2,545,013 SF PLANNED
RETAIL	436,882 SF EXISTING 340,000 SF PLANNED
RESIDENTIAL	3,499 UNITS EXISTING 3,281 UNITS PLANNED

*Source: costar.com



CARLYLE CROSSING | 2501 MANDEVILLE LANE | ALEXANDRIA, VA 22332



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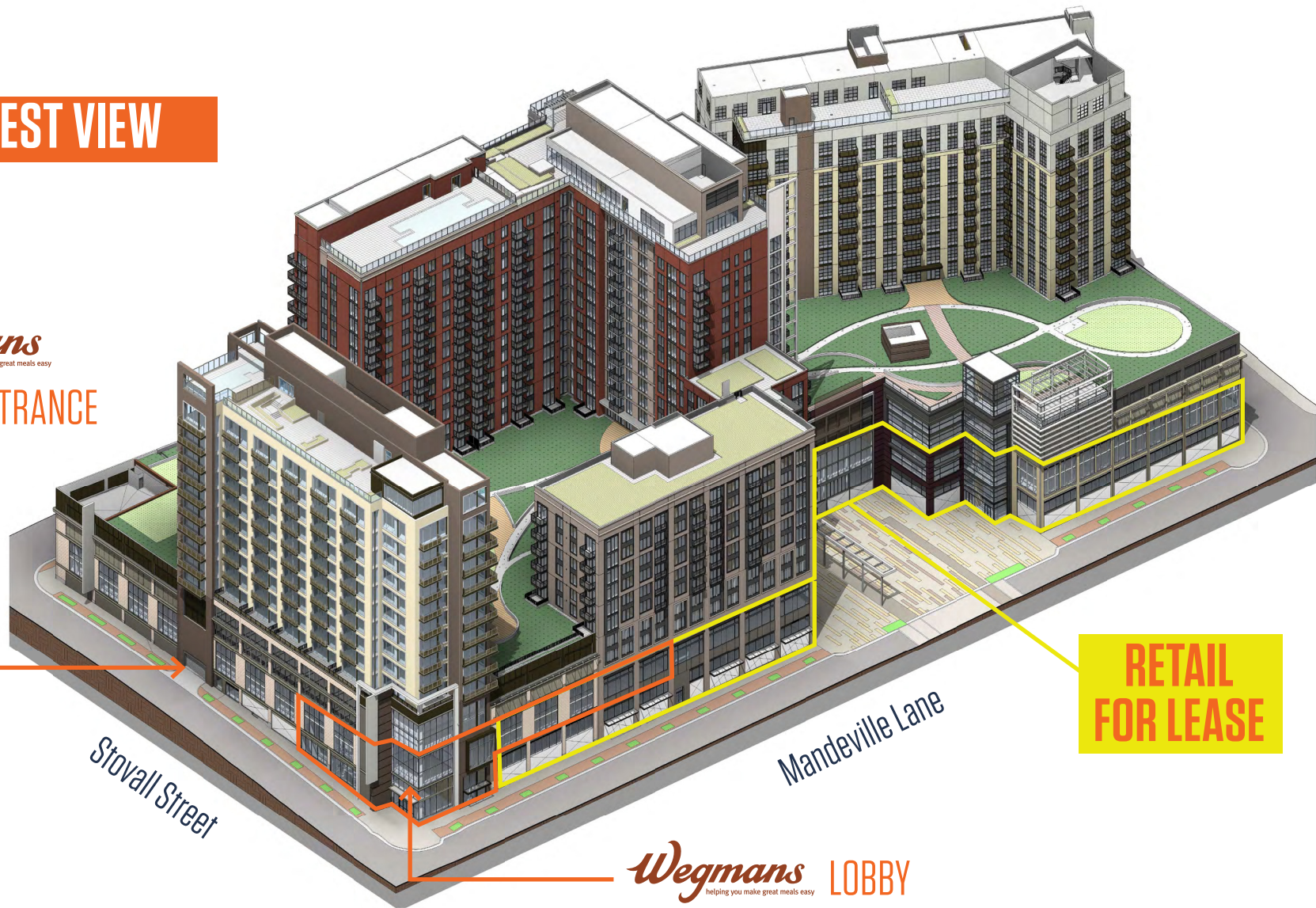
CARLYLE
CROSSING

ELEVATION

SOUTHWEST VIEW

Wegmans
helping you make great meals easy

PARKING ENTRANCE



Stovall Street

Mandeville Lane

RETAIL
FOR LEASE

Wegmans
helping you make great meals easy

LOBBY



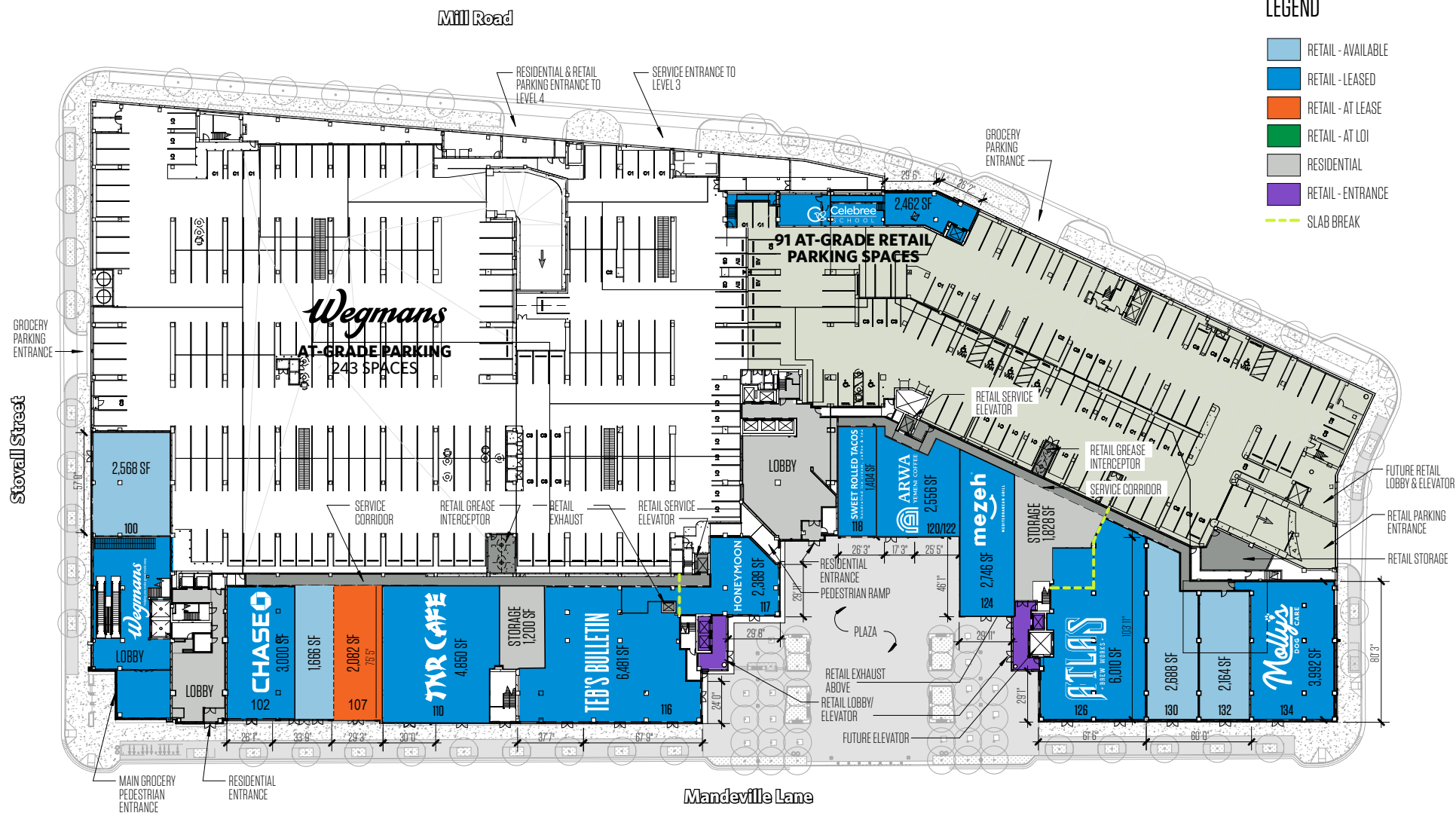
CARLYLE CROSSING | 2501 MANDEVILLE LANE | ALEXANDRIA, VA 22332



FIRST LEVEL RETAIL & PLAZA

LEGEND

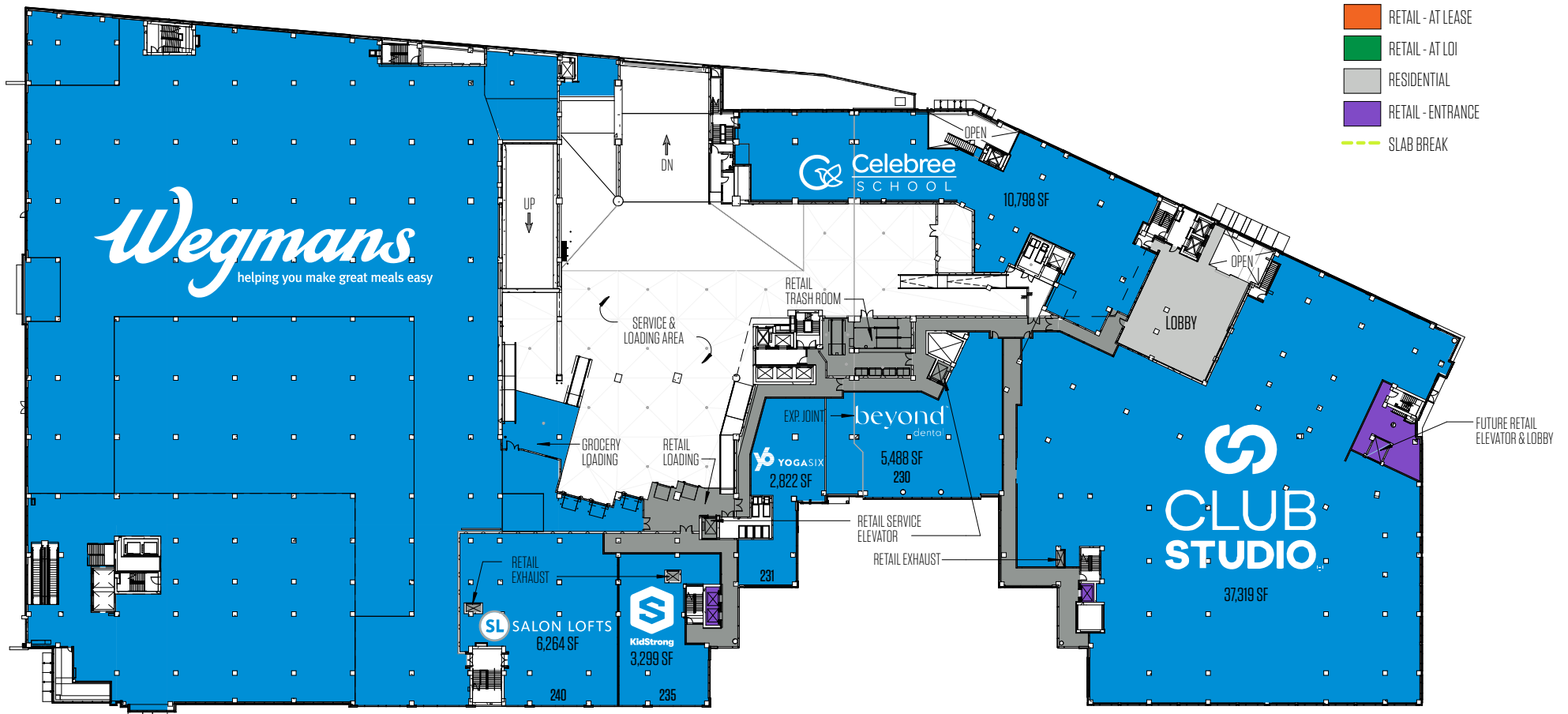
-  RETAIL - AVAILABLE
 RETAIL - LEASED
 RETAIL - AT LEASE
 RETAIL - AT LOI
 RESIDENTIAL
 RETAIL - ENTRANCE
 SLAB BREAK



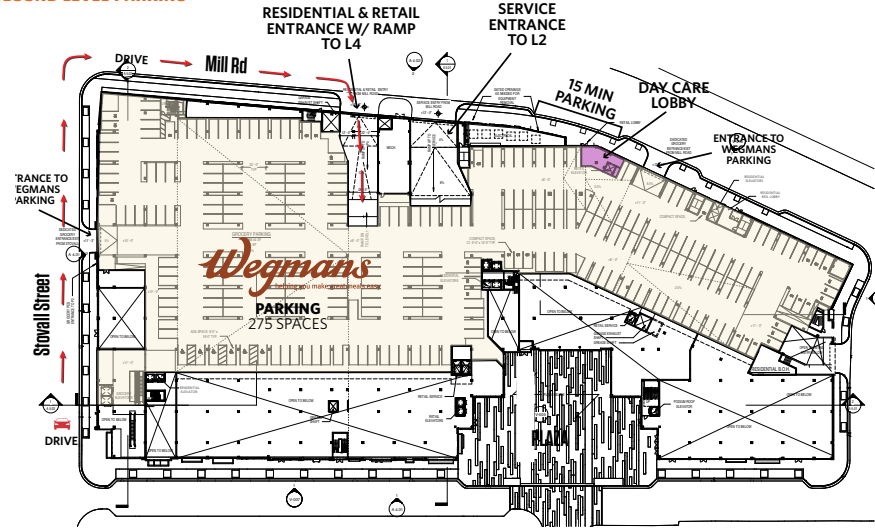
SECOND LEVEL RETAIL

LEGEND

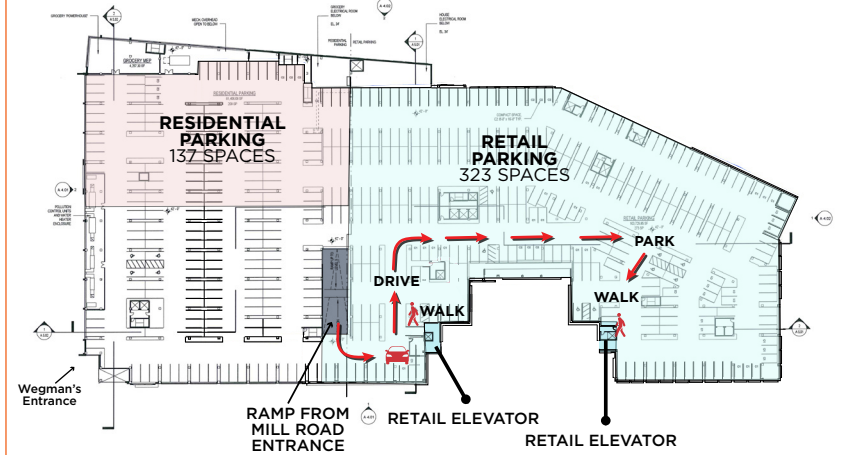
- RETAIL - AVAILABLE
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- RESIDENTIAL
- RETAIL - ENTRANCE
- SLAB BREAK



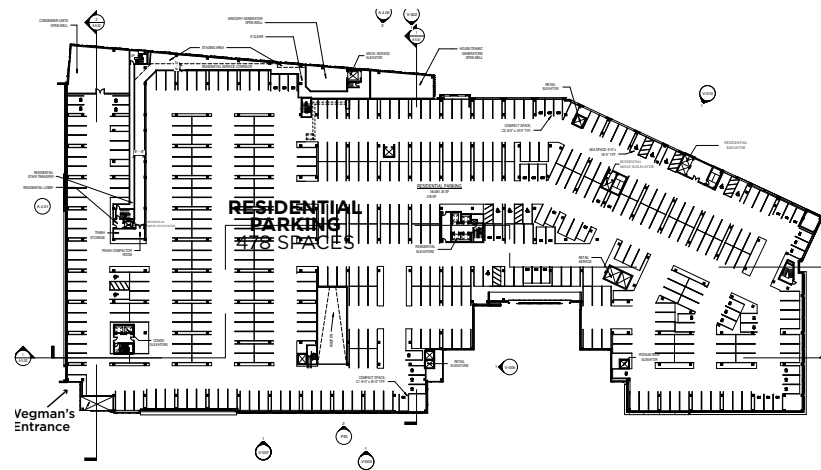
SECOND LEVEL PARKING



FOURTH LEVEL PARKING



FIFTH LEVEL PARKING





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