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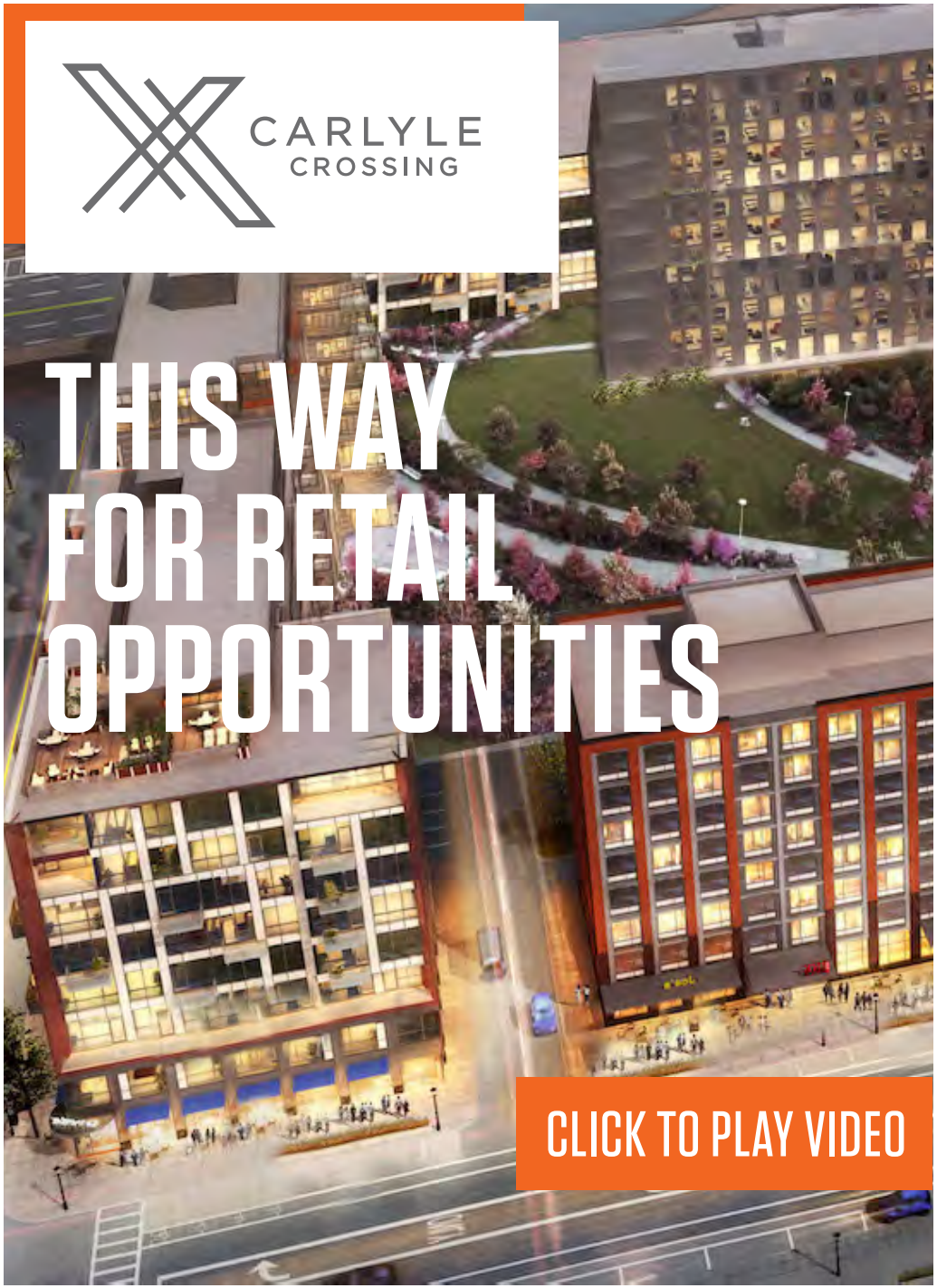
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DEVELOPED BY:
STONEBRIDGE

CARLYLE CROSSING

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



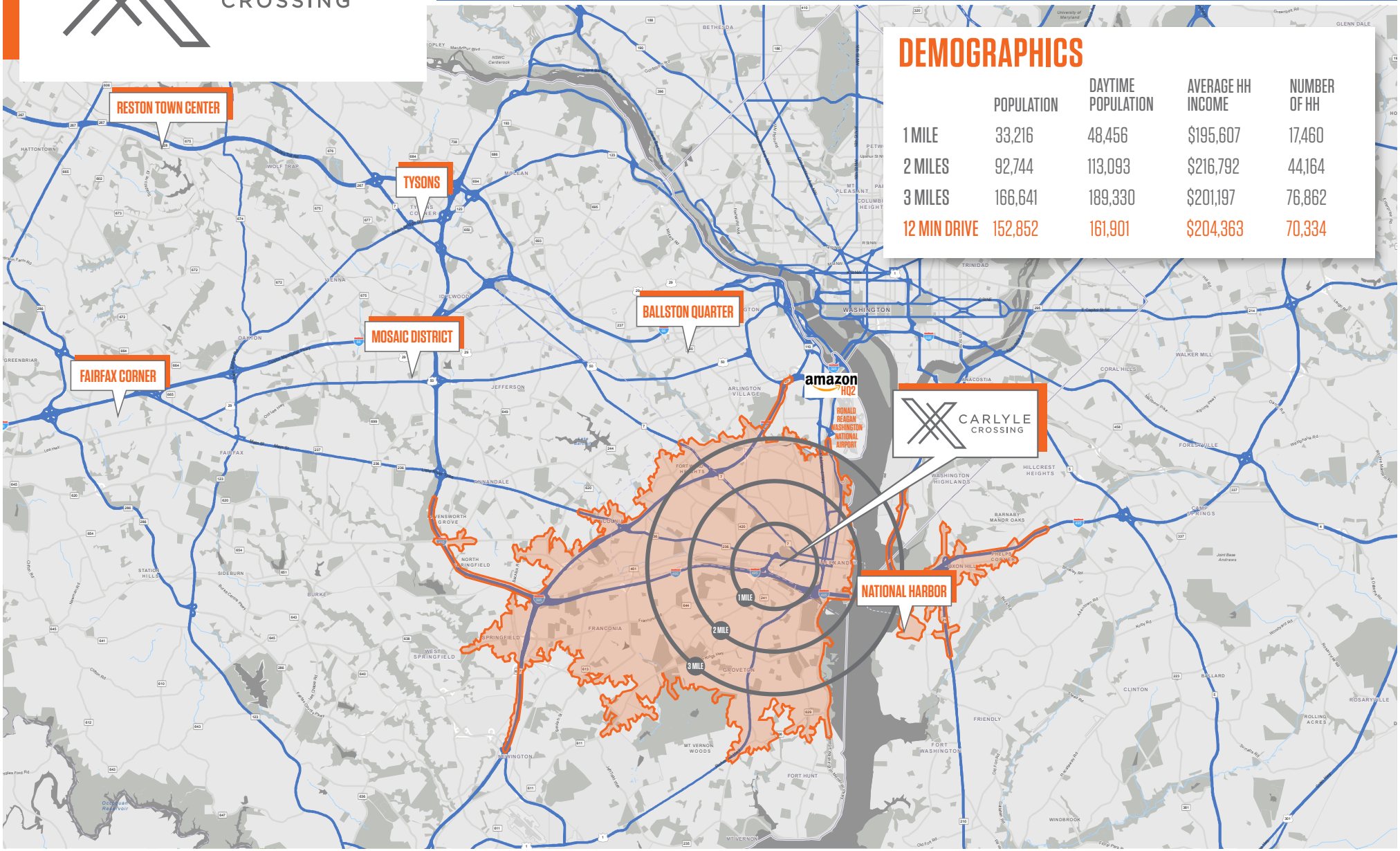
3 acres of
GREEN SPACE



ON-SITE PARKING
for over 1550 cars

CARLYLE CROSSING

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

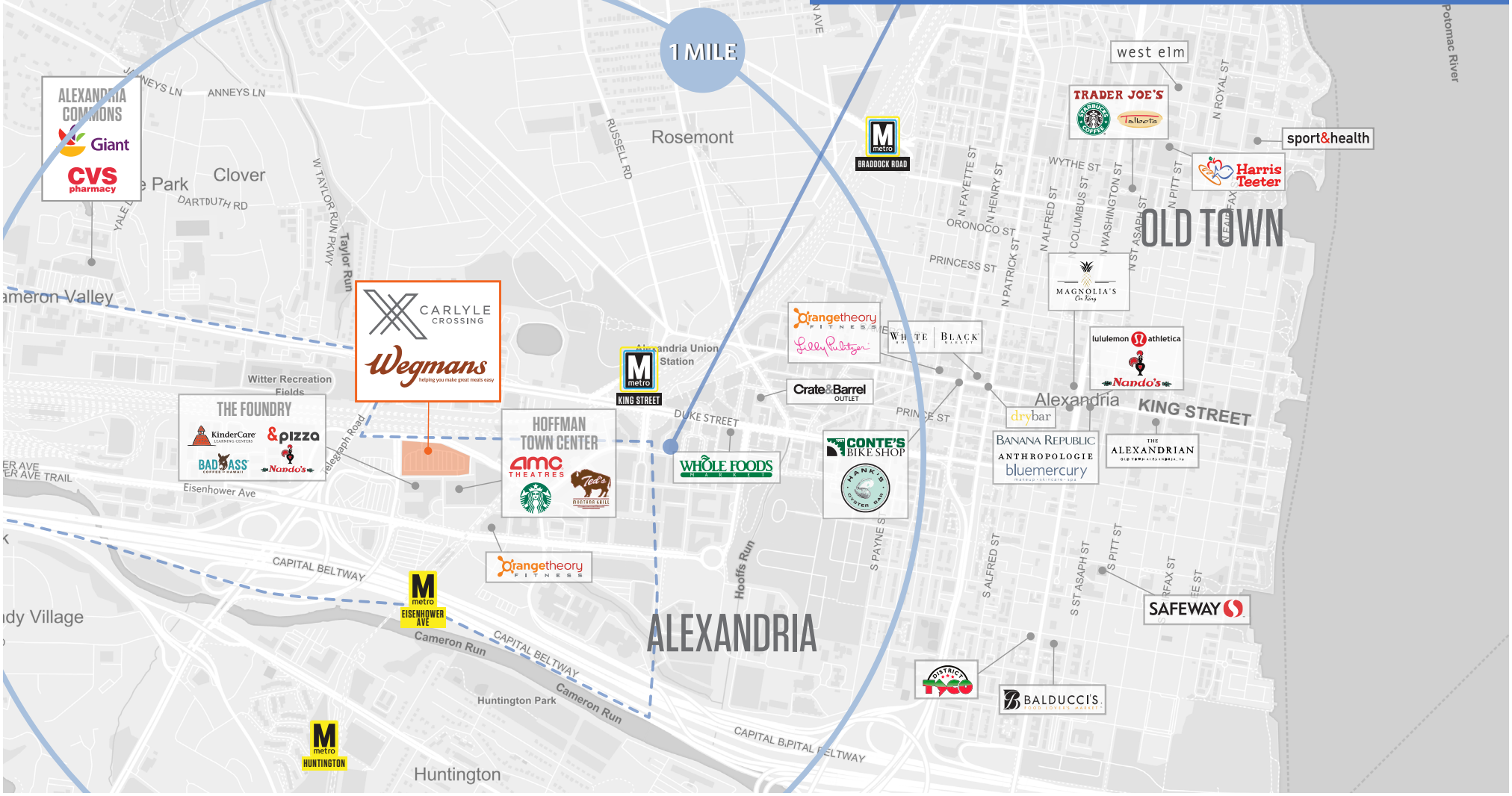
	POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME	NUMBER OF HH
1 MILE	33,216	48,456	$195,607	17,460
2 MILES	92,744	113,093	$216,792	44,164
3 MILES	166,641	189,330	$201,197	76,862
12 MIN DRIVE	152,852	161,901	$204,363	70,334

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



DEVELOPMENT



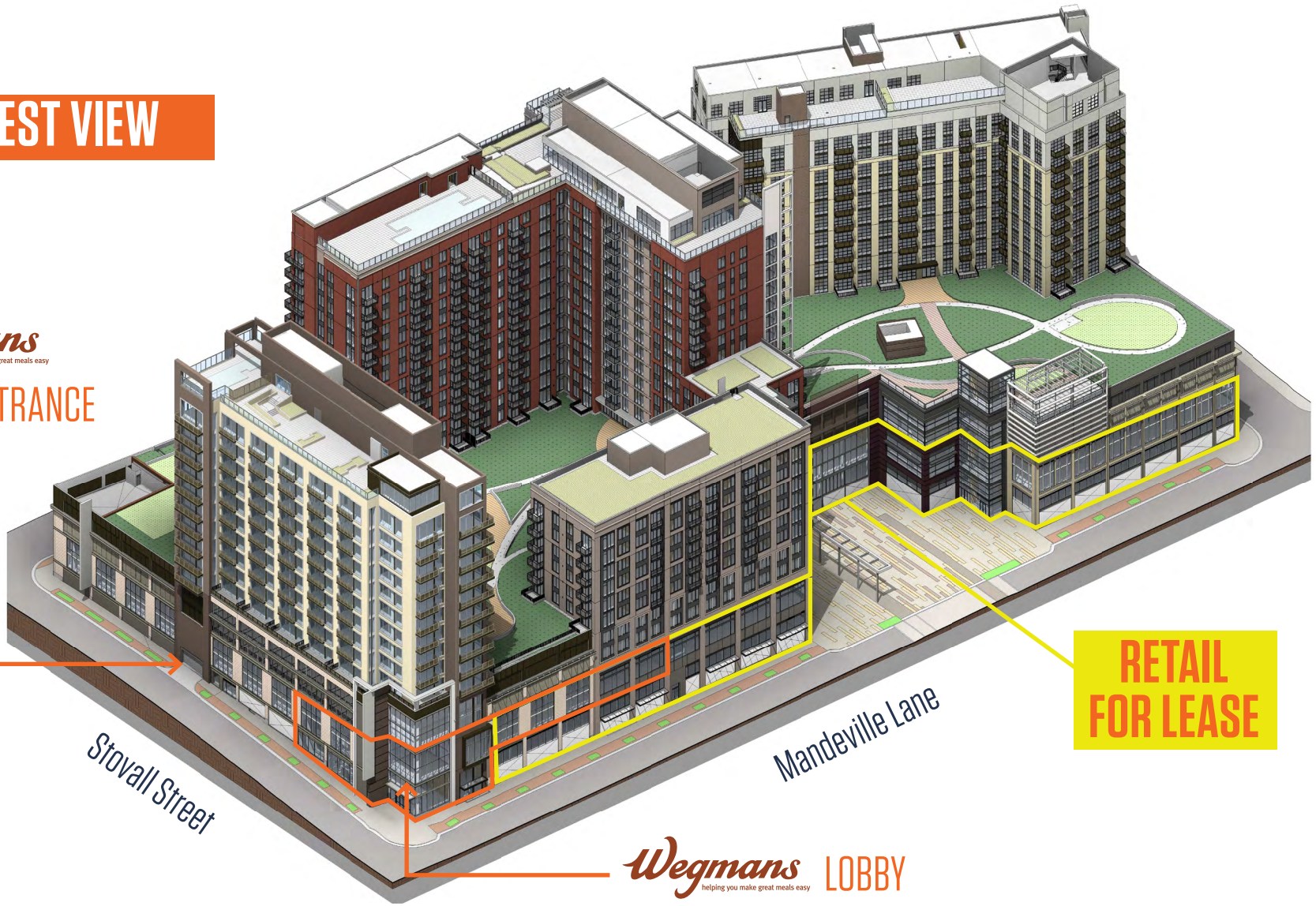
CLOSE-UP


SITE
PLANNED DEVELOPMENTS
EXISTING
N
SITE
210,000 SF OF RETAIL
700+ RESIDENCES, 1,550 PARKING SPACES
ENTRANCE
Wegmans
helping you make great meals easy
84,000 SF
WMATA
400,000 SF OFFICE
Mill Rd
PROPOSED 700K SF MIXED USE DEVELOPMENT, 775 K APTS & 40K RETAIL, BREAKING GROUND 2027
FUTURE MIXED USE
Telegraph Rd
69,953 (2025 ADT)
611
Pershing Ave
PLANNED 1,000+ PARKING SPACES
THE FOUNDRY
25,000 SF RETAIL
520 RESIDENTIAL UNITS
Mandeville Ln
KinderCare
BAD ASS COFFEE
Nando's
&pizza
AMC THEATRES
22 SCREENS
PUBLIC PARKING GARAGE
2,800 + SPACES
Residence Inn Marriott
181 ROOMS
Andrew's Ln
Jamieson Ave
Eisenhower Ave
PLANNED 1,000+ PARKING SPACES
Taylor Dr
Swamp Fox Rd
Grist Mill Pl
Ted's Montana Grille
Cha Bistro
HOFFMAN TOWN CENTER
CVS pharmacy
DUNKIN'
SUBWAY
18,057 (2025 ADT)
Holiday Inn
207 ROOMS
PLANNED 170,000 SF HOTEL 2 OFFICE TOWERS 350,000 SF & 450,000 SF
orangetheory FITNESS
AAA
FedEx Office Print & Ship Services
SUBWAY
Mill Race Ln
Eisenhower Ave
95
metro
EISENHOWER AVE.
1,919 weekly ridership
183,988 (2025 ADT)

CARLYLE CROSSING

ELEVATION

SOUTHWEST VIEW



CARLYLE CROSSING

SITE PLAN

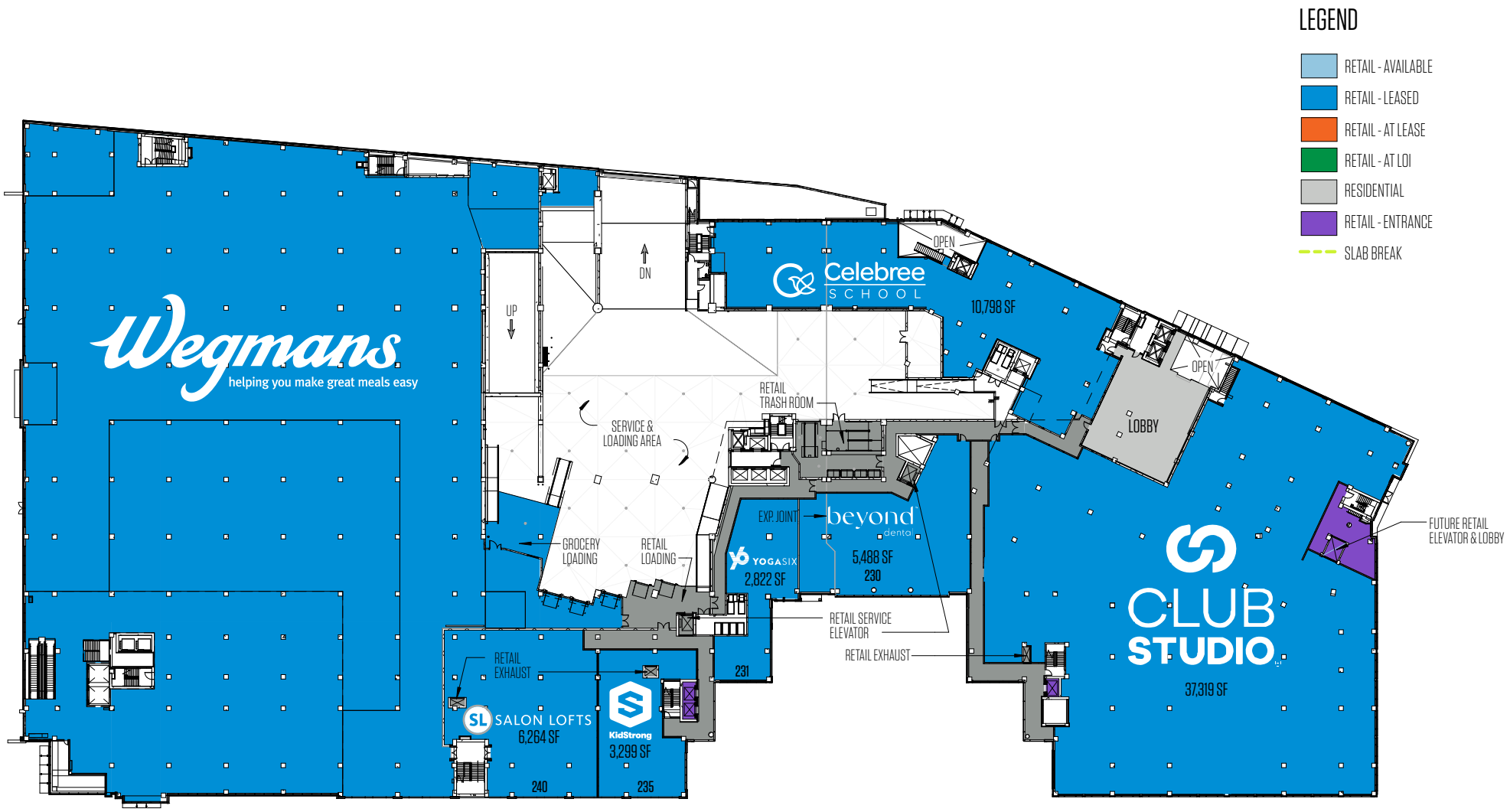
FIRST LEVEL RETAIL & PLAZA



CARLYLE CROSSING

SITE PLAN

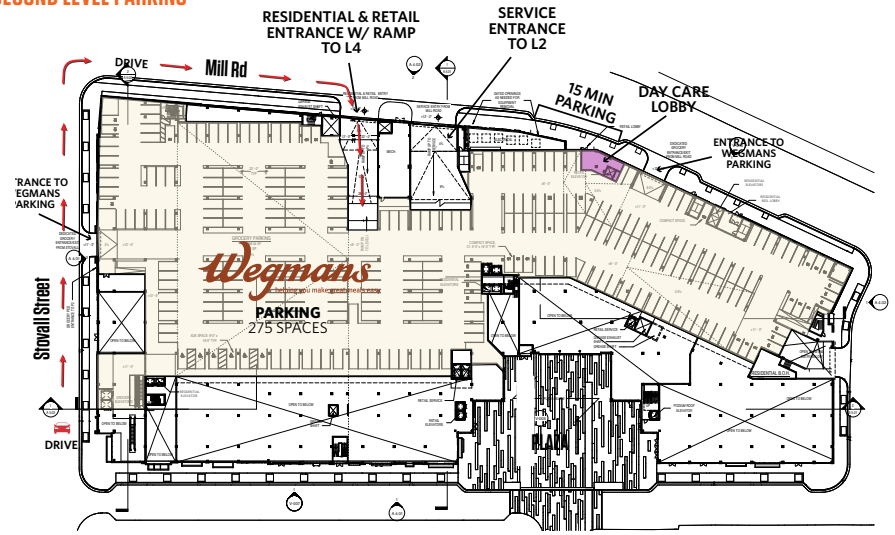
SECOND LEVEL RETAIL



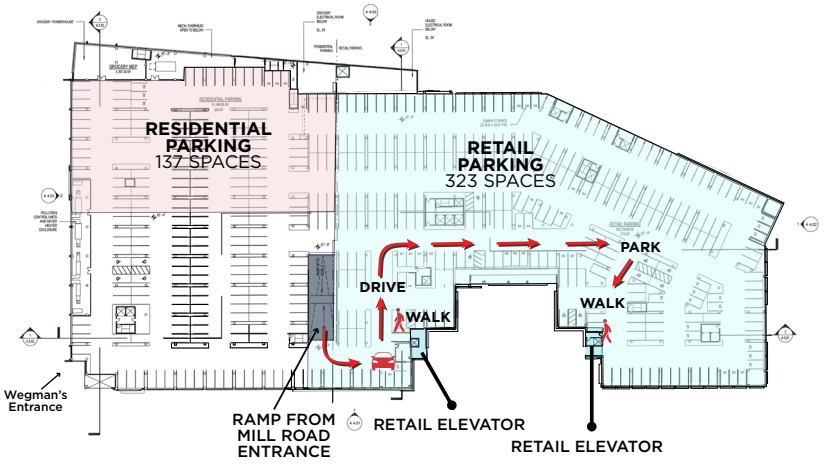
CARLYLE CROSSING

PARKING

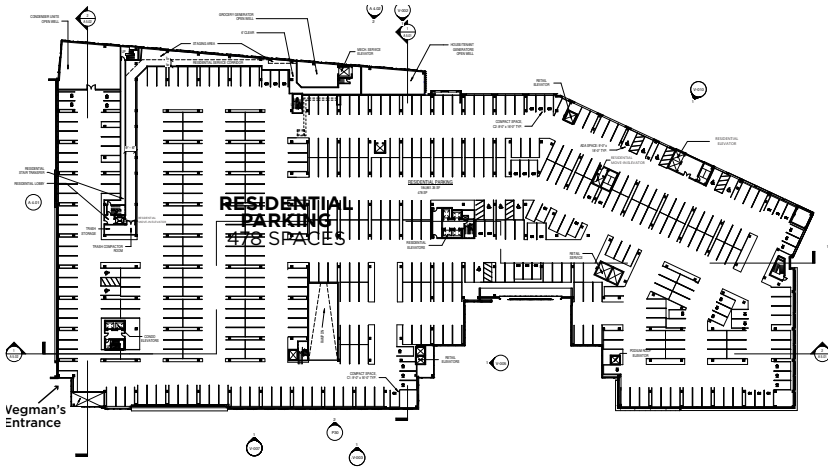
SECOND LEVEL PARKING



FOURTH LEVEL PARKING



FIFTH LEVEL PARKING





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