

SHOPS carlyle tower



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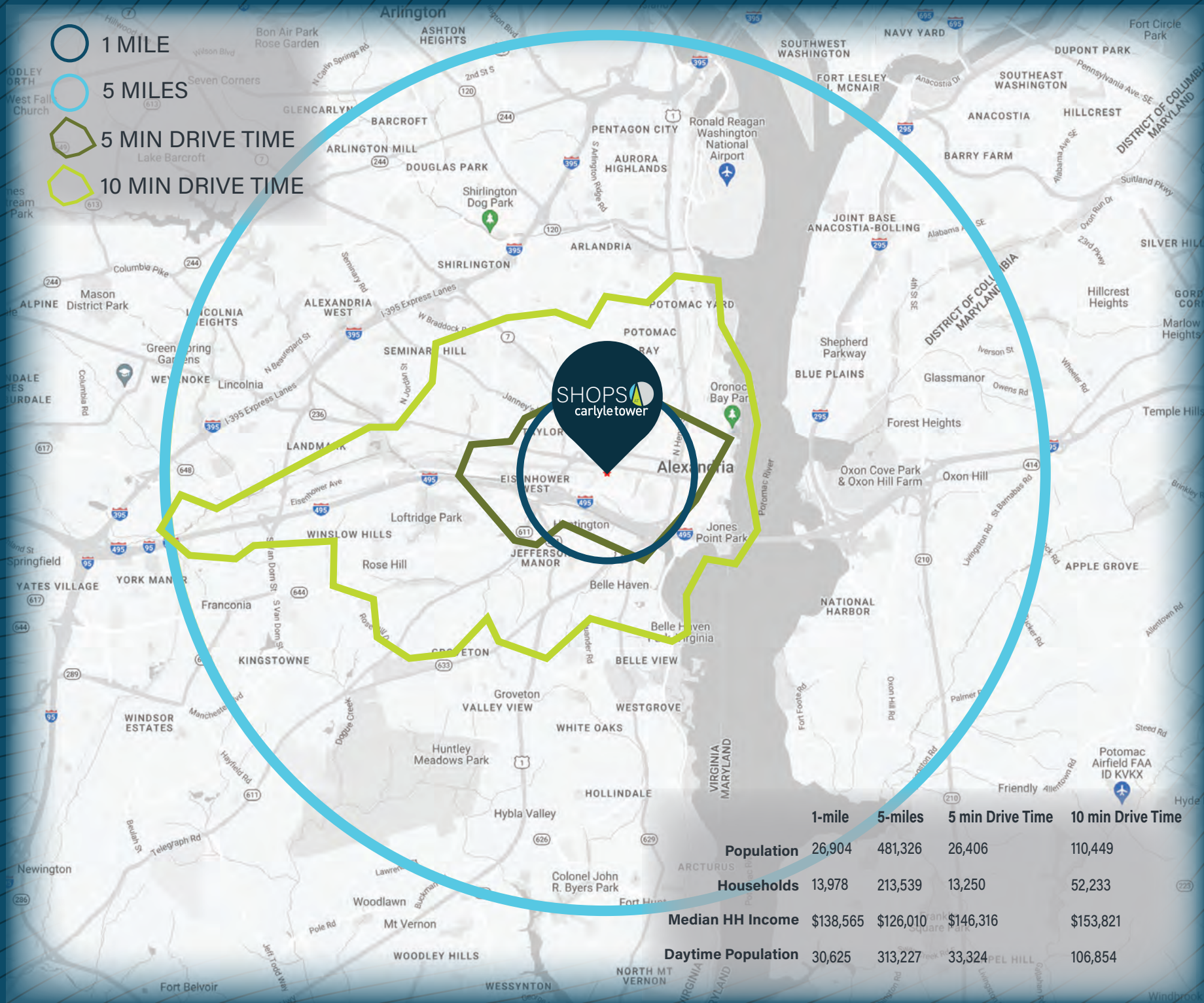


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- Mixed-use project with 335,000 SF of renovated office space and approximately 42,000 SF of retail
- Excellent visibility to over 16,000 cars per day on Eisenhower Avenue
- Immediate access to I-495 (128,754 cars per day) and I-95
- Directly across 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 Federal Courthouse
- Surface retail parking available



THE NEIGHBORHOOD



MARKET OVERVIEW

1 MILE

26,904

POPULATION

\$138,565

MEDIAN HH INCOME

75.3%

BACHELOR'S DEGREE +%

39.5

MEDIAN AGE

30,625

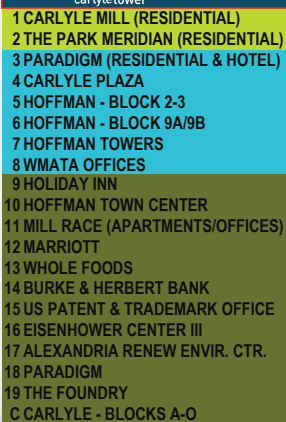
DAYTIME POPULATION

13,978

HOUSEHOLDS







THE NEIGHBORHOOD



CURRENT SITE PLAN



REDEVELOPMENT SITE PLAN



AVAILABLE RETAIL



**2,282 SF
AVAILABLE**

**2,391 SF
AVAILABLE**

**4,006 SF
AVAILABLE IN 2025**

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