

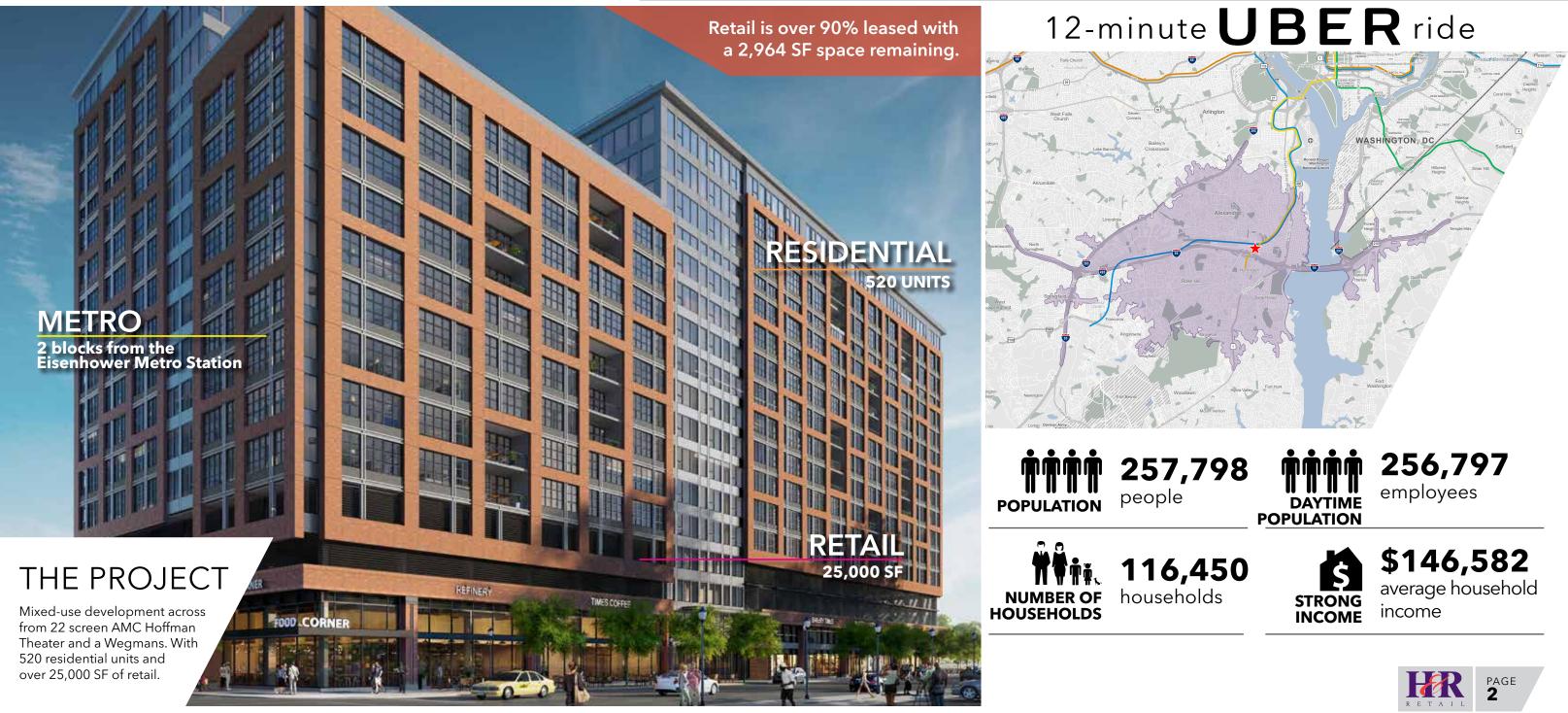


TIMBERLINE real estate ventures

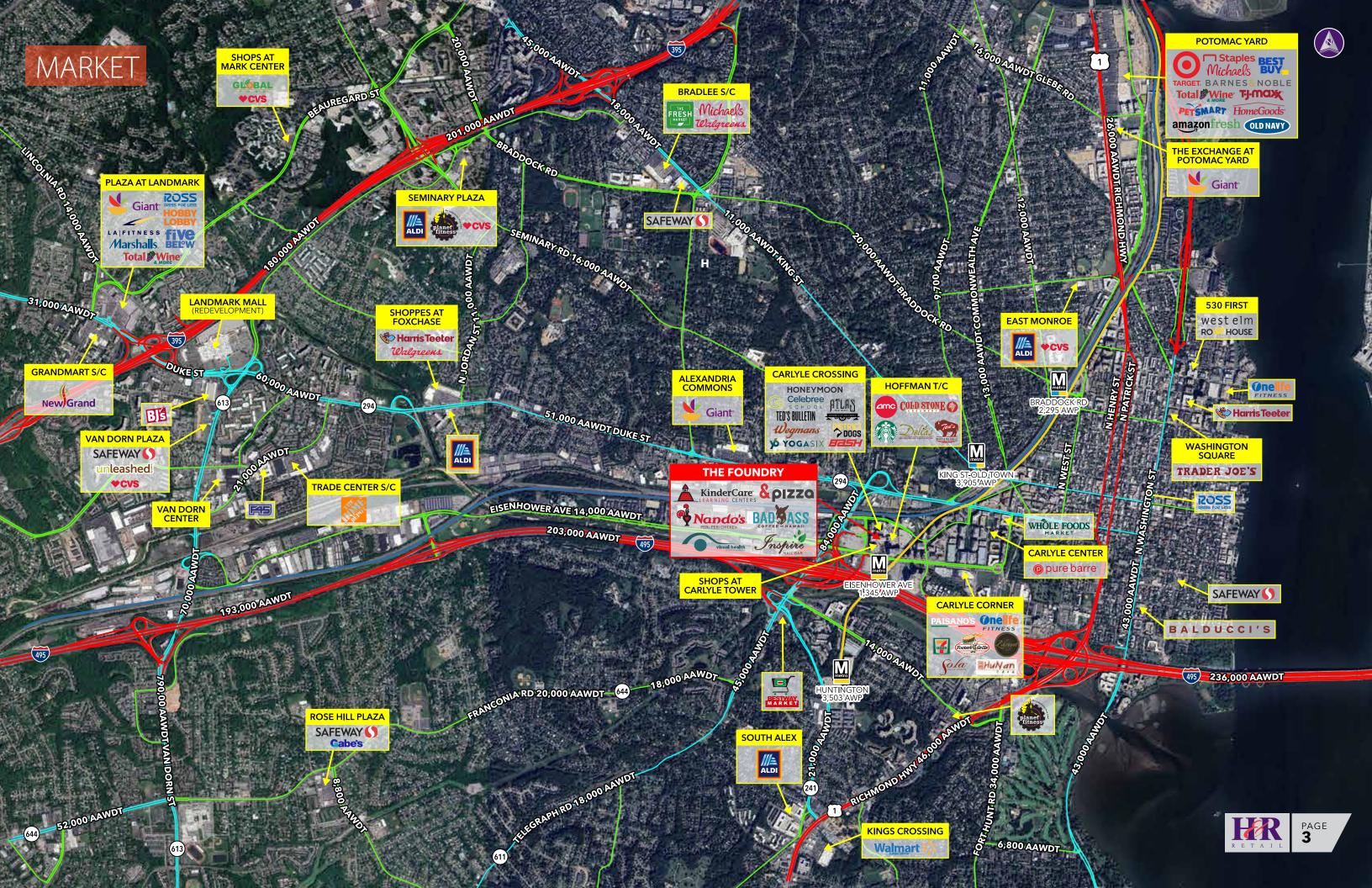
Alexandria's **Eisenhower District**

"the economic engine of Alexandria"

OFFICE	existing 6,500,00 sf // in the pipeline 1,250,000+ sf
RETAIL	existing 1,300,000 sf // in the pipeline 340,000 sf
RESIDENTS	existing 4,500 units // in the pipeline 4,500+ units
METRO STOPS	eisenhower // weekday average ridership 1,345



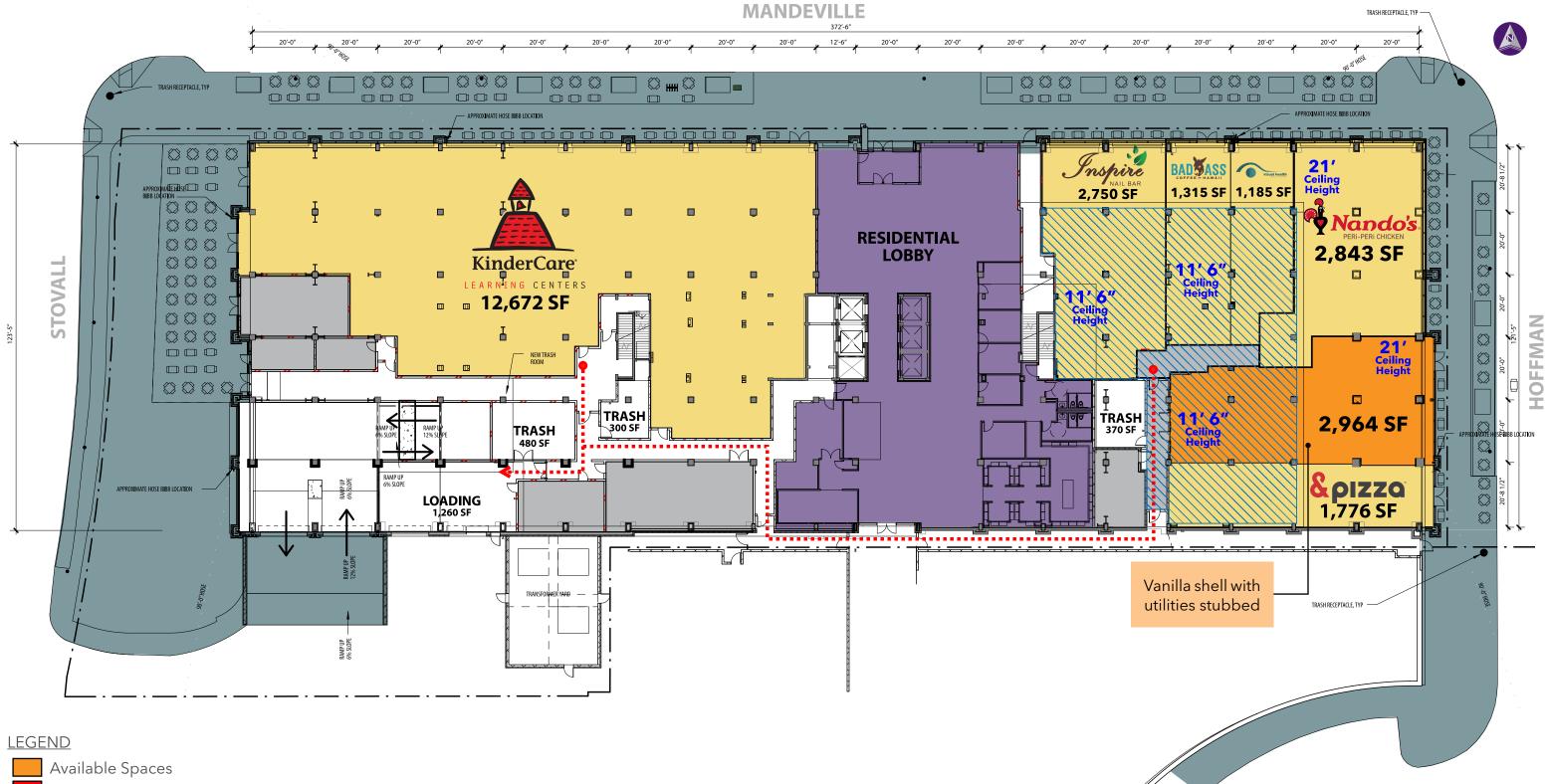








RETAIL SITE PLAN



- At Lease
- Leased
- Residential Lobby
- Hall/Common Area
- Back of House
- Loading Route



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KEY FACTS

205,779

Population





Average Household Size

\$129,158

Median Household Income

EDUCATION



10%

Some College No Degree



68%

Bachelor's/Grad/Prof Degree





π 12-minute WALK TIME

KEY FACTS





Average Household Size



Median Age



Median Household Income





8%

Some College No Degree



84% Bachelor's/Grad/Prof

Degree



Laptops and Lattes 2,902 households

	(

Metro Renters 235 households

TAPESTRY SEGMENTS*



Laptops and Lattes 23,612 households

25.7% of Households

Metro Renters 8,463 households 9.2% of Households



Enterprising Professionals 13,001 households

14.2% of Households

* THESE RESULTS ARE BASED OF 12 MINUTE DRIVE TIME FROM THE SITE.



92.5% of Households

7 5% of Households



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NEIGHBORHOOD PROFILE 2024 and 2029 ESRI Forecasts. Converted Census 2000 data into 2010 geography Lat/Lon: 38.80256/-77.07205

				Lat/Lon: 38.80256/-77.07205									1 MILES	3 MILE S	5 MILES
	1 MILES	3 MILE S	5 MILES		1 MILES	3 MILE S	5 MILES		1 MILES	3 MILE S	5 MILES	2024 EMPLOYED POPULATION	16+ BY OCCU	PATION	
POPULATION SUMMARY				2024 POPULATION 15+ BY MA				2024 HOUSEHOLDS BY INCOM				White Collar	86.1 %	81.0%	73.9%
2000 Total Population	18,953	138,009	411,975	Total Population 15+	24,450	147,701	405,289	<\$15,000	2.4%	3.7%	5.9%	Management/Business/Financial	32.8%	31.0%	27.4%
2010 Total Population	21,969	152,946	411,973	Never Married	40.9%	38.8%	403,289	\$15,000 - \$24,999	2.4%	2.8%	3.5%	Professional	43.5%	38.8%	33.6%
2024 Total Population	2 1,909 27,850	175,820	43 9,010 489,766	Married	46.2%	48.6%	40.8%	\$25,000 - \$34,999	2.0%	2.0%	4.2%	Sales	4.3%	5.5%	5.9%
•				Widowed	40.2%	48.6%	40.2%	\$25,000 - \$34,999 \$35,000 - \$49,999	3.7%	4.2%	4.2 <i>%</i> 6.0%	Administrative Support	5.6%	5.7%	7.1%
2024 Group Quarters	480	1,610	4,537		9.5%	3.4% 9.2%						Services	8.1%	10.9%	14.7%
2029 Total Population	29,125	180,799	501,640	Separated or Divorced	9.5%	9.2%	9.3%	\$50,000 - \$74,999 \$75,000 - \$00,000	12.0%	10.3%	11.8%	Blue Collar	5.8%	8.1%	11.4%
2024-2029 Annual Rate	0.90%	0.56%	0.48%	2024 POPULATION 25+ BY EDU	CATIONAL ATTA	INMENT		\$75,000 - \$99,999	12.4%	11.0%	12.4%	Farming/Forestry/Fishing	0.1%	0.1%	0.1%
2024 Total Daytime Population	42,303	177,734	458,347	Total	22,087	131,333	353,892	\$100,000 - \$149,999	22.8%	21.0%	19.8%	Construction/Extraction	1.7%	2.8%	4.1%
Workers	34,459	119,546	272,006	Less than 9th Grade	1.3%	2.8%	3.8%	\$150,000 - \$199,999	14.1%	14.1%	13.4%	Installation/Maintenance/Repair	1.0%	1.1%	1.4%
Residents	7,844	58,188	186,341	9th - 12th Grade, No Diploma	1.3%	1.8%	3.1%	\$200,000+	28.5%	30.3%	23.0%	Production	0.6%	0.9%	1.2%
				High School Graduate	6.6%	8.3%	12.9%	Average Household Income	\$182,535	\$187,262	\$158,384	Transportation/Material Moving	2.4%	3.2%	4.6%
2024 POPULATION BY AGE	4.00/	4.004	(00/	GED/Alternative Credential	0.6%	1.1%	1.6%	Median Household Income	\$128,753	\$132,281	\$111,628	1 5			
Population Age 0 - 4	4.8%	6.0%	6.2%	Some College, No Degree	8.2%	9.1%	11.8%	Per Capita Income	\$94,472	\$87,414	\$68,771	2024 CONSUMER SPENDING			
Population Age 5 - 9	4.4%	5.7%	6.0%	Associate Degree	4.0%	4.6%	5.8%	2024 OWNER OCCUPIED HOUS	SING UNITS BY V	ALUE		Apparel & Services: Total \$	\$58,722,772	\$336,487,615	\$750,172,727
Population Age 10 - 14	3.0%	4.4%	5.1%	Bachelor's Degree	35.2%	33.7%	30.2%	Total	5,702	40,719	93,693	Average Spent	\$4,029.01	\$4,097.86	\$3,525.88
Population Age 15 - 24	8.5%	9.3%	10.5%	Graduate/Professional Degree	42.9%	38.6%	30.9%	<\$50,000	0.5%	0.4%	1.3%	Education: Total \$	\$43,696,861	\$253,058,718	\$545,384,248
Population Age 25 - 34	23.7%	18.8%	17.4%	0.0000000000000000000000000000000000000		001070		\$50,000 - \$99,999	0.1%	0.2%	0.5%	Average Spent	\$2,998.07	\$3,081.84	\$2,563.35
Population Age 35 - 44	19.3%	18.6%	17.4%	HOUSEHOLDS SUMMARY				\$100,000 - \$149,999	0.3%	0.3%	0.5%	Entertainment/Recreation: Total \$	\$92,693,450	\$534,824,988	\$1,174,651,290
Population Age 45 - 54	12.1%	13.1%	12.8%	2000 Households	9,383	64,810	176,974	\$150,000 - \$199,999	1.8%	0.9%	1.3%	Average Spent	\$6,359.76	\$6,513.28	\$5,520.96
Population Age 55 - 64	10.2%	10.9%	10.7%	2000 Average Household Size	1.94	2.11	2.30	\$200,000 - \$249,999	0.7%	1.0%	2.3%	Food at Home: Total \$	\$172,452,752	\$990,748,555	*
Population Age 65 - 74	7.8%	7.9%	7.5%	2010 Households	11,206	72,116	192,634	\$250,000 - \$299,999	1.5%	2.4%	3.3%	Average Spent	\$11,832.09	\$12,065.67	\$5,520.96
Population Age 75 - 84	4.9%	4.1%	3.9%	2010 Average Household Size	1.90	2.10	2.26	\$300,000 - \$399,999	5.8%	5.8%	9.5%	Food Away from Home: Total \$	\$97,077,559	\$556,684,139	\$1,227,761,423
Population Age 85 +	1.4%	1.2%	1.3%	2024 Households	14,575	82,113	212,762	\$400,000 - \$499,999	7.5%	9.9%	11.8%	Average Spent	\$6,660.5	\$6,779.49	\$5,770.59
Population Age 18 +	86.2%	81.7%	80.0%	2024 Average Household Size	1.88	2.12	2.28	\$500,000 - \$749,999	29.6%	27.2%	27.7%	Health Care: Total \$	\$159,463,337	\$916,798,987	\$2,043,397,276
Median Age	37.6	38.0	36.9	2029 Households	15,378	84,837	218,945	\$750,000 - \$999,999	26.9%	25.4%	22.4%	Average Spent	\$10,940.88	\$11,165.09	\$9,604.15
				2029 Average Household Size	1.86	2.11	2.27	\$1,000,000 +	16.6%	18.0%	13.3%	HH Furnishings & Equipment: Total		\$412,093,360	•
2024 POPULATION BY SEX	40.005			2024-2029 Annual Rate	1.08%	0.65%	0.57%	Average Home Value	\$867,215	\$859,343	\$757,894	\$	J71,402,740	\$ 4 12,073,300	\$710,00J,001
Male Population	13,895	85,741	239,920	2010 Families	4,803	34,859	99,493	-				Average Spent	\$4,903.12	\$5,018.61	\$4,277.48
Female Population	13,955	90,079	249,846	2010 Average Family Size	2.63	2.89	3.04	2024 EMPLOYED POPULATION			000 040	Personal Care Products & Services:	\$24,857,613	\$141,946,139	\$312,492,268
	INICITY			2024 Families	6,261	40,443	109,511	Total	19,267	115,297	299,340	Total \$			
2024 POPULATION BY RACE/ETH		(0.00/	FO 10/	2024 Average Family Size	2.74	2.99	3.16	Agriculture/Mining	0.1%	0.2%	0.2%	Average Spent	\$1,705.50	\$1,728.67	\$1,468.74
White Alone	72.3%	68.0%	52.1%	2029 Families	6,521	41,447	111,500	Construction	3.2%	4.6%	5.8%	Shelter: Total \$	\$657,688,396	\$3,792,122,749	\$8,341,180,354
Black Alone	12.4%	15.0%	27.3%	2029 Average Family Size	2.72	2.99	3.16	Manufacturing	2.5%	2.9%	2.4%	Average Spent	\$45,124.42	\$46,181.76	\$39,204.28
American Indian Alone	0.4%	0.4%	0.4%	2024-2029 Annual Rate	0.82%	0.49%	0.36%	Wholesale Trade	1.4%	0.9%	0.8%	Support Payments/Cash	\$69,433,128	\$404,337,961	\$889,209,465
Asian Alone	6.4%	5.9%	8.1%					Retail Trade	4.1%	4.6%	6.2%	Contributions/Gifts in Kind: Total \$			
Pacific Islander Alone	0.1%	0.1%	0.1%	HOUSING UNIT SUMMARY				Transportation/Utilities	3.5%	3.5%	4.7%	Average Spent	\$4,763.85	\$4,924.17	\$4,179.36
Some Other Race Alone	5.1%	7.1%	8.1%	2024 Housing Units	16,128	88,872	229,972	Information	1.5%	2.3%	2.4%	Travel: Total \$		\$416,354,461	\$902,672,147
Two or More Races	3.4%	3.5%	3.8%	Owner Occupied Housing Units	35.4%	45.9%	40.8%	Finance/Insurance/Real Estate	6.3%	6.3%	5.7%	Average Spent	\$4,939.04	\$5,070.51	\$4,242.64
Hispanic Origin	12.7%	16.3%	18.4%	Renter Occupied Housing Units	55.0%	46.5%	51.7%		53.5%	55.7%	55.1%	Vehicle Maintenance & Repairs: Total \$		\$189,467,597	
Diversity Index	57.5	64.1	74.7	Vacant Housing Units	9.6%	7.6%	7.5%	Public Administration	24.1%	19.0%	16.8%	Average Spent	\$2,267.50	\$2,307.40	\$1,992.95



PSYCHOGRAPHIC PROFILE



26% of Households

LAPTOPS AND LATTES: WHO ARE WE?

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living-and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connectedtechnologically savvy consumers. They are active and health conscious, and care about the environment.

LAPTOPS AND LATTES: OUR NEIGHBORHOOD

- 30-something single householders (Index 174), with a number of shared households (Index 246); low average household size of 1.87.
- City dwellers, primarily in apartment buildings: with 2-4 units (Index 186), 5-19 units (Index 218), or 20+ units (Index 533).
- Older housing, 2 out of 3 homes built before 1970; 40% built before 1940 (Index 311).
- Most households renter occupied, with average rent close to \$1,970 monthly (Index 189).
- Many owner-occupied homes valued at \$500,000+ (Index 533).
- Majority of households own no vehicle at 36% (Index 390) or 1 vehicle (41%).

METRO RENTERS 9% of Households

METRO RENTERS: WHO ARE WE?

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

METRO RENTERS: OUR **NEIGHBORHOOD**

- Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.66.
- Neighborhoods feature 20+ unit apartment buildings, typically surrounded by offi ces and businesses.
- Renters occupy close to 80% of all households.
- Public transportation, taxis, walking, and biking are popular ways to navigate the city.





ENTERPRISING PROFESSIONALS: WHO ARE WE?

These residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathmematics) occupations. The change jobs often and theregore choose to live in condos, townhomes, or apartments; many still rent their homes. The market is fasst-growing, located in lower-density diverse neighborhoods of large metro areas. This young market makes over one and a half times more income than the US median, supplementing their income with investments. At home, the enjoy the internet and TV on high-speed connections with premier channels and services

ENTERPRISING PROFESSIONALS: OUR NEIGHBORHOOD

- structures.
- •
- that of the US.



Almost half of the households are married couples, and 29% are single-person households. Housing is a mixture of suburban singlefamily homes, row homes, and larger multiunit

Close to three guarters of the homes were built after 1980; 25% are newer, built after 2000. Renters make up nearly half of all households. Median household income one and a half times





Spizzo

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OUNDRY

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TIMBERLINE real estate ventures