



333 JOHN CARLYLE STREET

ALEXANDRIA, VA 22314



2ND GENERATION RESTAURANT SPACE AVAILABLE

WWW.HRRETAIL.COM



THE GATEWAY
Harris Teeter

BRADLEE S/C
THE FRESH MARKET
Michaels
Walgreens

DEL RAY NORTH
MOM

OAKVILLE
(NEW DEVELOPMENT)
FOUNDING FARMERS

POTOMAC YARD
Staples
BEST BUY
Michael's
TARGET
BARNES & NOBLE
Total Wine & More
TJ-MAXX
PETS MART
HomeGoods
amazonfresh
OLD NAVY

THE EXCHANGE AT POTOMAC YARD
Giant

SEMINARY PLAZA
ALDI
planet fitness

SAFEWAY

POBLANO
TRADER JOE'S
EVENING STAR

EAST MONROE
ALDI
CVS

530 FIRST
west elm
RO HOUSE
OneLife FITNESS
Harris Teeter

SHOPPES AT FOXCHASE
Harris Teeter

ALEXANDRIA COMMONS
Giant

CARLYLE CROSSING
SL SALON LOFTS
Celebree
SCHOOL ATLAS
SIDEKICK
Wegmans
TED'S BULLETIN
YOGA SIX
BASH

HOFFMAN T/C
amc
COLD STONE
Starbucks
Dolci's
Tadpole

333 JOHN CARLYLE ST
BRADDOCK RD 2,748 AWP (JUNE 2025)

WASHINGTON SQUARE
TRADER JOE'S

THE FOUNDRY
KinderCare
LEARNING CENTERS
& pizza
Nando's
BAD ASS
Inspire

DUKE ST
KING ST-OLD TOWN 4,274 AWP (JUNE 2025)

WHOLE FOODS MARKET
CARLYLE CENTER
pure barre

SAFEWAY

BALDUCCI'S

SHOPS AT CARLYLE TOWER

EISENHOWER AVE
1,682 AWP (JUNE 2025)

CARLYLE CORNER
PAISANO'S
OneLife FITNESS
Sola
Librajet
Pumpkin & Sake
The Diner

PESTIVAY MARKET

HUNTINGTON
3,907 AWP

planet fitness

0 0.5 1 MILES

CARLYLE - ALEXANDRIA, VA DEVELOPMENT AERIAL



THE FOUNDRY
KinderCare
Nando's
Inspire

CARLYLE CROSSING
SL SALON LOFTS
Celebree
SIDEKICK
Wegmans
YOGA SIX
BASH

HOFFMAN T/C
AMC
COLD STONE
Starbucks
Dell's

33,000 AAWDT
MULTI-TENANT BUILDING
CATHOLIC CHARITIES
USE SPACE 40 - 50
STAFF MEMBERS
Residence INN
BY MARRIOTT
181 KEYS
114,400 VISITS PER YEAR
23,700 VISITORS

333 JOHN CARLYLE ST
CARLYLE CRESCENT
FIVE GUYS HQ
250 EMPLOYEES

KING STREET/OLD TOWN
Weekday Ridership: 4,274
(JUNE 2025)

JOHN CARLYLE SQUARE

WHOLE FOODS MARKET
Burke - Herbert Bank

THE ROYALTON CONDOMINIUMS
116 UNITS
671,300 VISITS PER YEAR
174,300 VISITORS
pure barre
BANK OF AMERICA

CARLYLE CORNER
PAISANO'S
OneLife FITNESS
PUMPI UP SAKA
The District

1900 EISENHOWER AVE
SENIOR LIVING: 268,000 SF
MEDICAL: 115,000 SF

**RESIDENTIAL: 372 UNITS (PHASE I)
RESIDENTIAL: 339 UNITS (PHASE II)
RESIDENTIAL: 1,400 UNITS (PHASE III & IV)**

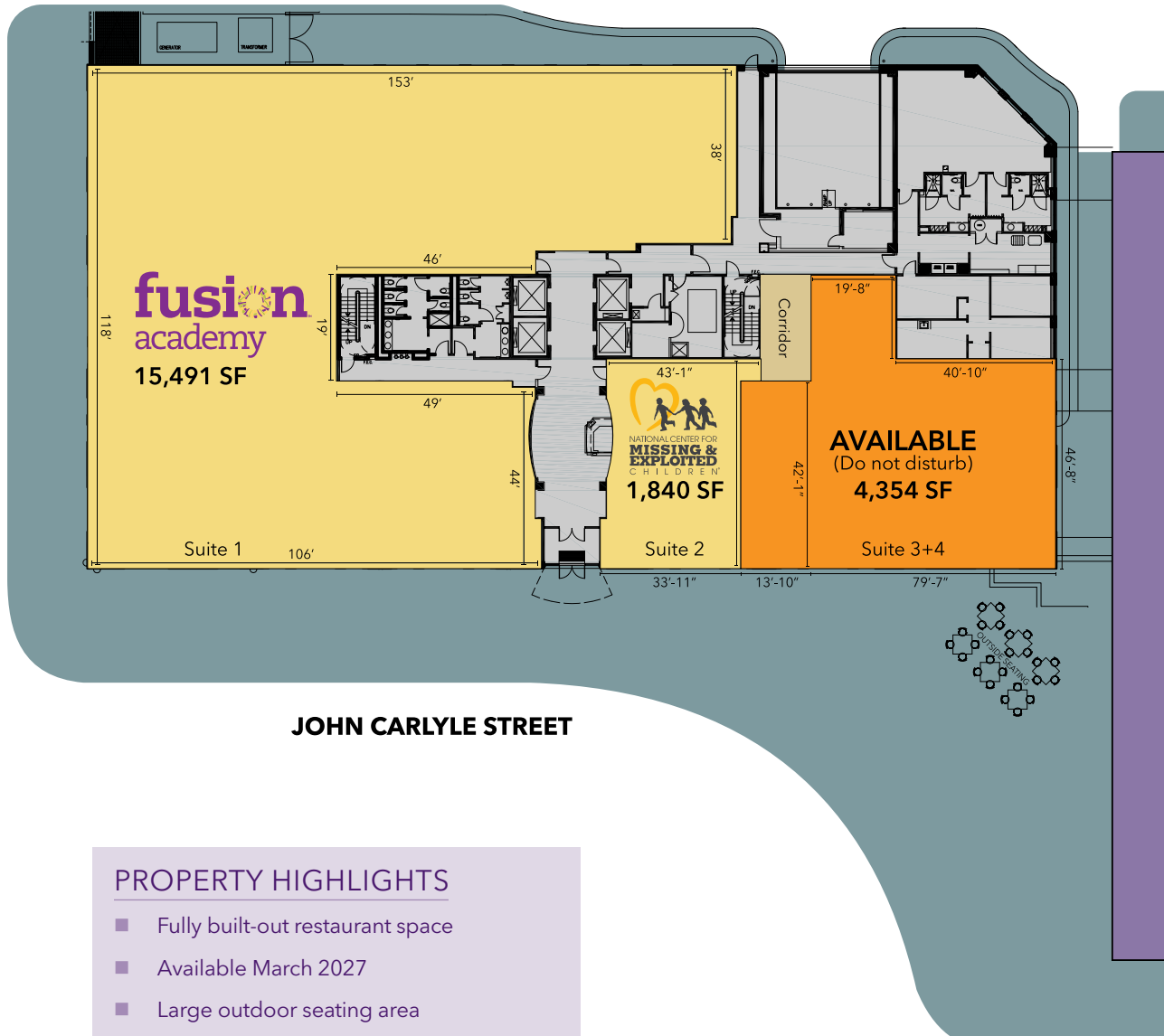
TRADE AREA DEMOGRAPHICS

DAYTIME POPULATION
17,127
RESIDENTIAL UNITS
4,930
AVERAGE HH INCOME
\$169,380
EMPLOYMENT
15,483

DEVELOPMENT SUMMARY

EXISTING	IN THE PIPELINE
OFFICE - 6,500,000 SF	OFFICE - 1,250,000+ SF
RESIDENTIAL - 4,500 UNITS	RESIDENTIAL - 4,500+ UNITS
RETAIL - 1,300,000 SF	RETAIL - 340,000 SF

EXISTING UNDER CONSTRUCTION PLANNED PENDING APPROVAL



PROPERTY HIGHLIGHTS

- Fully built-out restaurant space
- Available March 2027
- Large outdoor seating area
- Great mix of office and residential drivers

SITE PLAN KEY

- Available
- Leased
- Not a part

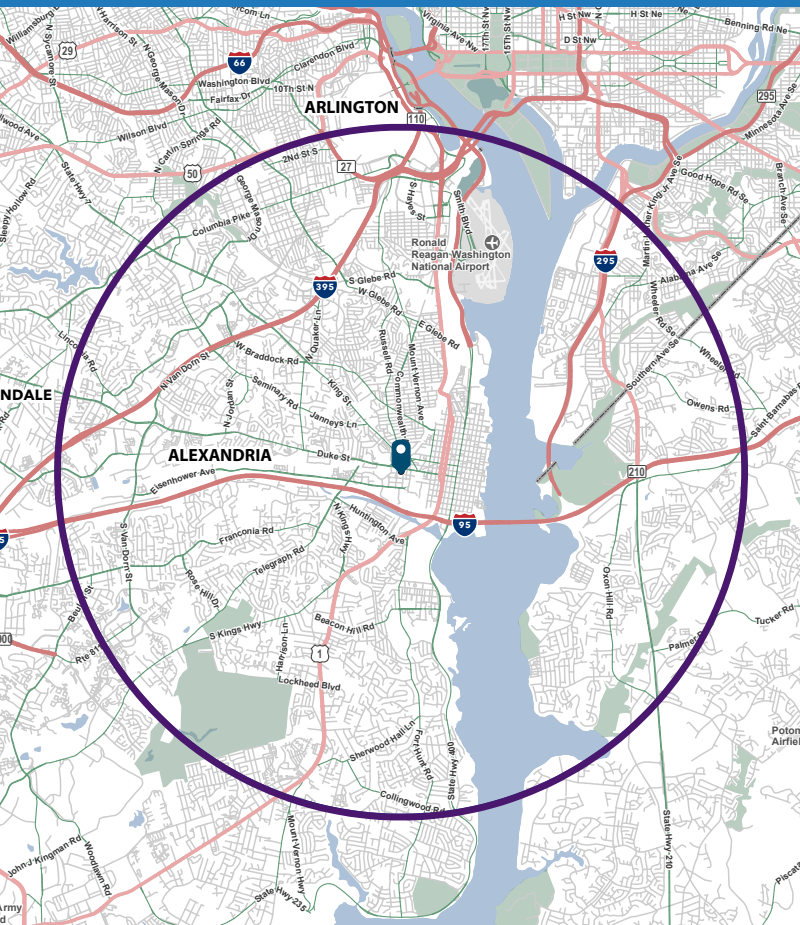




ALEXANDRIA, VA

DEMOGRAPHIC PROFILE (2024)

333 John Carlyle Street
5 mile ring



KEY FACTS

475,701

Population

36.8

Median Age

207,889

Households

EDUCATION



14%

High School Diploma



30%

Bachelor's Degree



30%

Graduate/Professional Degree

BUSINESS



15,894

Total Businesses



454,899

Daytime Population



1,114

Food Srv & Drinking Places

INCOME



\$109,463

Median Household Income

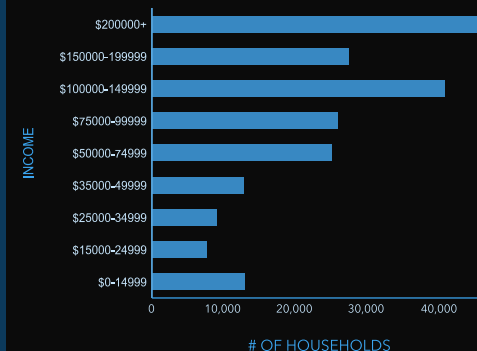


\$68,086

Per Capita Income

\$155,769

AVERAGE HH INCOME (\$)



Tapestry segments



3A

Laptops and Lattes

35,865 (17.3%) of households

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 connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.



3B

Metro Renters

33,451 (16.1%) of households

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.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



2D

Enterprising Professionals

16,367 (7.9%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



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