

**AVAILABLE**

# CARLYLE TOWERS OFFICE/RETAIL

2151 -2161 Jamieson Ave., Alexandria , VA 22314



## PROPERTY DESCRIPTION

OFFICE/ RETAIL SPACES centrally located off I-395 in the Eisenhower/Duke Street corridor of Alexandria, surrounded by office and residential patrons. Adjacent to Carlyle Tower Condominium, conveniently located with frontage on Jamieson Ave. Garage parking space is included. Lease rate inclusive of NN expenses, Tenant pays utilities.

WEBSITE: <https://buildout.com/website/2141Jamieson-Retail-lease>

## SUMMARY

|                  |                          |
|------------------|--------------------------|
| Lease Rate:      | \$27.50 SF/yr ( + utils) |
| Number of Units: | 2                        |
| Available SF:    | 850 - 950 SF             |

| DEMOGRAPHICS      | 1 MILE    | 2 MILES   | 3 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 11,159    | 37,247    | 69,875    |
| Total Population  | 21,839    | 78,764    | 150,889   |
| Average HH Income | \$119,205 | \$135,210 | \$121,475 |

## SPACES AVAILABLE

- 2 UNITS 850 SF - 950 SF
- Can be combined
- Garage Parking Space included
- Lease rate \$27.50 SF / Tenant pays utilities

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## BRIDGET SCHMITZ

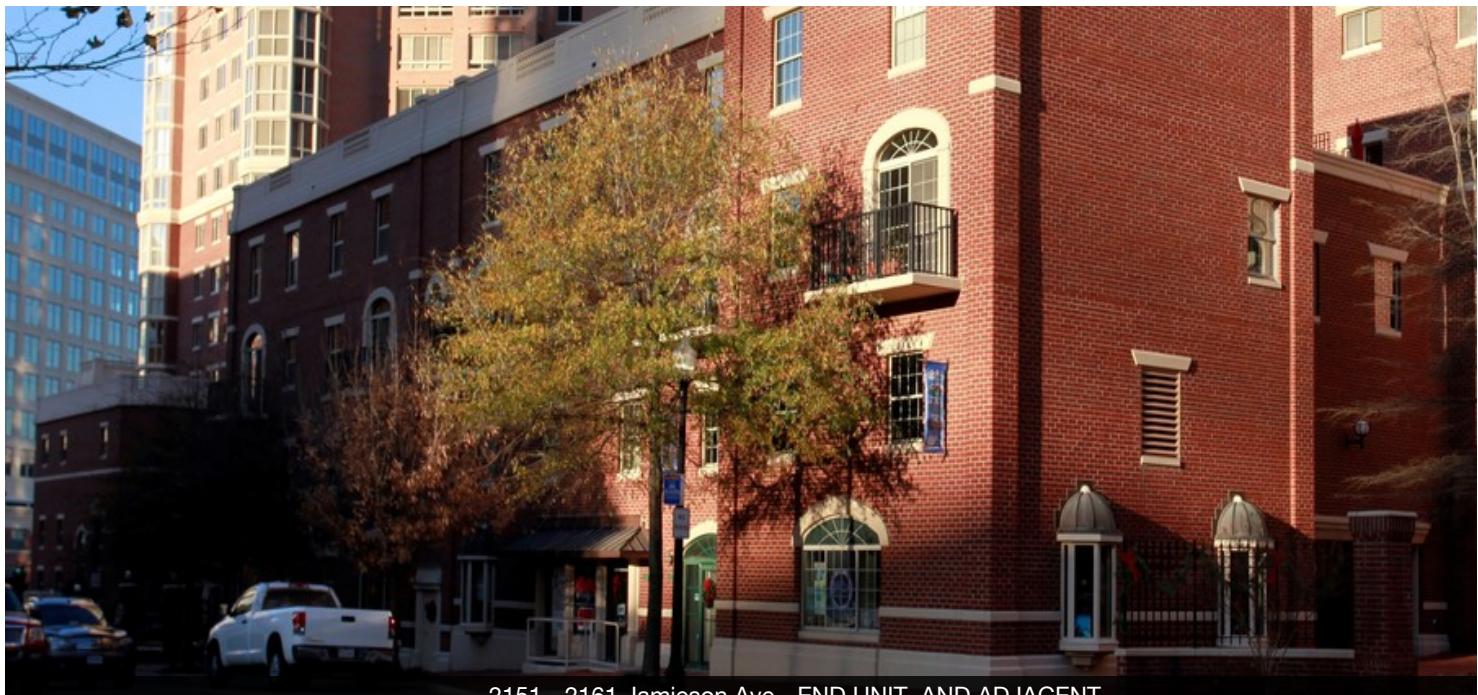
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O: 703.282.2131  
boschmitz@kwcommercial.com

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Vienna, VA 22182

**RETAIL FOR LEASE**

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2151 - 2161 Jamieson Ave - END UNIT AND ADJACENT



END UNIT 950 SF + ADJACENT 850 SF

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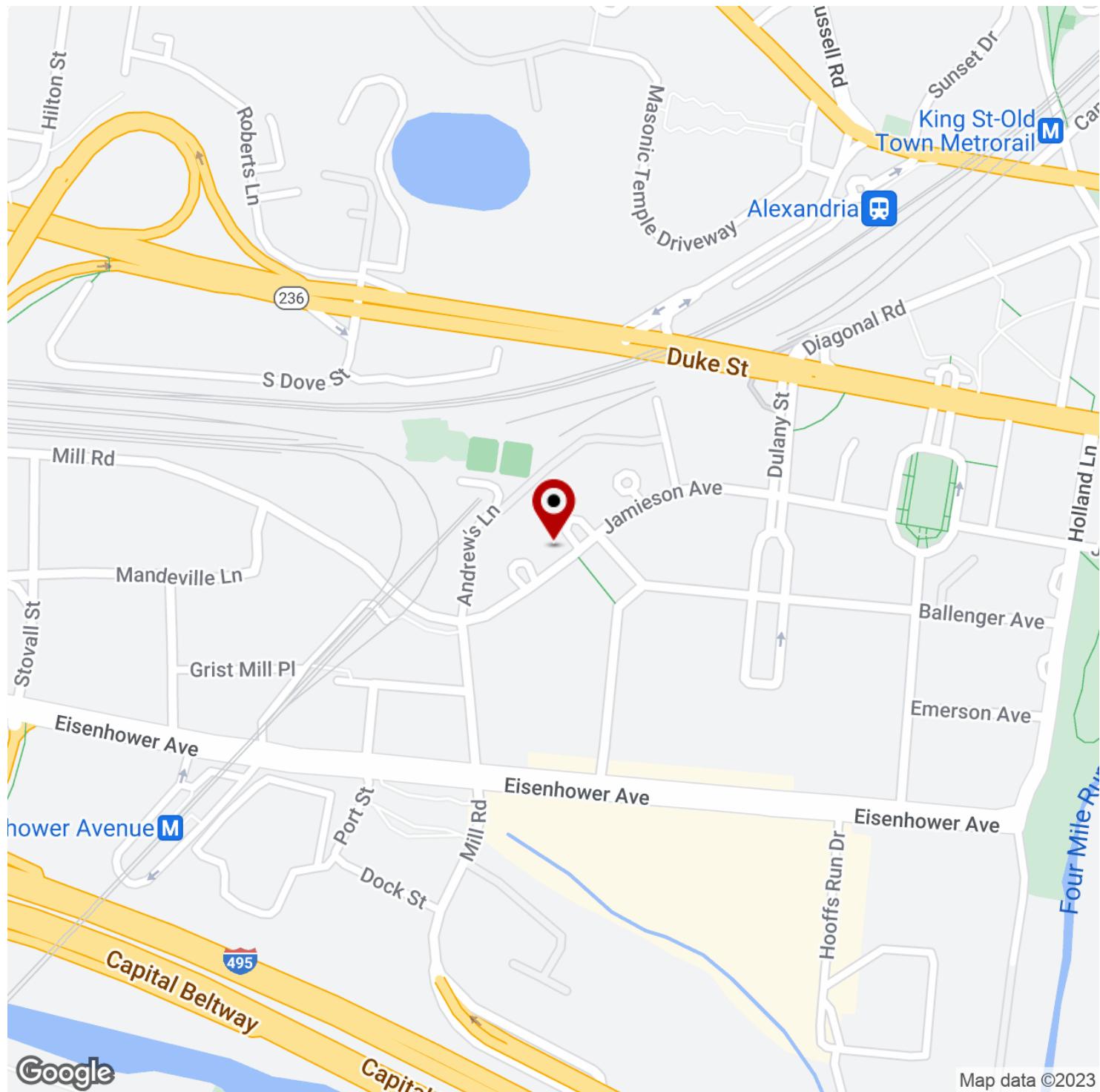
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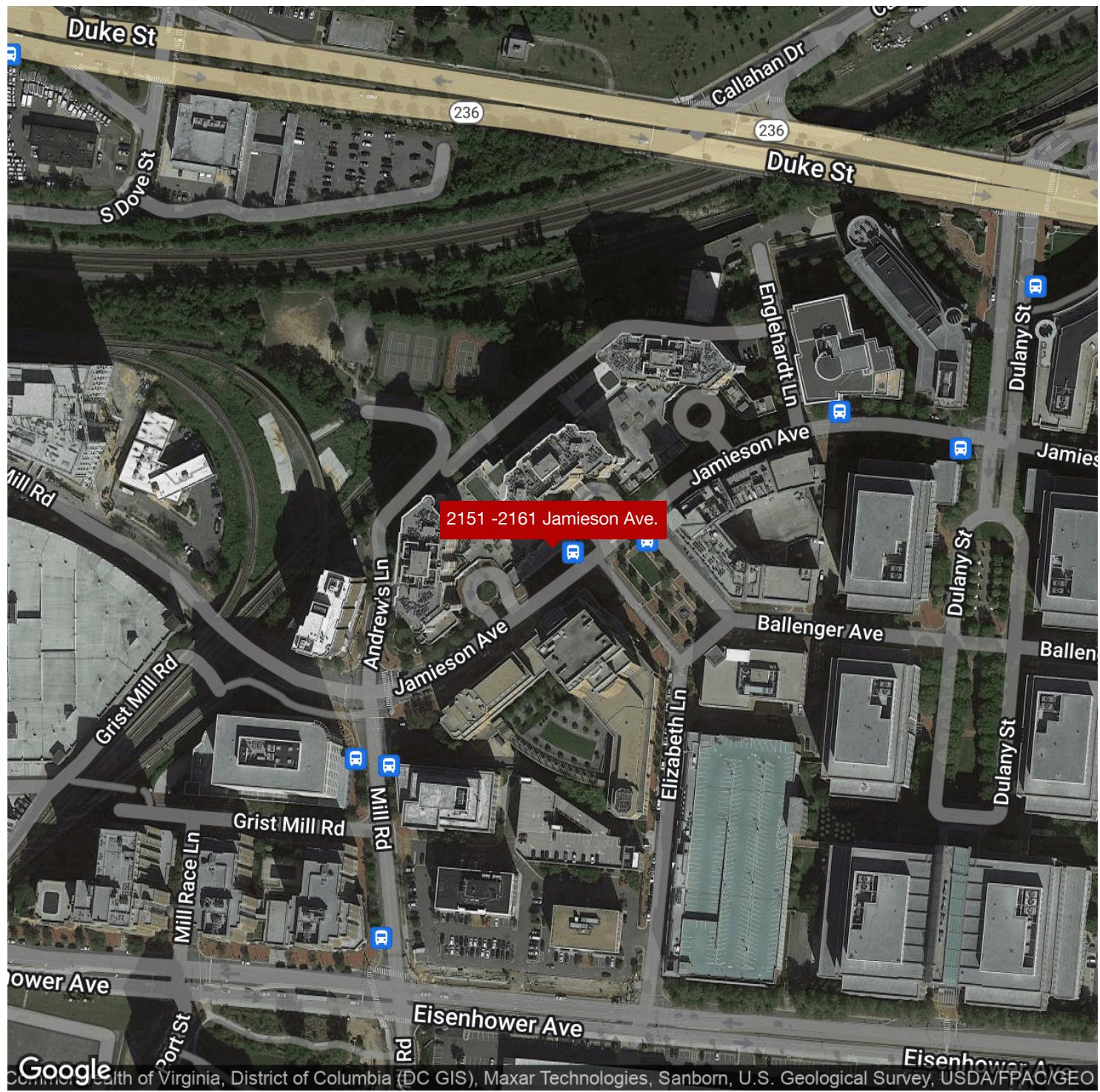
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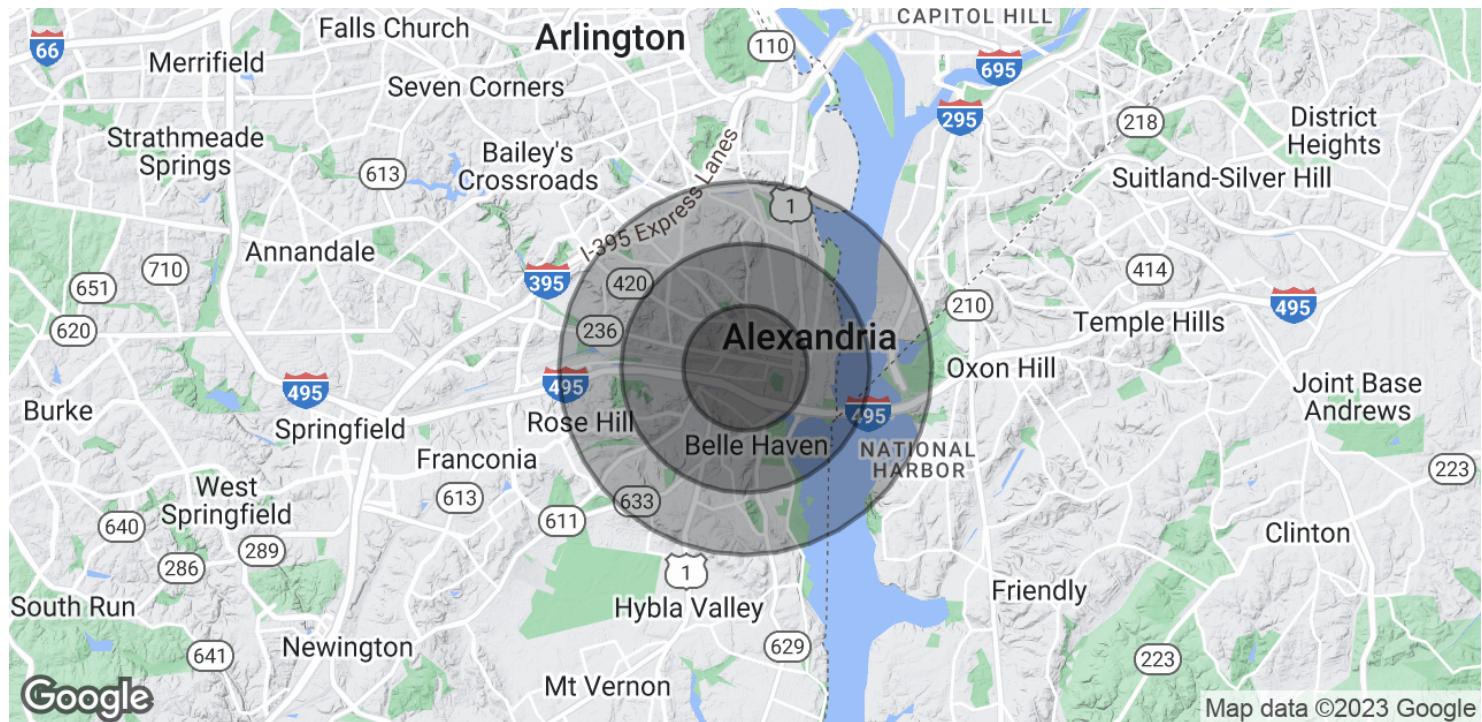
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| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 21,839 | 78,764  | 150,889 |
| Average Age          | 36.9   | 37.9    | 36.9    |
| Average Age (Male)   | 36.5   | 37.7    | 36.6    |
| Average Age (Female) | 38.3   | 39.1    | 37.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 11,159    | 37,247    | 69,875    |
| # of Persons per HH | 2.0       | 2.1       | 2.2       |
| Average HH Income   | \$119,205 | \$135,210 | \$121,475 |
| Average House Value | \$655,941 | \$627,773 | \$573,787 |

\* Demographic data derived from 2020 ACS - US Census

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