

NOW OPEN
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AVAILABLE
2ND GENERATION
RESTAURANT

2351 EISENHOWER STATION

ALEXANDRIA, VA

Located just steps from the Metro and nestled amongst many luxury apartment complexes, Meridian at Eisenhower features two locations for lease. On the corner, 3,027 square feet of available retail space with designated parking. The second location is 2,075 square feet of 2nd Generation Restaurant space.

It's the perfect time to open for business in this densely populated neighborhood that continues to grow!

2016 DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$109,327	26,242
3 mile:	\$107,211	155,435
5 mile:	\$ 88,024	485,176

TRAFFIC COUNT

135,000 vehicles daily on Capital Beltway and Mill Road

NEARBY METRO STOPS

Eisenhower Avenue Station
King Street Metro
Huntington Metro

NEIGHBORHOOD LOCATION

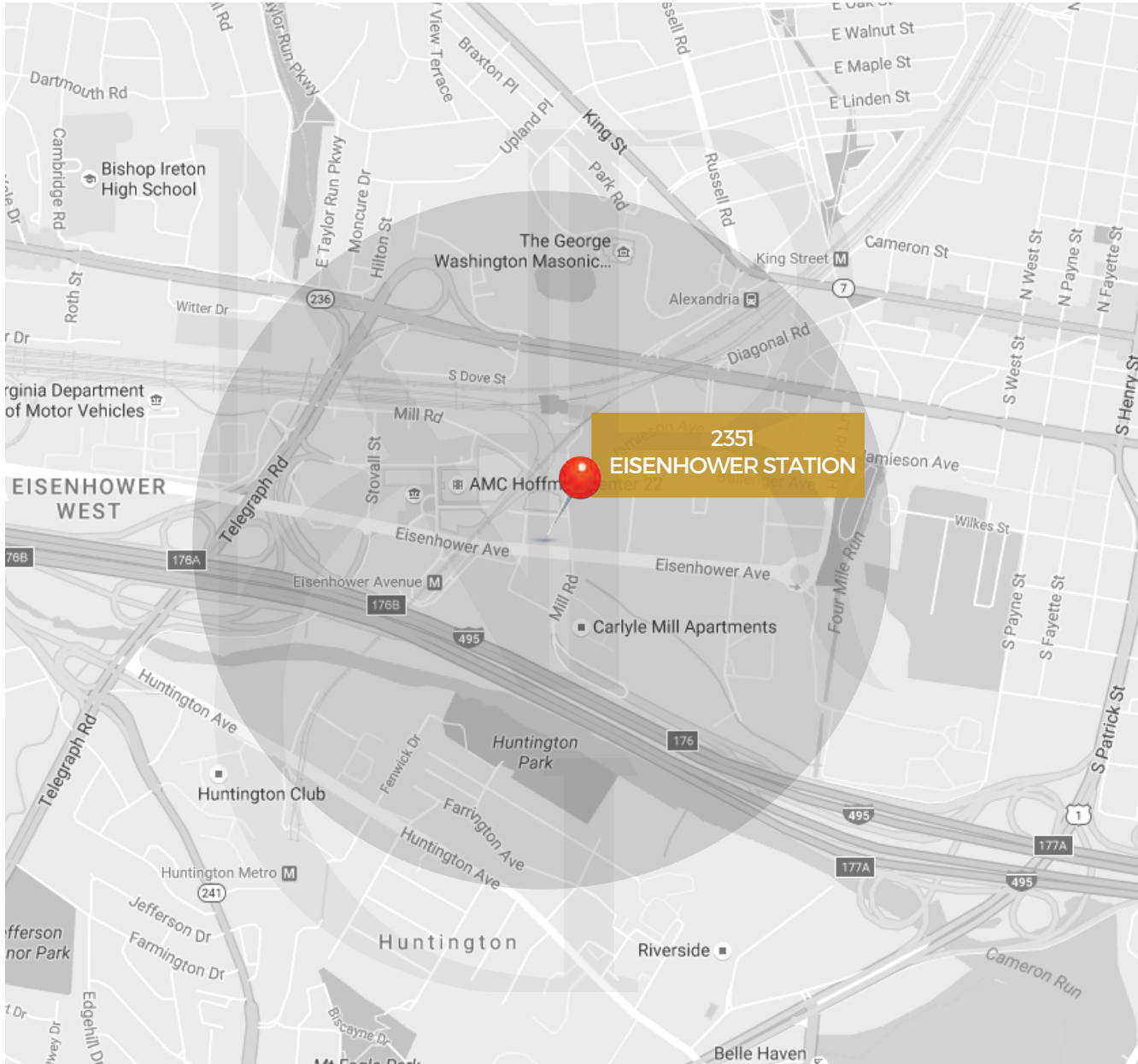
Eisenhower West, Huntington, Old Town
2351 Eisenhower Station, Alexandria, VA 22314

SPACE DETAILS

3,027 square feet of retail space available for lease
2,075 square feet of 2nd generation restaurant space available soon

PLUGGED INTO YOUR NEIGHBORHOOD

NEIGHBORHOODRETAIL.COM



2351 EISENHOWER STATION ALEXANDRIA, VA

DEMOGRAPHICS
(2016 / 5-MILE RADIUS)

TOTAL POPULATION:
485,176

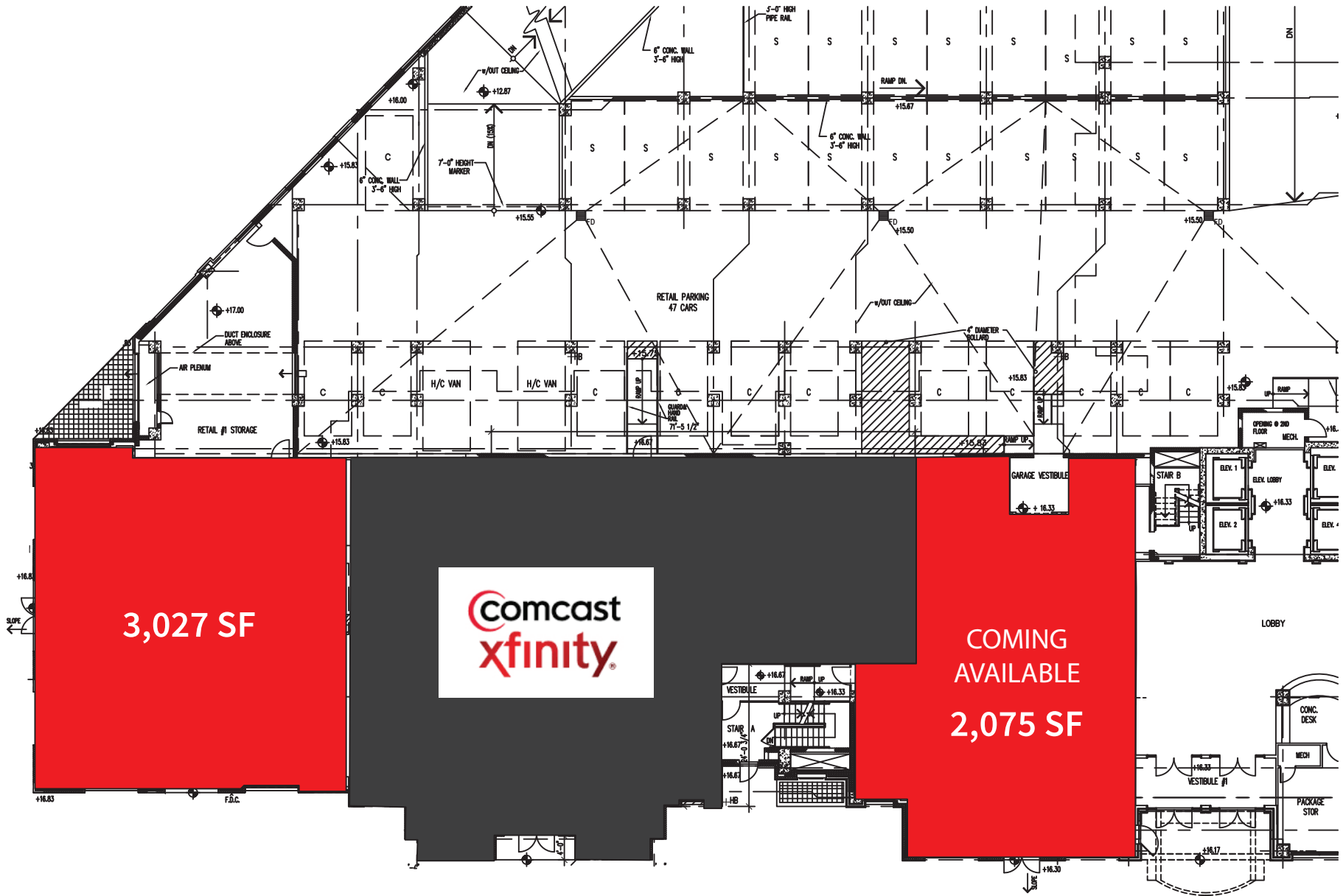
AVERAGE INCOME:
\$88,024

VEHICLES DAILY:
(CAPITAL BELTWAY / MILL ROAD)
135,000

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in this densely populated neighborhood
that continues to grow!*

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3,027 SF



COMING AVAILABLE
2,075 SF

SPACE DETAILS

MAIN/STREET LEVEL: 3,027 RSF
2,075 RSF - 2ND Generation Restaurant Space



- 1 Meridian at Eisenhower
- 2 2415 Eisenhower Ave
- 3 Carlyle Place
- 4 Carlyle Mill Apartments
- 5 Eisenhower Block 20
- 6 Meridian at the Carlyle
- 7 Parc Meridian
- 8 Hoffman Town Center
- 9 AMC Hoffman Center 22
- 10 US Patent & Trademark Office
- 11 US District Court
- 12 Hoffman Block 4 & 5
- 13 Eisenhower East Block 11 & 12

**HOFFMAN
BLOCK 4 & 5**

- 750,000 SF Residential
- Multi-use retail plus health club, restaurants

**MERIDIAN
at EISENHOWER**

- Paradigm property conveniently located near Hoffman Town Center
- 369 luxury apartment units

**2415
EISENHOWER AVE**

- Future headquarters for the National Science Foundation
- 2,100 government professionals

**PARC MERIDIAN
at EISENHOWER STATION**

- 400+ luxury apartment units
- Central to Eisenhower Avenue, the Beltway, Telegraph Road, and Richmond Highway

**MERIDIAN
at THE CARLYLE**

- 400+ luxury apartment units
- Minutes from Old Town

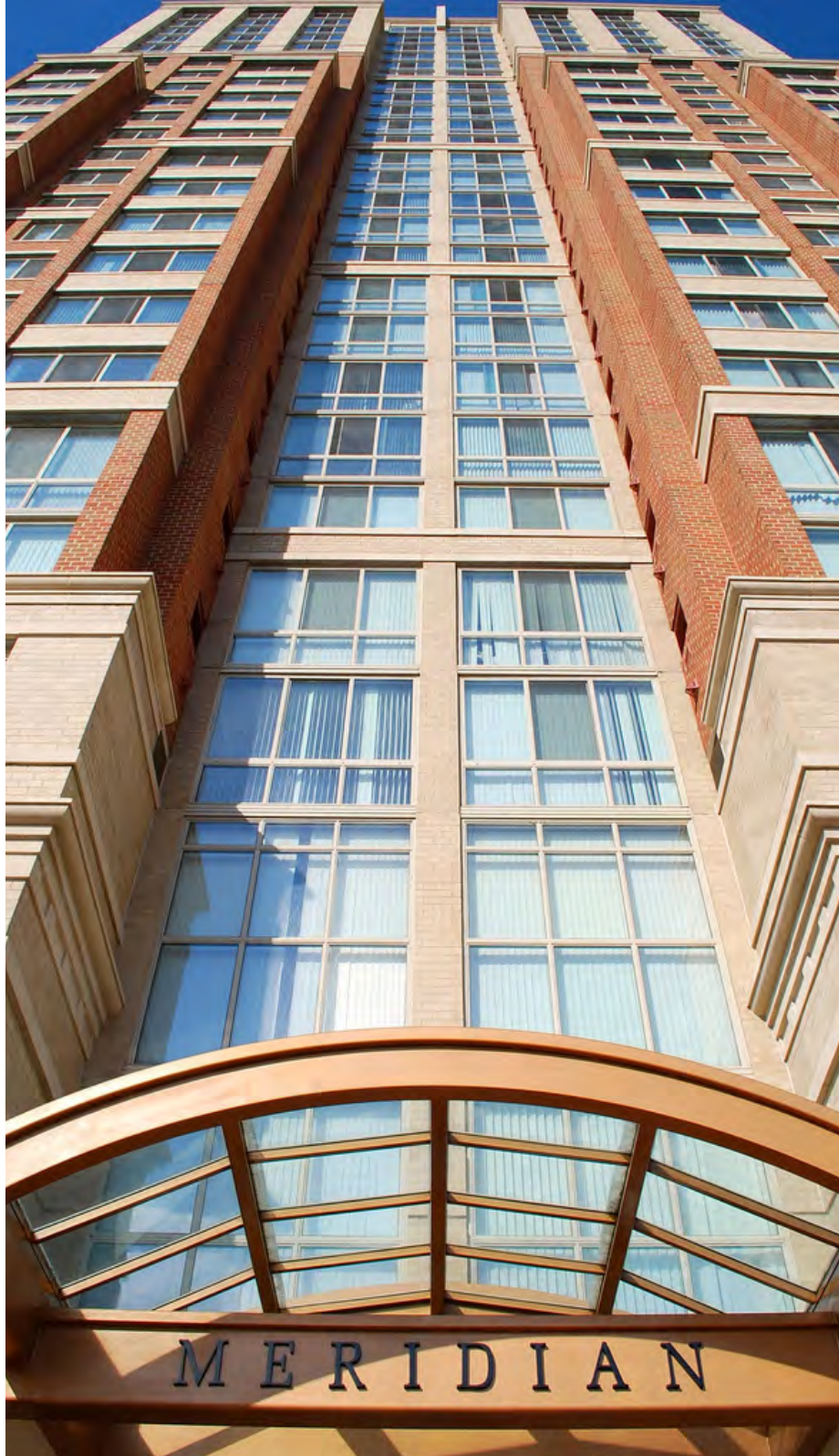
**EISENHOWER EAST
BLOCK 11 & 12**

- Residential - 1,200 units
- Proposed site; construction delayed

**CARLYLE MILL
APARTMENTS**

**2351
EISENHOWER STATION
ALEXANDRIA, VA**

- OFFICE
- GOVERNMENT
- RESIDENTIAL
- ENTERTAINMENT
- PROPOSED RESIDENTIAL CONSTRUCTION



NEIGHBORHOOD
RETAIL GROUP

BETHANY SUSAN KAZABA
CO-FOUNDER AND PRINCIPAL

(202) 617.3113 : OFFICE

(302) 507.7500 : MOBILE

BETHANY@NEIGHBORHOODRETAIL.COM

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The information contained herein is believed to be accurate but the Landlord or Agent does not warrant or guaranty the accuracy and therefore is subject to change without notice.

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