

2415 EISENHOWER AVENUE

RAPPAPORT

PAT O'MEARA

pomeara@rappaportco.com

571.382.1218

MELISSA WEBB

mwebb@rappaportco.com

571.382.1227



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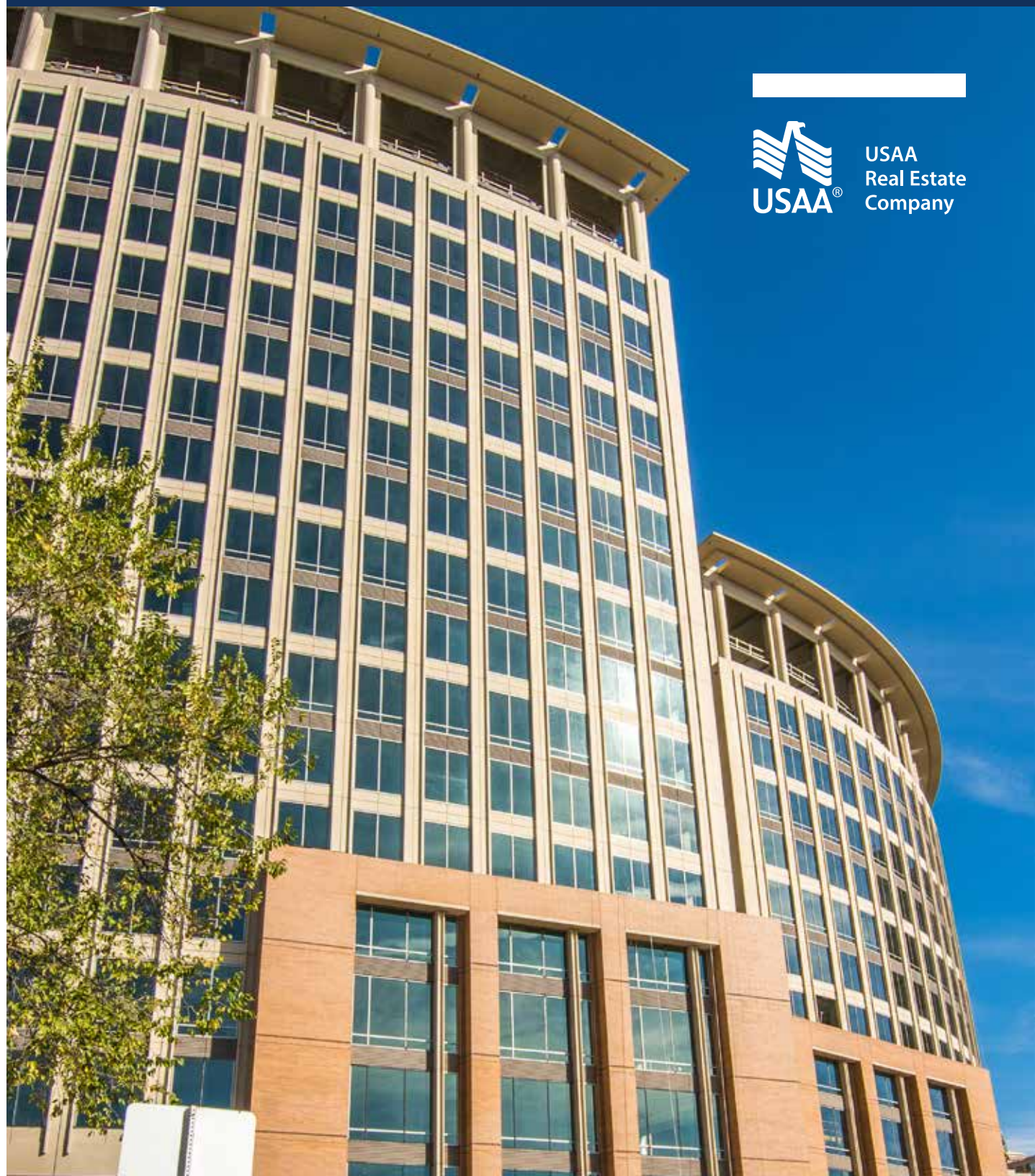


2415 EISENHOWER AVENUE

at-a-glance

As one of Alexandria's largest retail and entertainment centers, Hoffman Town Center provides a true mix of uses in an urban environment including high quality office space, extensive retail and entertainment venues, hotel facilities, and a broad range of residential opportunities provided in signature towers. The dynamic of these balanced uses will insure an active and exciting environment for office workers, residents, shoppers, and visitors alike. When complete in 2020, the Hoffman Town Center will feature:

- | 3.5 million square feet of Class A office space in 10 buildings,
- | 1.5 million square feet of residential space in four residential towers,
- | Two full-service hotels,
200,000 square feet of retail stores and restaurants
- | A 22-screen AMC Theater
- | 2,100 Employees



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hoffman town center future development

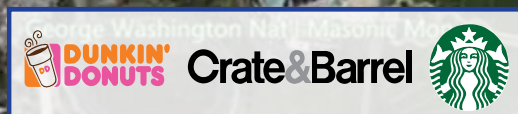
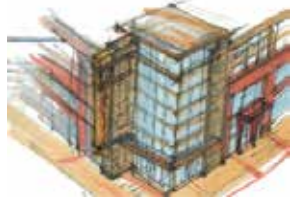
- 1. SITE
- 2. 675 Parking Spaces
- 3. 300,000 SF Office
- 4/5. 750,000 SF Residential & 200,000 SF Retail (delivery 2021)
- 6. 1,058 Parking Spaces
- 7. 470,000 SF Office
- 8. Over 1 Million SF Office & 35,000 SF Retail (existing)
- 9. Theatre & Retail (existing)
- 10. 250,000 SF Office
- 11. 101,000 SF Hotel (existing)
- 12. 350,000 SF Office
- 13. 450,000 SF Office
- 14. Residential (existing)
- 15. Residential (existing)
- 16. 170,000 SF Hotel
- 17. Residential
- 18. Residential (delivery 2017)



	SITE		ENTERTAINMENT/ HOTELS
	OFFICE		RESIDENTIAL

2415 EISENHOWER AVENUE

Stonebridge Carras Development
 750K SF of Residential
 200K SF of Retail
 Construction Begins 2019
 Expected Completion 2021



- Hoffman Town Center
- Residential
Total: 1,132+ Units
- Office
Total: 5,817,956 SF
- Hotel
Total: 1,204 Rooms





2415 EISENHOWER AVENUE

local retailers





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demographics

population

25,429 | 1-mile
205,760 | 3-mile
501,344 | 5-mile

2019 projections

28,181 | 1-mile
224,365 | 3-mile
546,484 | 5-mile

hh income

\$102,386 | 1-mile
\$109,766 | 3-mile
\$111,883 | 5-mile

2019 projections

\$111,273 | 1-mile
\$119,317 | 3-mile
\$121,653 | 5-mile

employees

8,848 | 1-mile
80,631 | 3-mile
211,878 | 5-mile

Metro Riders

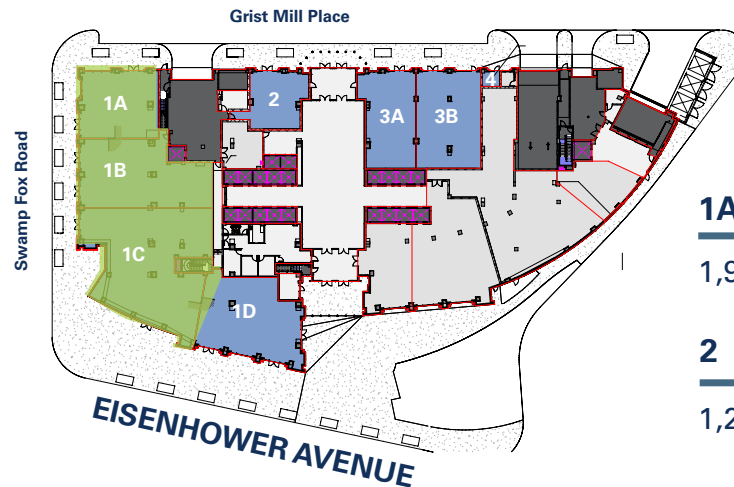
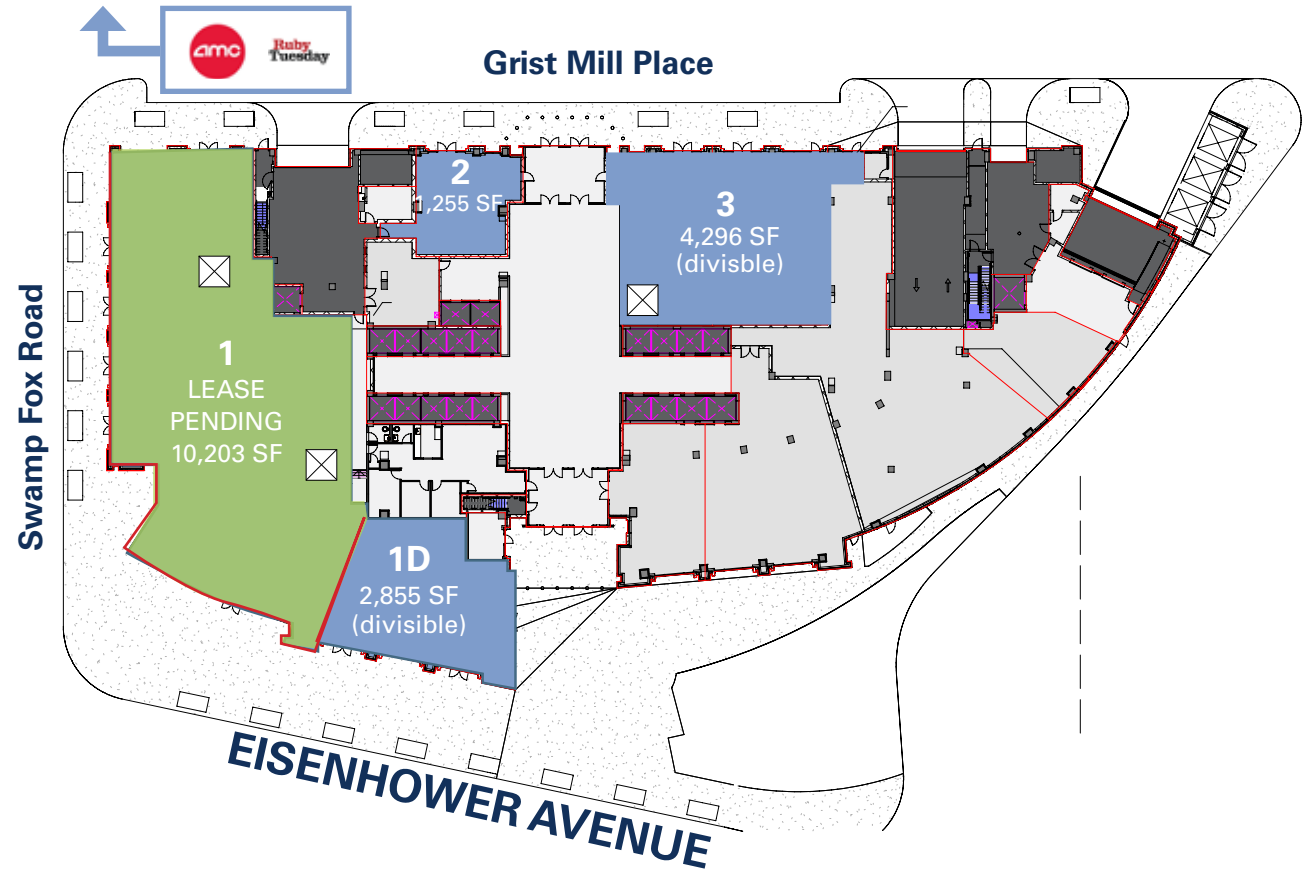
1,951 | weekday
1,717 | weekend

traffic counts

13,000 VPD |
Eisenhower Ave.
7,300 VPD |
Mill Rd.

2415 EISENHOWER AVENUE

site plan



POTENTIAL DEMISING PLAN

<u>1A</u>	<u>1B</u>	<u>1C</u>	<u>1D</u>
1,975 SF	2,972 SF	4,659 SF	2,855 SF
<u>2</u>	<u>3A</u>	<u>3B</u>	<u>4</u>
1,255 SF	1,889 SF	2,283 SF	124 SF

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