

Carlyle Square

1853 Emerson Street | Alexandria, VA



Retail Space for Lease

Space 190: 1,300 SF Retail Space

IDEALLY SUITED FOR OPTOMETRIST/MASSAGE/
WIRELESS/FITNESS/ CHIROPRACTOR/WINE &
CRAFT BEER SHOP/INSURANCE/REAL ESTATE
OFFICE

**Rarely
Available
Retail Space
at Carlyle
Square**



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Excellent opportunity to capitalize on strong daytime employment:

US Patent & Trade Office employs 14,000 with 4,500 on campus daily, **National Science Foundation** employs 1,600 and **Housing and Urban Development** employs 3,000



ALEXANDRIA, VA

A Top 5 Best Small City in the U.S. 2020, Alexandria is a vibrant community that mixes its historical waterfront, plentiful restaurants and shops, and walkable lifestyle with a large variety of housing and offices. The Carlyle neighborhood sits on the edge of Old Town, adjacent to two Metro stations, and serves as the home to the U.S. Patent and Trade Office, National Science Foundation and the Housing and Urban Development Department, as well as thousands of residents. Carlyle Square is located in the heart of Carlyle, within walking distance to Whole Foods and a new Wegmans. Our wide, inviting sidewalks are the perfect setting for your next location.

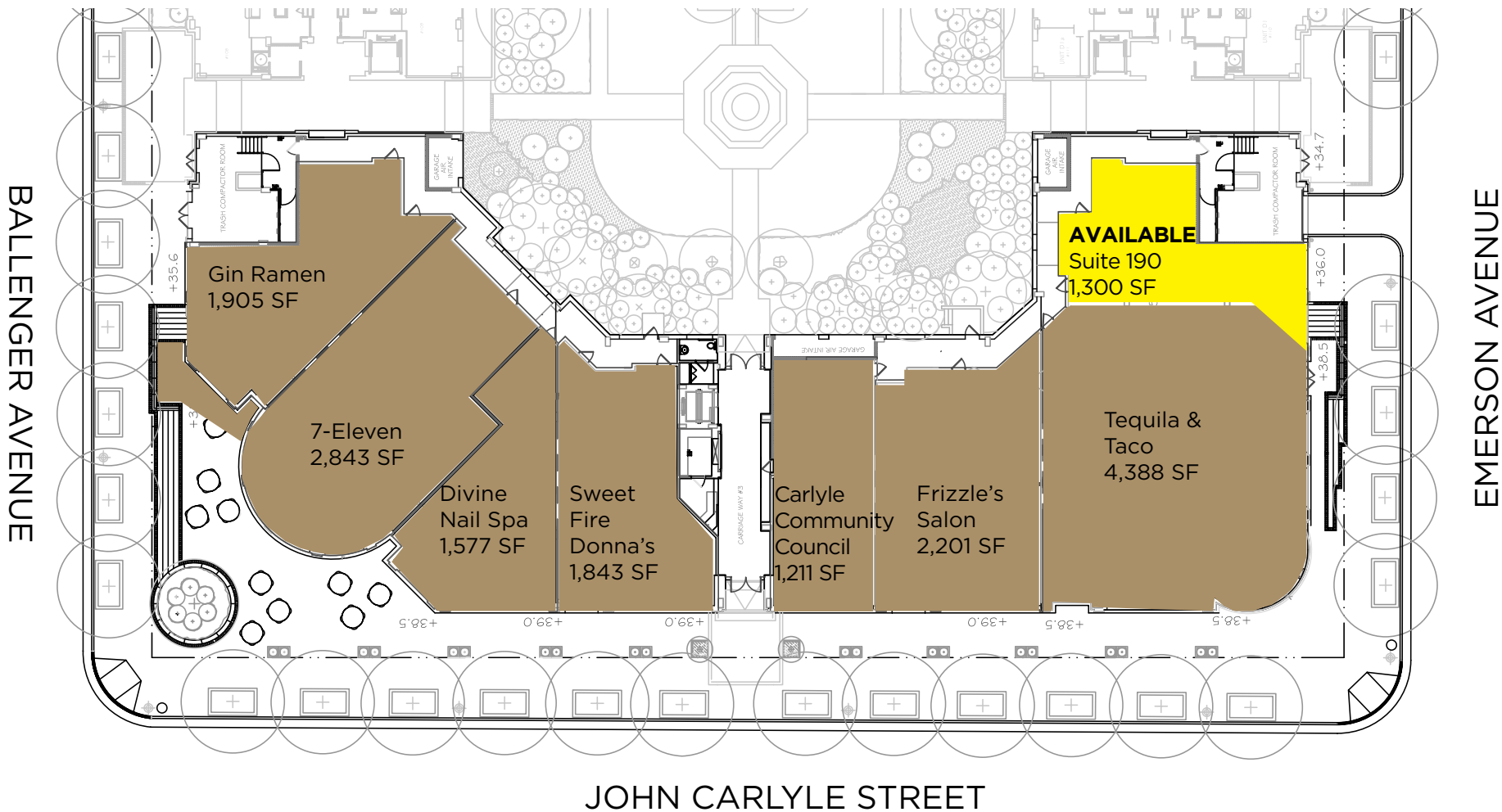


Restaurants & Retail



Carlyle Square

Site Plan



Demographics



36.4%
Residents
Between 20-39



68.2%
Graduate/
Undergraduate
Degree



#10
Top Digital
Cities



\$113,179
Median
Household
Income



33K
Employees
Work within 1
mile of Carlyle
Square



**For leasing
information, contact:**

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