
**AVISON
YOUNG**

**WELL LOCATED
OWNER-INVESTOR
OR REDEVELOPMENT
OPPORTUNITY
LOCATED IN
ALEXANDRIA, VA**

4875 EISENHOWER AVE

MARKETING TEASER



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01 OPPORTUNITY

Avison Young is pleased to present the opportunity to acquire 4875 Eisenhower Avenue, a strategically located commercial property in the heart of Alexandria, VA.

This property is ideal for an owner-user seeking a highly visible, easily accessible location or a potential redevelopment play for residential and/or commercial uses in one of the region's most dynamic and transitioning neighborhoods.



49,000 RSF

Freestanding office building



2.31 ACRES

Located in rapidly developing area of Alexandria, VA



STRATEGIC LOCATION

Minutes to Alexandria's booming Carlyle District and Old Town & the I-495/Van Dorn St. Interchange



DESIRABLE MARKET

Home to highly educated and affluent households in Washington, D.C. region



REDEVELOPMENT PLAY*

Potential for Residential or other commercial uses

**Pending re-zoning approval*

02 PROPERTY

4875 Eisenhower Avenue is a freestanding office building consisting of approximately 49,000 square feet on 2 levels situated on a 2.31-acre parcel in the rapidly transforming Eisenhower Valley section of Alexandria.

The property has been owned by Commonwealth One Federal Credit Union (COFCU) since 1992 and COFCU occupies ~50% of the building as its current headquarters location along with several other tenancies. There are 137 surface parking spaces on site. The current tenant roster includes D Watts Construction, District Foot and Ankle, and Rosa Family Chiropractic.

Built in 1986, the property currently falls into OCM(100) zoning and has a .49 FAR. The property is ideal for a commercial user or an investor-owner as a potential covered land play while seeking entitlements with the City to gain additional density and value as a residential redevelopment site.

In recent years, this general location has transitioned from older office and flex/industrial stock to new residential projects including affordable housing at the former Victory Center site, as well as Tri Pointe Homes' recent 139-unit townhome and condo-style development at Eisenhower Pointe immediately to the west of the subject property. The City of Alexandria has also approved a development site for an additional 117 units comprised of 37 traditional townhomes and 80 stacked units immediately to the east of the subject property.



PROPERTY DYNAMICS

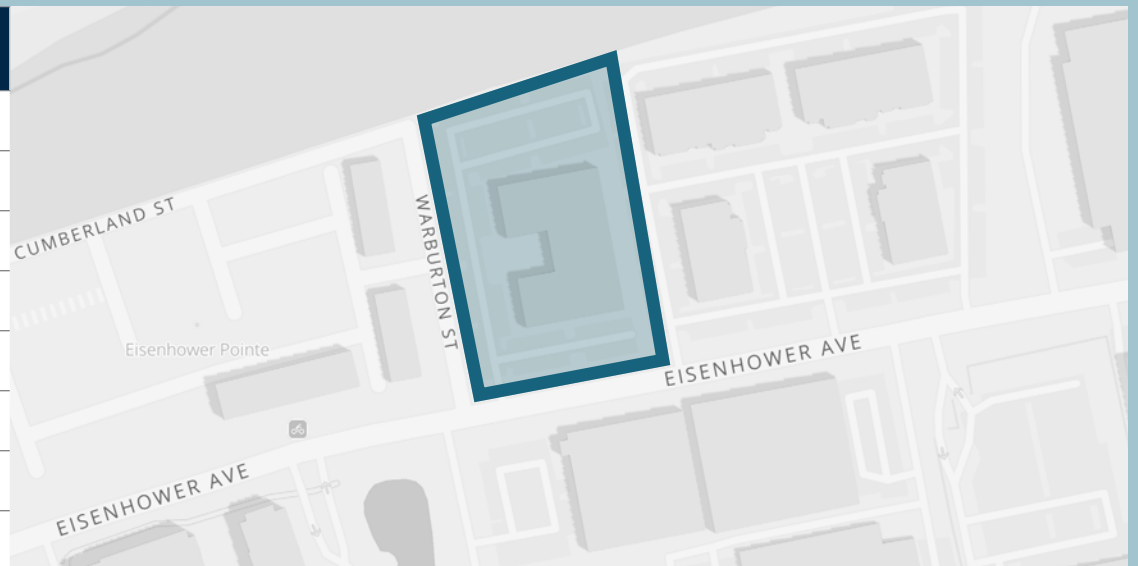
4875 Eisenhower Avenue falls in the heart of the Eisenhower West Small Area Plan) (SAP(<https://media.alexandriava.gov/content/planning/SAPs/EisenhowerWestSAPCurrent.pdf>) which is part of the City of Alexandria’s Master Plan and governs redevelopment of the Eisenhower Valley wet of Telegraph Road, between Van Dorn Street and Holmes Run. It is one of the City’s long-term growth areas, intended to transform a historically industrial / flex / office park corridor into a denser, mixed-use urban district. The plan is designed around several big-picture objectives for the area, including:

a transition to mixed-use urban neighborhood and a more walkable, pedestrian-friendly environment; a strategic increase in density tied to infrastructure improvements and public benefits such as a link to trails and parks; improved connectivity via better street grids and stronger connections to the regional Metro system (especially the Van Dorn Street station); and, finally, to create a sense of place by moving away from isolated office buildings and campuses and introducing ground-floor retail, public spaces, parks, and open spaces, and activated streetscapes.

CLICK TO SEE MORE
4875 Eisenhower

PROPERTY SPECS + SITE PLAN

COMPONENT STRUCTURES	
Property Type	Commercial
Year Built / Renovated	1986
Land Area	2.31 AC (100,624 SF)
Zoning / Parcel	OCM (100)
GBA (SF)	49,000 SF
Number of Stories	2
Parking Type	Surface spaces
Parking Spaces	137



03 LOCATION

4875 Eisenhower Avenue offers a prime location within one of the most rapidly expanding urban communities in the Washington, D.C. metropolitan area.

Situated in the City of Alexandria, the property is surrounded by burgeoning residential and multi-family developments, including new affordable housing, fee simple townhomes and condos in stacked housing product. Proximity to the Van Dorn Metro Station, I-495, I-395/95, the Carlyle and Old Town sections of Alexandria makes it an ideal community to live or work with convenient access to D.C., Maryland, and Virginia. There is an abundance of nearby retail amenities within a short drive offering access to best in class shopping and dining options as well as the Alexandria waterfront.

Additionally, in Alexandria’s West End, Inova Health Care Services is well under construction on its new \$1B state of the art hospital to replace the current Alexandria Hospital site while simultaneously building another new \$1B specialty hospital off of Van Dorn St. in Springfield, VA with targeted 2028 openings.



A BRIGHT FUTURE WITH ANTICIPATED GROWTH

The area's long-term appeal continues to attract residents seeking walkable neighborhoods, access to top schools, and connectivity to both downtown D.C. and Northern Virginia.

Alexandria's population is estimated to grow by 15-20K between 2026 and 2050, according to the latest forecast conducted by Metropolitan Washington Council of Governments (MWCOC) Cooperative Forecasting program.

20K

POPULATION GROWTH

Estimate between 2026 - 2050

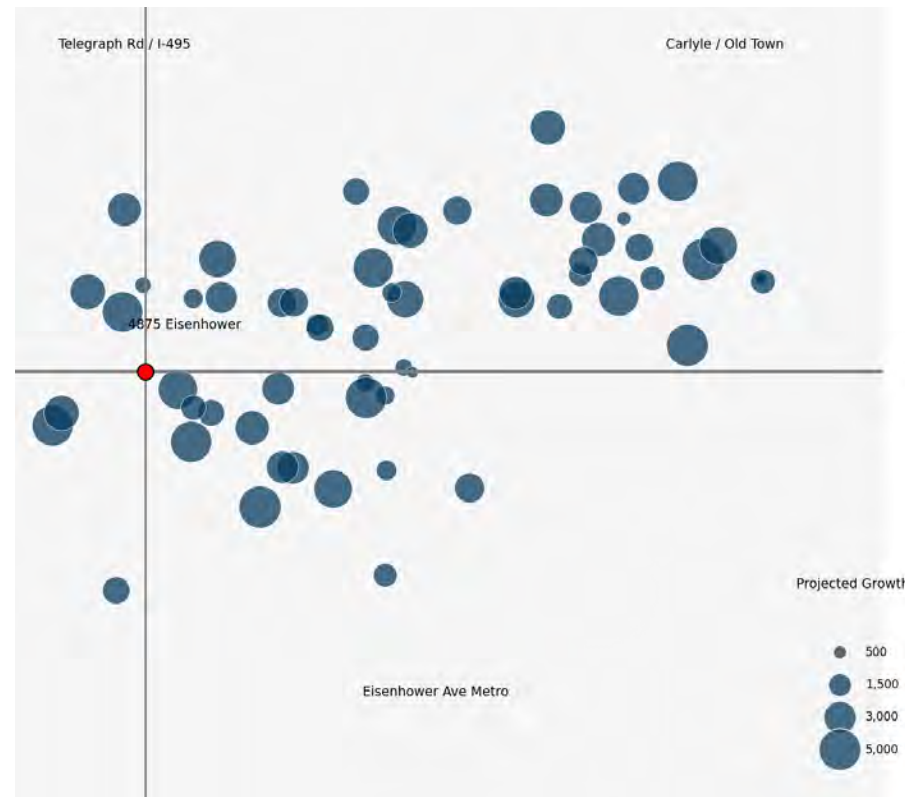
#1
of 128

MOST DIVERSE SCHOOL DISTRICTS IN VIRGINIA

Alexandria Public School ranking

Source: <https://www.niche.com/k12/d/alexandria-city-public-schools-va/>

EISENHOWER EAST POPULATION GROWTH FORECAST



	HOUSING UNITS	HOUSEHOLDS	POPULATION	JOBS
2020 Census	~82,500	~76,00	159,467	~115,000
2025	~86,500	~80,300	~165,500	~118,000
2030	~91,500	~86,800	~178,000	~124,000
2035	~96,500	~92,700	~187,000	~130,000
2040	~101,500	~98,900	~196,000	~135,000
2045	~106,500	~104,700	~205,000	~139,000
2050	~111,500	~110,700	~214,000	~143,000

Source: <https://www.census.gov/programs-surveys/popproj/data/tables.html>;
<https://www.census.gov/programs-surveys/popproj/data/tables.html>

ALEXANDRIA, VA: ONE OF THE BEST CITIES TO LIVE IN THE U.S..

Consistently ranking among the best places to live in the United States, Alexandria, VA earns top marks for its exceptional quality of life from Niche.com.

In 2026, Arlington was rated #10 Best City to Retire in America and #12 Healthiest Place to Live in America, and #12 Best City for Young Professionals in America.

This recognition reflects Alexandria's unique blend of urban vibrancy, walkability, and access to world-class amenities. Residents enjoy close proximity to Washington, D.C., a robust public transit system, and a thriving mix of parks, restaurants, and cultural institutions.

2025 DEMOGRAPHICS + AWARDS



156,976
Population



76,096
Households (HH)



\$119,681
Median HH Income



67% COLLEGE-EDUCATED
Residents w/ Bachelor's or higher



Source: Niche, www.niche.com/places-to-live/alexandria-va; census.gov



EMPLOYMENT & ECONOMIC DRIVERS

Alexandria is a cornerstone of economic vitality in the Washington, D.C. region, offering a robust and diversified employment base across government, technology, consulting, and nonprofit sectors.

The city is home to major employers such as the U.S. Patent and Trademark Office (USPTO), the National Science Foundation, the City of Alexandria, and a range of professional services and consulting firms, all of which contribute to a dynamic business ecosystem and attract top-tier talent.

Its proximity to the nation’s capital further enhances Alexandria’s strategic importance, with thousands of federal employees working in the city—supporting its role as a critical hub for government operations, policy development, and innovation.

Additionally, Alexandria benefits from access to leading academic institutions including Virginia Tech’s Innovation Campus, Northern Virginia Community College (Alexandria Campus), and nearby George Washington University and Georgetown University, which support a highly educated and diverse workforce.

EMPLOYMENT OVERVIEW



95,316
2026 Employment Estimate



3,500 - 4,000
Small Businesses (*50 Employees or Fewer*)



98,639
Resident Civilian Labor Force

TOP PRIVATE EMPLOYERS



Source: Alexandria Economic Development Partnership; Indeed; ALXNow

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