

A STRATEGIC LOCATION

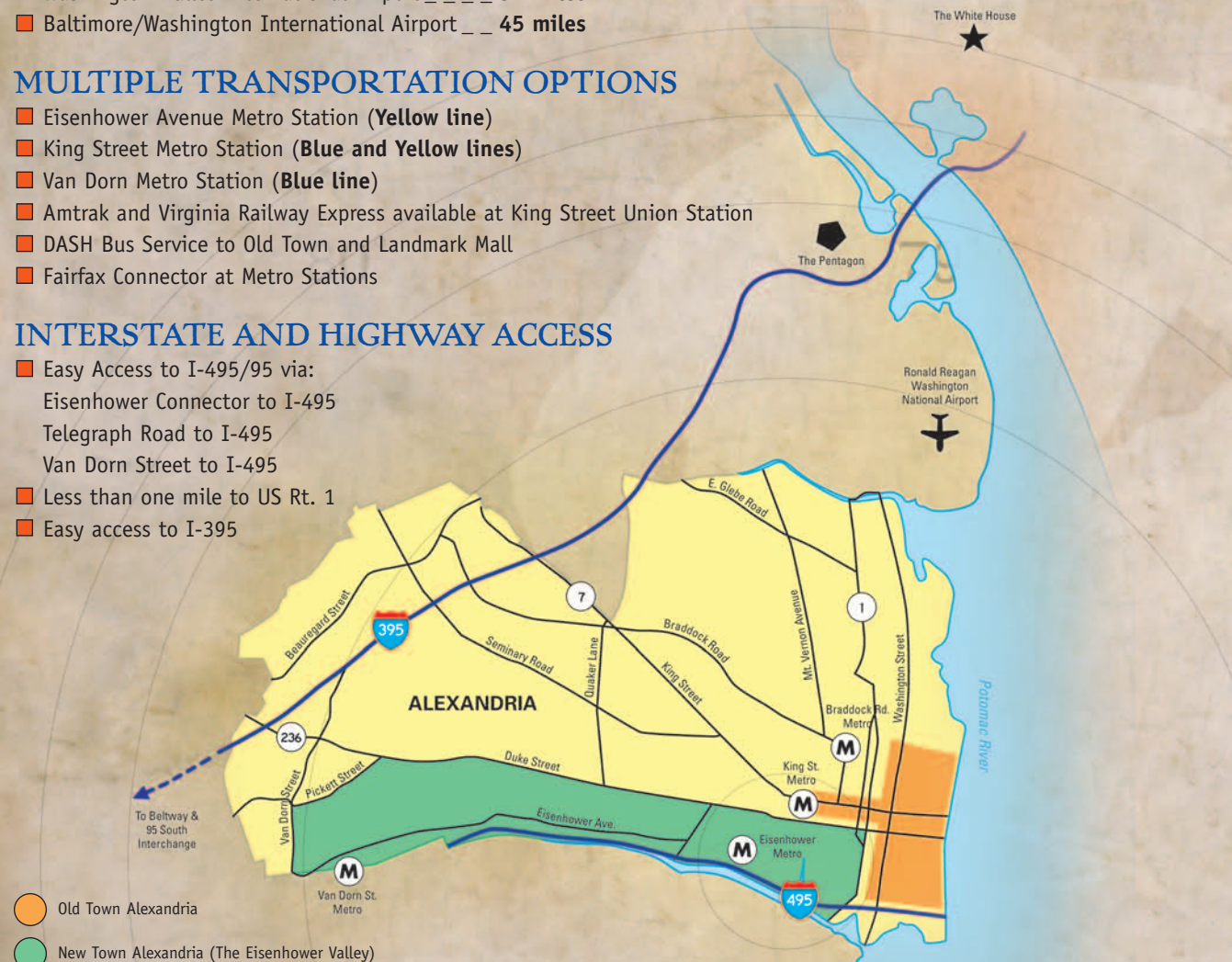
- Old Town Alexandria _____ 1.0 mile
- The Pentagon _____ 7.5 miles
- The White House _____ 8.5 miles
- Union Station (Washington, DC) _____ 9.5 miles
- Ronald Reagan Washington National Airport _____ 5.5 miles
- Washington Dulles International Airport _____ 32 miles
- Baltimore/Washington International Airport _____ 45 miles

MULTIPLE TRANSPORTATION OPTIONS

- Eisenhower Avenue Metro Station (Yellow line)
- King Street Metro Station (Blue and Yellow lines)
- Van Dorn Metro Station (Blue line)
- Amtrak and Virginia Railway Express available at King Street Union Station
- DASH Bus Service to Old Town and Landmark Mall
- Fairfax Connector at Metro Stations

INTERSTATE AND HIGHWAY ACCESS

- Easy Access to I-495/95 via:
Eisenhower Connector to I-495
Telegraph Road to I-495
Van Dorn Street to I-495
- Less than one mile to US Rt. 1
- Easy access to I-395



- Old Town Alexandria
- New Town Alexandria (The Eisenhower Valley)

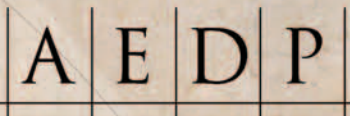
Demographics of the Area (three mile radius)

	2003	2008
Population	117,641	127,431
Median Age	37.4	39.4
Households	54,500	59,714
Average Household Income	\$105,424	\$137,113

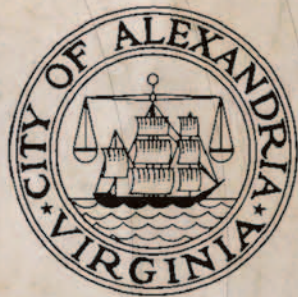
ESRI BIS 2003 Market Profile dated September 2003



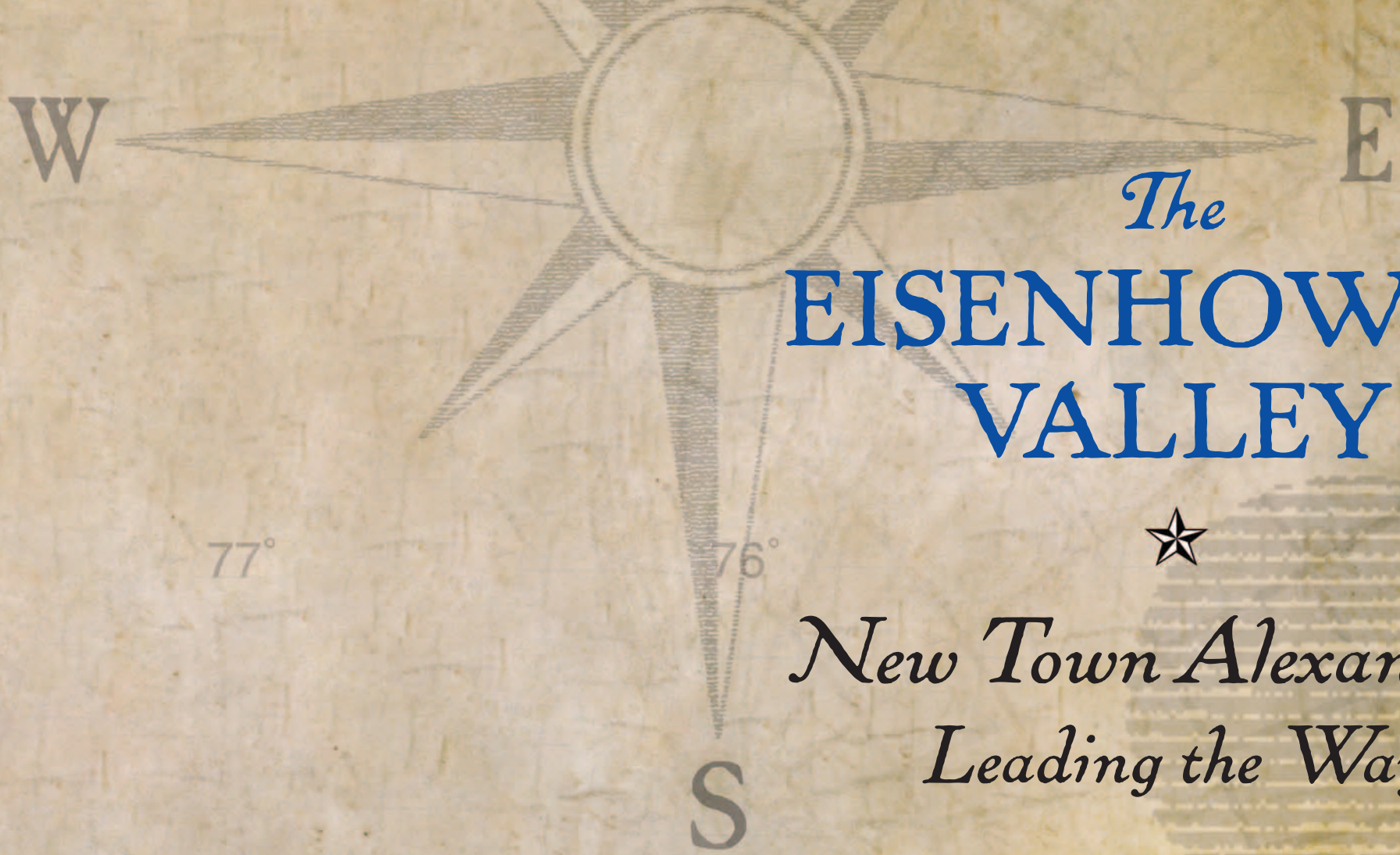
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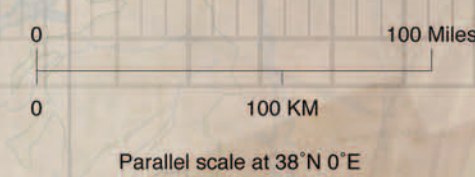


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The
EISENHOWER VALLEY

★
New Town Alexandria
Leading the Way



The Eisenhower Valley



WHAT'S ON YOUR BUSINESS WISH LIST?

Affluent customers, and lots of them. A convenient location easily accessible by Metro rail, car, bicycle or foot. High-quality, high-density development, in a vibrant mixed-use environment. A business-friendly environment, fully supportive of retailers.

Discover the Eisenhower Valley – Alexandria's New Town. The Eisenhower Avenue is a high-visibility, four-mile, east-west business corridor with three Capital Beltway (I-95/I-495) interchanges, three Metro stations, and ready access to Virginia Railway Express and Amtrak. Plans are underway for large-scale development on Eisenhower Avenue that is reminiscent of the ambience of historic Old Town Alexandria, but with a modern flair. Exciting opportunities are available for local, regional, and national retailers to capitalize on a dynamic and growing market.

The Eisenhower Valley, leading the way to a **New Town** in Alexandria.



WHAT'S DRIVING RETAILERS TO THE EISENHOWER VALLEY?

With nearly six million square feet of existing office space and 2,747 upscale residences, Alexandria's New Town is only just beginning to realize its full potential. The United States Patent & Trademark Office (USPTO) is relocating to Alexandria, bringing more than 7,500 employees, and nearly 700 visitors a day. Nearly three million square feet of additional office space is proposed, approved, or under construction, along with 1,478 residential units on the way and more than 600 high-quality hotel rooms. Retail opportunities abound throughout this mixed-use environment, from ground-floor spaces in commercial or residential buildings, to urban-style anchor locations on selected properties.

EXISTING BUSINESSES

- A.G. Edwards
- A.T. Kearney
- American Trucking Associations
- Avalon Bay Communities, Inc.
- Baker Engineering
- Burke & Herbert Bank & Trust Company
- Commonwealth One Federal Credit Union
- Department of Defense
- Federal Express
- Oblon Spivak McClelland Maier & Neustadt, P.C.
- Merrill Lynch
- Restaurant Depot
- Society for Human Resource Management
- The Templar Corporation
- United Parcel Service
- U.S. Federal District Courthouse
- U.S. Patent and Trademark Office
- U.S. Senate Federal Credit Union

HOTELS

- Alexandria Courtyard Marriott – 181 rooms
- Holiday Inn Eisenhower – 196 rooms
- Homestead Guest Suites – 130 rooms
- Hotel at Carlyle – 315 rooms (proposed)
- Hoffman Town Center – 300 rooms (proposed)

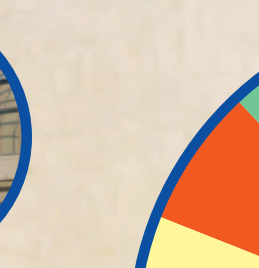


SERVICES

- Alexandria Police Department/Public Safety Center
- Animal Welfare League of Alexandria – Vola Lawson Animal Shelter
- Virginia Department of Motor Vehicles

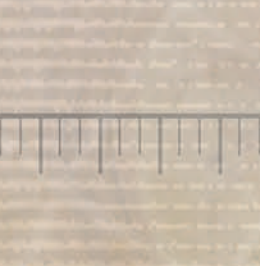
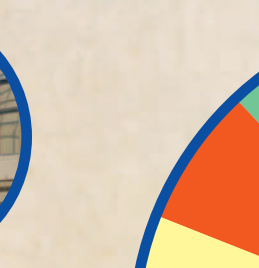
HIGHER EDUCATION

- Strayer University
- Florida Tech Graduate Center



RETAIL, ENTERTAINMENT AND RECREATION

- African American Heritage Park
- AMC Hoffman 22 Movie Theater
- Bike Trails
- Bread and Chocolate
- Cameron Run Regional Park
- Cold Stone Creamery
- Joseph M. Hensley Park
- Jungle's Gym Fitness & Aerobics
- Ruby Tuesday Restaurant
- San Antonio Grill
- Whole Foods (Fresh Fields)

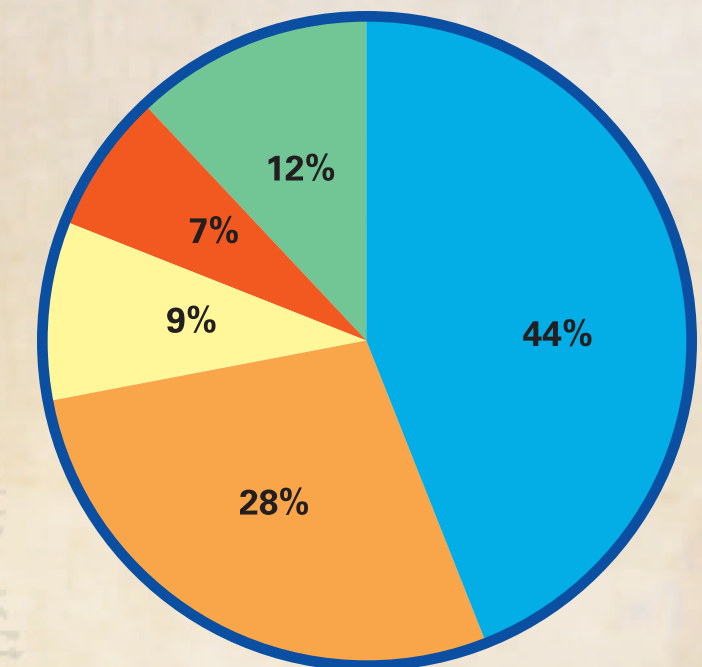


DEVELOPMENT OVERVIEW OF EISENHOWER VALLEY

RESIDENTIAL

Existing Residential Units	2,803 (44%)
Apartments	1,808 (28%)
Condominiums	549 (9%)
Townhouses	446 (7%)
Proposed or Approved Units	783 (12%)

Residential Housing



OFFICE/RETAIL AND COMMERCIAL DEVELOPMENT

Existing Office and Commercial Development	5,733,500 sq. ft.
Office/Retail Proposed and Approved	956,184 sq. ft.
Office/Retail Under Construction	2,640,000 sq. ft.
Carlyle Place (140,000 sq. ft.)	
US Patent & Trademark Office (2,500,000 sq. ft.)	

