

Eisenhower Valley



REGIONAL DISTRIBUTION LOCATION



VICTORY CENTER OFFICE COMPLEX



Eisenhower Valley is an east-west commercial corridor that parallels the City's southern border along Cameron Run. The submarket encompasses hotels, office complexes, industrial buildings, recreational facilities, entertainment options, restaurants and retail. City

Eisenhower Valley is served by both the Yellow and Blue Metro lines, at Eisenhower and Van Dorn Metro Stations.

officials hail the Eisenhower Valley and neighboring Carlyle as the "economic engine of Alexandria"; there is a strong business presence, as well as a growing number of residents that call the Eisenhower Valley home.

The Eisenhower Valley is

anchored on the east and the west by Van Dorn and Eisenhower Metro Stations, allowing for great accessibility for commuters and residents alike.

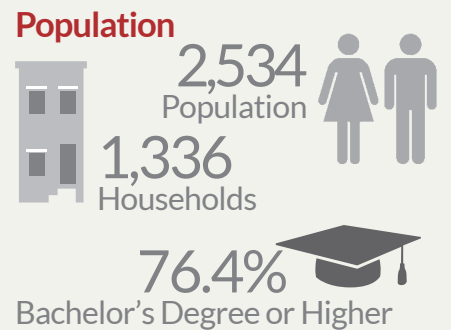
The area has a number of recreational amenities, including Cameron Run Regional Park and Joseph M. Hensley Park. Bike trails also run throughout the Valley, connecting not only Duke Street and Eisenhower Avenue, but intermixing with a network of trails throughout Alexandria and Northern Virginia. Eisenhower Avenue is also home to Strayer University and a growing number of hotels.

The focal point of the burgeoning entertainment district on Eisenhower Avenue is Hoffman Town Center, located just west of Carlyle. Approved for more than 7 million square feet of developable building area spread over 56 acres, Hoffman Town Center is a significant component →



Eisenhower Avenue

STATISTICAL SNAPSHOT



Source: 2008-2013 American Community Survey, US Census Bureau



Source: CoStar Real Estate Database, December 2013



Source: AEDP Research. Please visit www.ALEXANDRIAideal.com for quarterly updated statistics.



FLEX & TRADITIONAL OFFICE SPACE



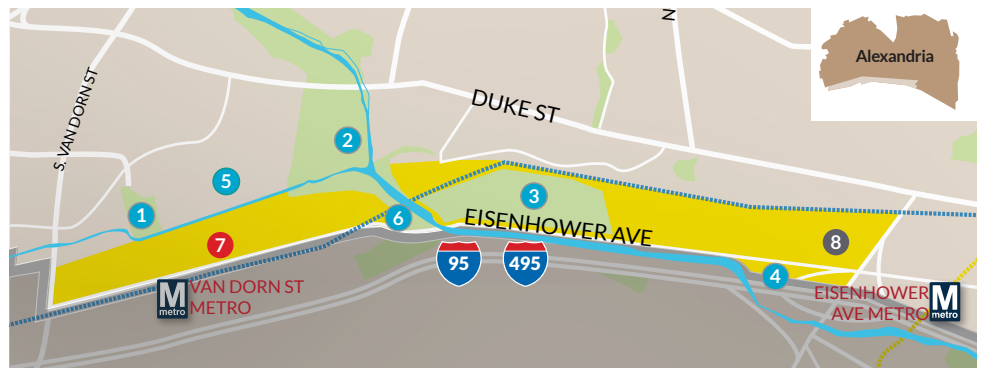
CAMERON RUN STREAM



EISENHOWER AVENUE METRO STATION

of the City of Alexandria's East Eisenhower Small Area Plan. The Town Center currently has a state-of-the-art AMC Movie Theater with 22-screens and more than 4,000 seats, and an array of retail establishments, with additional restaurants slated to open soon. According to planners, the site will be "a year-round, outdoor promenade for families and people to gather, experience the arts and stroll at night."

Future redevelopment of Eisenhower Valley aims to create a seamless connection between the Van Dorn Metro and Carlyle neighborhood. This will be accomplished through new development, to include a mix of shopping, dining and entertainment retailers along the entire corridor, making the Valley a true destination for residents and visitors.



- COMMUNITY INTEREST**
- 1 - ARMISTEAD L. BOOTHE PARK
- 2 - BEN BRENNAN PARK
- 3 - CAMERON RUN REGIONAL PARK
- 4 - STRAYER UNIVERSITY
- 5 - CAMERON STATION
- 6 - VOLA LAWSON ANIMAL SHELTER

- GENERAL INTEREST**
- 7 - VICTORY CENTER
- GOVERNMENT**
- 8 - VIRGINIA DEPT OF MOTOR VEHICLES

NOTABLE EMPLOYERS

- ADT Security
- Baker
- Cuisine Solutions
- Department of Defense
- FedEx
- Pentagon Federal Credit Union
- Restaurant Depot
- UPS

EISENHOWER VALLEY FOR BUSINESS

Eisenhower Partnership
www.eisenhowerpartnership.org



The Eisenhower Avenue Public-Private Partnership was formed in August 1994 to promote the development and redevelopment of the 4.5 mile-long Eisenhower Valley. The Partnership provides networking and promotional opportunities for businesses on the corridor, hosts discussion forums, reviews proposed development plans to ensure quality development along the corridor, and produces newsletters, reports and other marketing materials to promote the area.

EISENHOWER WEST SMALL AREA PLAN

The City's current Master Plan, adopted in 1992, is made up of 15 Small Area Plans (SAPs) covering neighborhoods throughout the City. The work plan for the Department of Planning & Zoning includes a SAP for the west end of Eisenhower Avenue, acknowledging that the area has transit infrastructure in place and under-utilized properties.



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