

# 2415 EISENHOWER AVENUE

ALEXANDRIA, VA  
1,255 - 4,172 SF AVAILABLE

RAPPAPORT





## 2415 EISENHOWER AVENUE

### ALEXANDRIA, VA

Ideal location in 700,000 SF National Science Foundation building with 2,000 employees/visitors per day. A variety of space available from 1,255 SF to 12,461 SF (all divisible). Streetfront retail on Eisenhower Ave., Swamp Fox Road and Grist Mill Place adjacent to Hoffman AMC, the highest volume movie theater in the region. Hoffman Town Center (to be completed by 2020) will boast 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.

### DEMOGRAPHICS 2024

3 MILES



**POPULATION** 205,760



**DAYTIME  
POPULATION** 80,631



**HOUSEHOLD  
INCOME** \$109,766



**TRAFFIC  
COUNTS** 13,000 on Eisenhower Ave

### CO-TENANTS





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## SITE PLAN

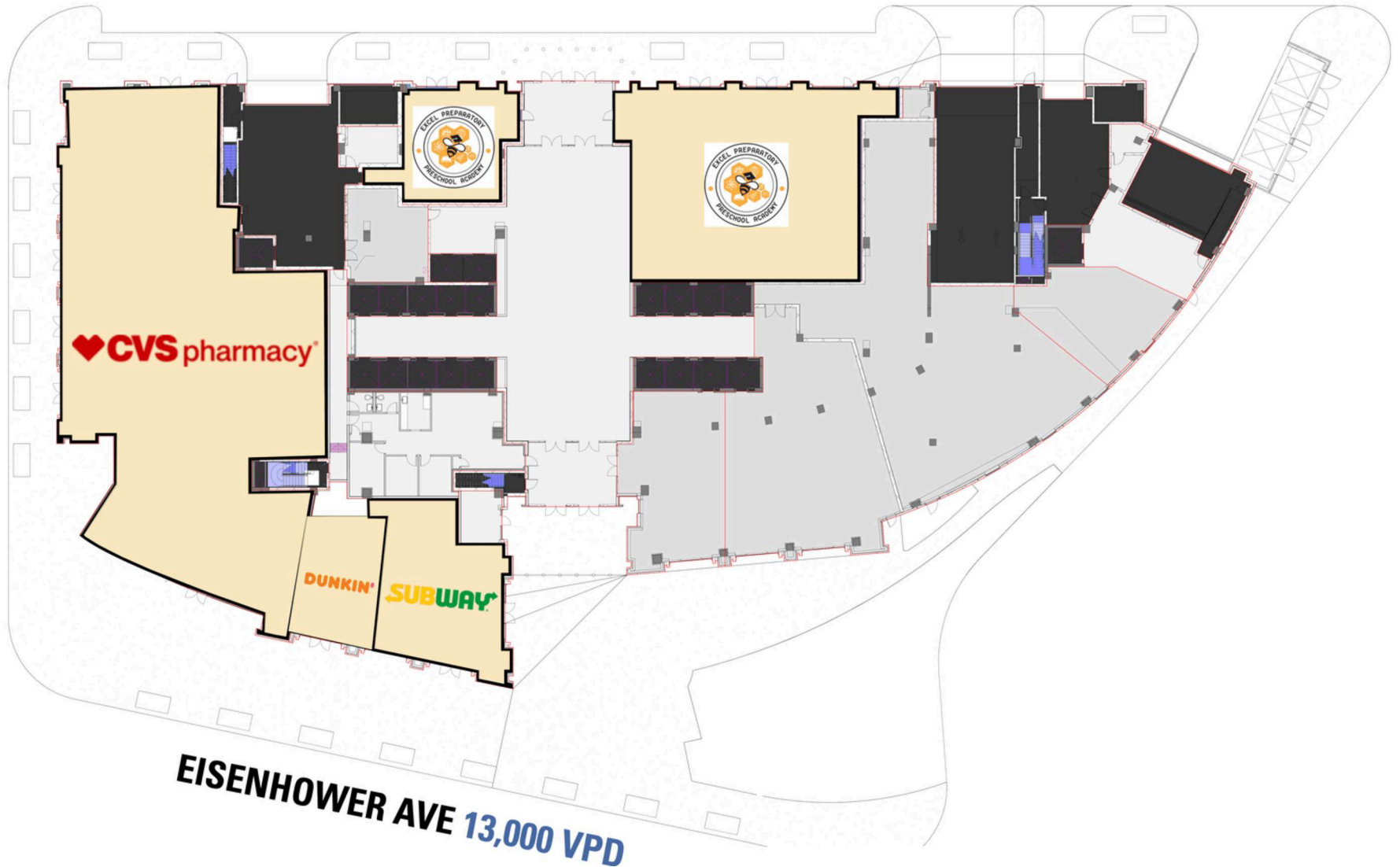
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## GRIST MILL PLACE

SWAMP FOX ROAD



EISENHOWER AVE 13,000 VPD



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