

TYSONS WEST

TYSONS, VA

FULLY LEASED





RAPPAPORT
CULTIVATING PLACES



TYSONS WEST TYSONS, VA

- Steps from the Spring Hill Metro Station and easily accessible from the Dulles Toll Road and I-495
- Abundant garage parking available
- Strong retail mix between the urban-style Walmart and various restaurants
- Easy transportation access for clients, patients, and employees

DEMOGRAPHICS 2024

| | 1 MILE | 3 MILES | 5 MILES |
|---|-------------------|-----------|-----------|
|  POPULATION | 14,442 | 85,104 | 229,444 |
|  DAYTIME POPULATION | 52,553 | 101,219 | 183,101 |
|  HOUSEHOLD INCOME | \$186,253 | \$241,051 | \$231,053 |
|  TRAFFIC COUNTS | 48,867 on Route 7 | | |

CO-TENANTS



TYSONS WEST
TYSONS, VA

267

COX DUNKIN'

Jersey Mike's
SMOOTHIE KING

DULLES TOLL ROAD

267

BEST BUY
The Container Store

Chick-fil-A
CHIPOTLE MEXICAN GRILL

Harris Teeter
Organic Produce & Pharmacy

TYSON'S GALLERIA

corner bakery CAFE
PAUL
Starbucks

The Cheesecake Factory
WILLIAMS SONOMA CALIFORNIA
FOUNDING FARMERS

Bowlero
P.F. CHANG'S
J.CREW

267

THE PERFECT PITA
SUBWAY

in TCO THAI'S CORNER
Chickadee

Classic BAKERY
BOMBAY TANDOOR

Quality
TIRE & SERVICE BY QUALITY SERVICE

7

INTERNATIONAL DRIVE

INTERSTATE 495

M metro



TYSONS WEST

Walmart
moby dick
ROAMING ROOSTER

M metro

REI COOP

M metro

Peets Coffee & Tea

LEESBURG PIKE

TYSON'S CORNER CENTER

MAC H&M Panera BREAD

COASTAL FLATS Earls KITCHEN + BAR

BARNES & NOBLE PR

CAVA SHAKE SHACK & pizza

TYSONS SQUARE

Burlington HomeGoods ROBEKS

Marshalls JJ

THE BORO
MIXED-USE DEVELOPMENT

330,000 SF OF RETAIL SPACE
1,400 RESIDENTIAL UNITS
2.65M SF OF OFFICE SPACE

7

INTERSTATE 495

PIKE 7 PLAZA

CAVA STAPLES DSW SAKURA

honeygrow TJ-MAXX Panera Starbucks

TYSONS WEST
TYSONS, VA

TYSONS WEST

LEESBURG PIKE

DUNKIN'
NAIL SALON

COX

SMOOTHIE KING
Jersey Mike's
SUBS

First National Bank

THAI'S CORNER

DaVita
SUBWAY
THE PERFECT PITA

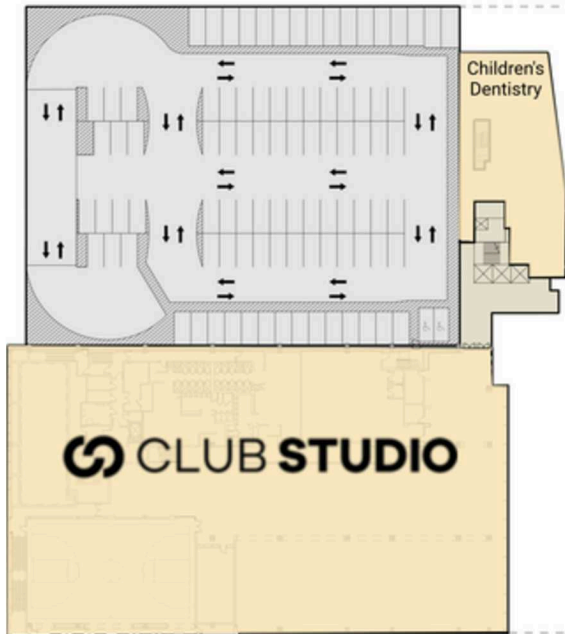
PAISANO'S
BOMBAY TANDOOR

Allstate
You're in good hands.
OLD DOMINION NATIONAL BANK
Mercedes-Benz
PORSCHE

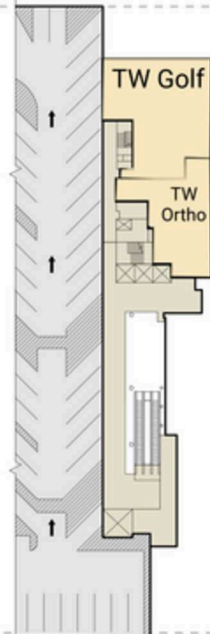
SITE PLAN

TYSONS WEST | TYSONS, VA

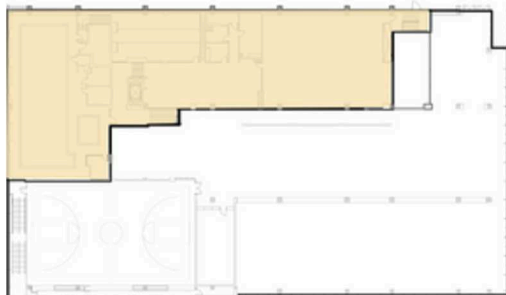
FULLY LEASED



THIRD LEVEL - GYM MAIN FLOOR



SECOND LEVEL



THIRD LEVEL - GYM UPPER FLOORS



GROUND LEVEL

TYSONS WEST
TYSONS, VA





TYSONS WEST | 1500 CORNERSIDE BLVD, TYSONS, VA

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