

TYSONS 3 CENTER

TYSONS, VA

20,363 SF ANCHOR OPPORTUNITY

RAPPAPORT
CULTIVATING PLACES



TYSONS 3 CENTER
TYSONS, VA

- | 40,833 SF shopping center anchored by Marufuji Japanese Deli and Starbucks
- | 20,363 SF anchor opportunity with pylon signage directly on Route 7
- | Close proximity to I-66, I-495, Route 267, and within walking distance of the Spring Hill Metro Station
- | Excellent visibility from Route 7 (61,000 VPD) with heavy daytime traffic

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	16,938	98,026	236,085
 DAYTIME POPULATION	38,599	119,790	189,648
 HOUSEHOLD INCOME	\$190,347	\$231,963	\$232,500
 TRAFFIC COUNTS	75,200 on Leesburg Pike (Route 7)		

AREA RETAILERS



TYSONS 3 CENTER TYSONS, VA



DULLES TOLL ROAD 108,650 VPD

267

Tyson's West Phase III

Tyson's West

Tyson's 3

The Boro

Tyson's Galleria

Pike 7 Plaza

Tyson's Square

Tyson's Corner Center

267

495

267

495

M metro

M metro

7

495

LEESBURG PIKE 74,167 VPD

INTERNATIONAL DRIVE 15,153 VPD

SITE PLAN
TYSONS 3 CENTER | TYSONS, VA
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Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	18,444	Maruichi Japanese Food & Deli	2	20,363	Available	3	2,026	Starbucks



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