

TYSONS 3 CENTER

TYSONS, VA

20,363 SF ANCHOR OPPORTUNITY

RAPPAPORT
CULTIVATING PLACES







TYSONS 3 CENTER

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- | 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 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	13,368	90,900	236,077
 DAYTIME POPULATION	46,124	84,102	181,507
 HOUSEHOLD INCOME	\$134,453	\$162,457	\$160,794
 TRAFFIC COUNTS	61,000 on Leesburg Pike (Route 7)		

CO-TENANTS



TYSONS 3 CENTER
TYSONS, VA



DULLES TOLL ROAD 106,573 VPD



Tyson's West Phase III

Tyson's West



Tyson's 3

The Boro

Tyson's Galleria



BEST BUY

Pike 7 Plaza



INTERNATIONAL DRIVE 7,000 VPD



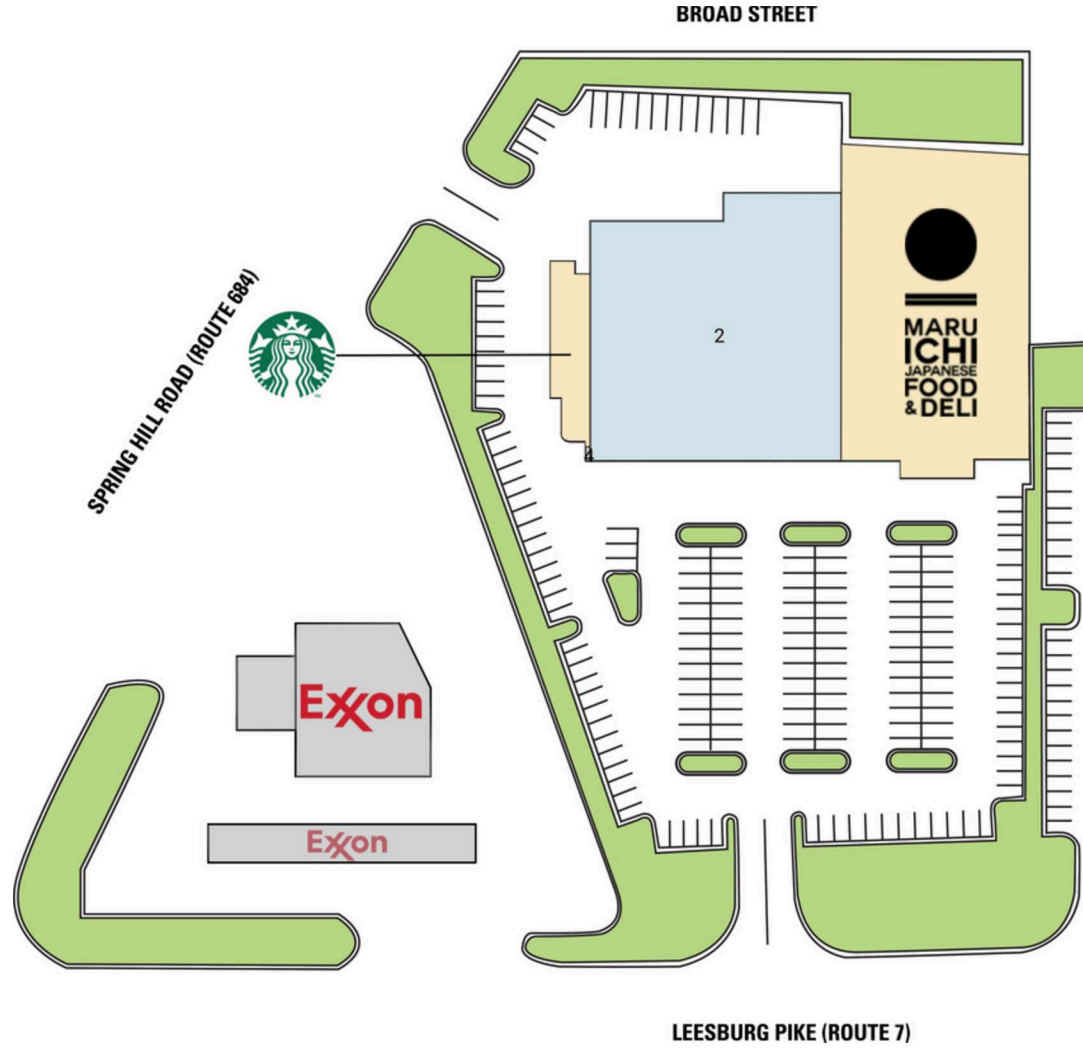
Tyson's Square

Tyson's Corner Center



SITE PLAN

TYSONS 3 CENTER | TYSONS, VA
20,363 SF ANCHOR OPPORTUNITY



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



TYSONS 3 CENTER | 8520 LEESBURG PIKE, TYSONS, VA

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