

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	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 108,650 VPD

267

Tyson West Phase III
Jockey Wares
DUNKIN'
BASIC BURGER

Harris Teeter
Empowering Food & Freedom

Tyson West
Walmart
moby dick
CLUB STUDIO

Tyson 3

The Boro
ETHAN ALLEN
WHOLE FOODS
ICON

Tyson Galleria
CMX CINÉBISTRO
Neiman Marcus
Crate & Barrel

BEST BUY
The Container Store
Chick-fil&

Pike 7 Plaza
T.J. MAXX
LIDL
SHAKE SHACK

REI COOP

Tyson Square
Marshalls
PURE FITNESS
HomeGoods

Tyson Corner Center
bloomingdales
AMC THEATRES
NORDSTROM

LEESBURG PIKE 74,167 VPD

INTERNATIONAL DRIVE 15,135 VPD

495

267

267

495

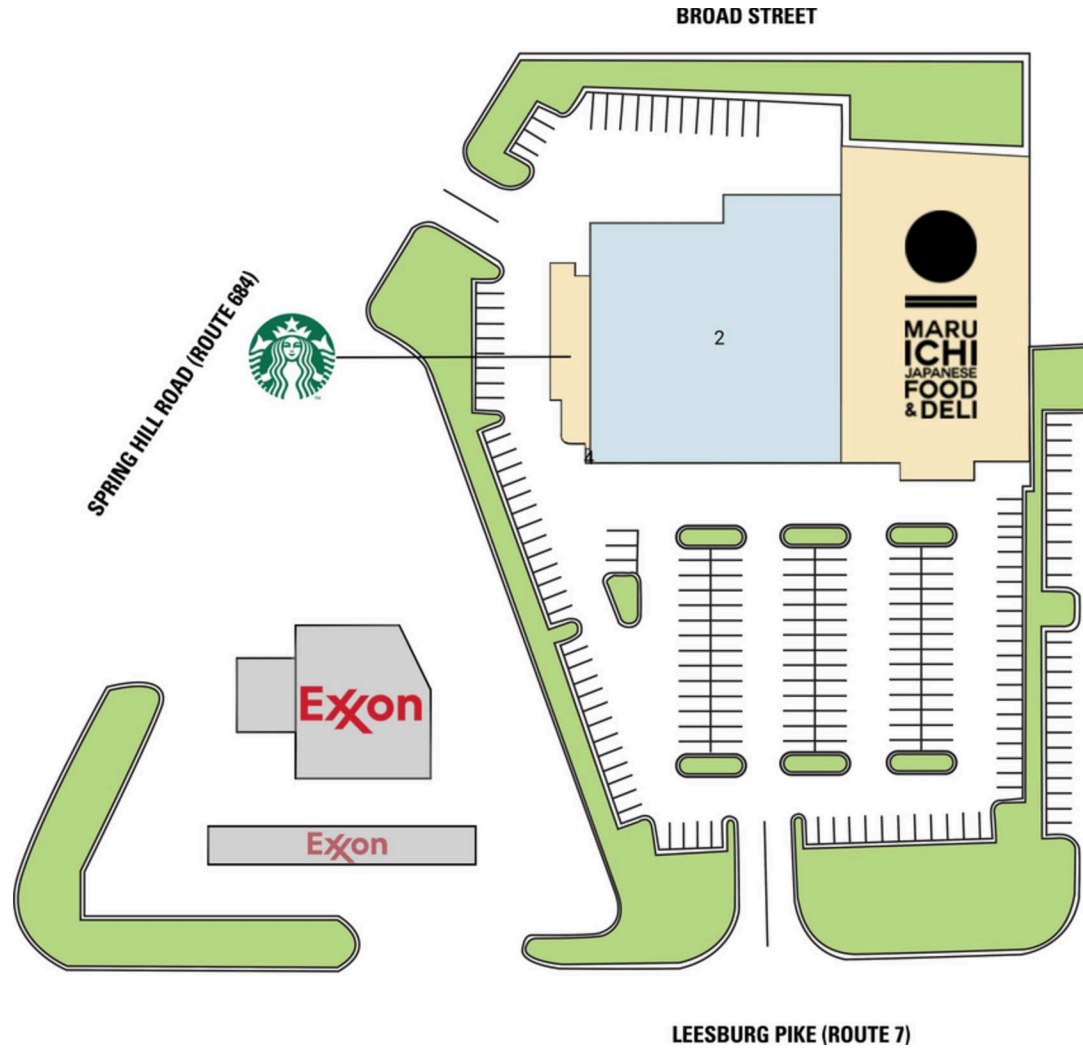
7

495



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



TYSONS 3 CENTER | 8520 LEESBURG PIKE, TYSONS, VA

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com