

# 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   |
|---------------------------------------------------------------------------------|-----------------------------------|-----------|-----------|
| <div> <div> <div></div> <div></div> </div> <div>POPULATION</div> </div>         | 16,938                            | 98,026    | 236,085   |
| <div> <div> <div></div> <div></div> </div> <div>DAYTIME POPULATION</div> </div> | 38,599                            | 119,790   | 189,648   |
| <div> <div> <div></div> <div></div> </div> <div>HOUSEHOLD INCOME</div> </div>   | \$190,347                         | \$231,963 | \$232,500 |
| <div> <div> <div></div> <div></div> </div> <div>TRAFFIC COUNTS</div> </div>     | 75,200 on Leesburg Pike (Route 7) |           |           |

## AREA RETAILERS



# TYSONS 3 CENTER TYSONS, VA

DULLES TOLL ROAD 108,650 VPD

267

Tysons West Phase III



Tysons West  
Walmart  
moby  
club studio



Tysons 3

The Boro



Tysons Galleria



267

495



BEST BUY  
The Container Store  
Chick-fil&

Pike 7 Plaza



Tysons Square



Tysons Corner Center



7

495

SITE PLAN

TYSONS 3 CENTER | TYSONS, VA

20,363 SF ANCHOR OPPORTUNITY



| Space | Sq. Ft | Tenant Name                   |
|-------|--------|-------------------------------|
| 1     | 18,444 | Maruichi Japanese Food & Deli |

| Space | Sq. Ft | Tenant Name |
|-------|--------|-------------|
| 2     | 20,363 | Available   |

| Space | Sq. Ft | Tenant Name |
|-------|--------|-------------|
| 3     | 2,026  | Starbucks   |



**TYSONS 3 CENTER | 8520 LEESBURG PIKE, TYSONS, VA**

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