

TYSONS WEST PHASE III

TYSONS, VA

1,250 - 3,550 SF AVAILABLE







TYSONS WEST PHASE III

TYSONS, VA

- | Steps from the Spring Hill Metro Station and easily accessible from the Dulles Toll road and I-495
- | Strong mix of restaurant and service users, shadow anchored by Walmart and a new state of the art Club Studio
- | Abundant surface parking available
- | Excellent visibility from Route 7 with 48,000 cars per day

DEMOGRAPHICS 2025

| | 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 | | |

AREA RETAILERS



TYSONS WEST PHASE III
TYSONS, VA

267

DULLES TOLL ROAD 267

INTERSTATE
495

TYSONS WEST PHASE III

DUNKIN' **COX**

Jersey Mike's **SMOOTHIE KING**

Harris Teeter
 Keep. Delicious.™ & Pharmacy

TYSON'S GALLERIA

corner bakery CAFE **PAUL** **Starbucks**

The Cheesecake Factory **WILLIAMS SONOMA** **FOUNDING FARMERS**

Bowlero **PF. CHANG'S** **J.CREW**

267

TYSONS WEST

ROAMING ROOSTER **moby dick**

Walmart

Quality
 TOWN & COUNTRY BY ROYAL WORTH

7

WHOLE FOODS MARKET **ICON**

INTERNATIONAL DRIVE

INTERSTATE
495

M metro

THE PERFECT PITA **SUBWAY**

TCO THAI'S CORNER **Salsbury**

Classic BAKERY **BOMBAY TANDOOR**

BEST BUY **The Container Store**

Chick-fil-A **CHIPOTLE MEXICAN GRILL**

M metro

REI COOP

Peets Coffee & Tea

M metro

TYSON'S CORNER CENTER

MAC **H&M** **Panera BREAD**

COASTAL FLATS **Earls** KITCHEN + BAR

BARNES & NOBLE **PR**

CAVA **SHAKE SHACK** **&pizza**

LEESBURG PIKE

INTERSTATE
495

TYSONS SQUARE

Burlington **HomeGoods** **ROBEKS**

Marshalls **JJ** **Chick-fil-A**

7

THE BORO MIXED-USE DEVELOPMENT

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

PIKE 7 PLAZA

CAVA **STAPLES** **DSW** **SAKURA**

honeygrow **TJ-MAXX** **Panera BREAD** **Starbucks**

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TYSONS WEST



Roaming Rooster
Moby Dick
Walmart
Club Studio



THAI'S CORNER

Davita
Kidney Care
SUBWAY
THE PERFECT PITA

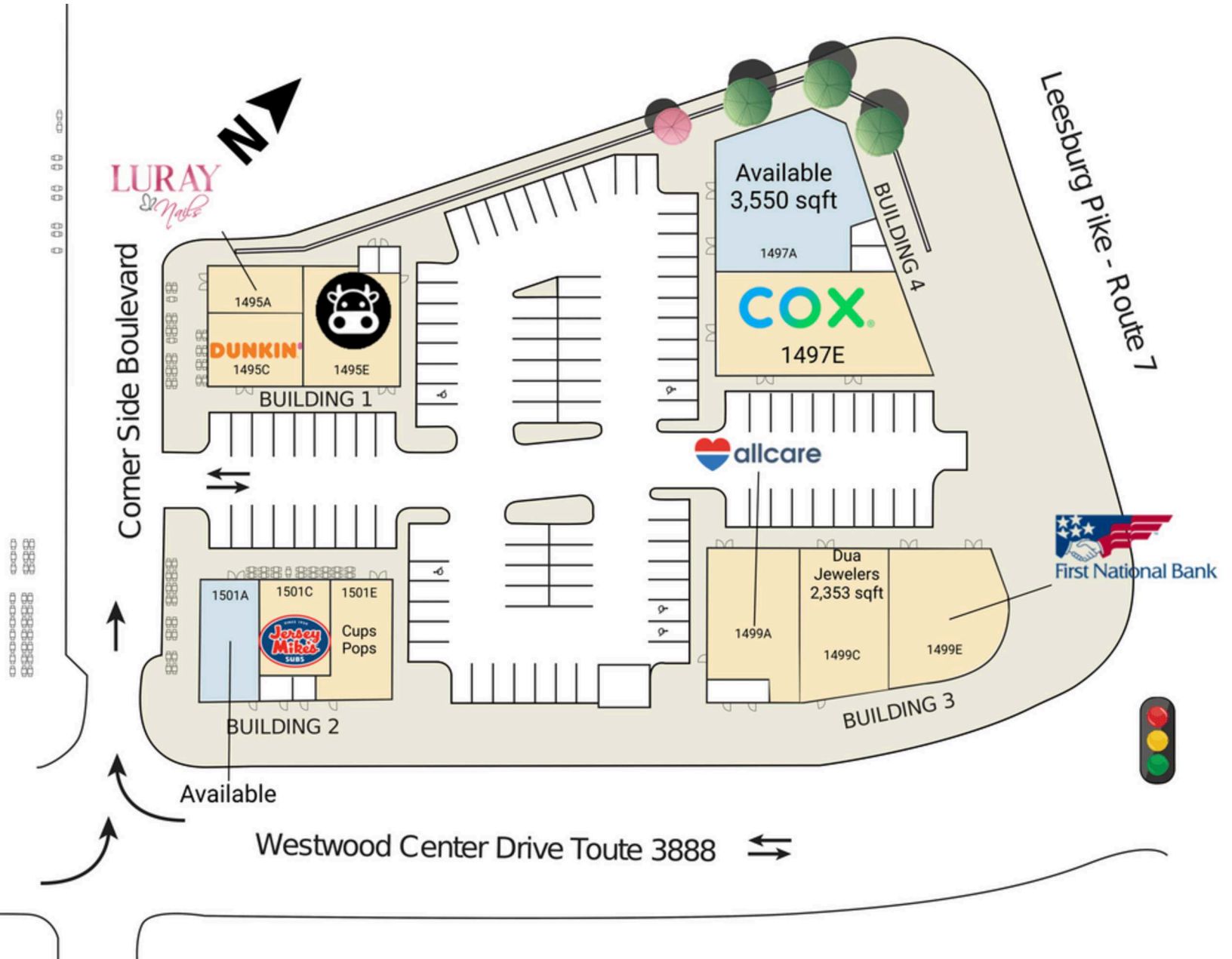
PAISANO'S PIZZA
BOMBAY TANDOOR

Allstate
Mercedes-Benz
OLD DOMINION NATIONAL BANK
PORSCHE

SITE PLAN

TYSONS WEST PHASE III | TYSONS, VA

1,250 - 3,550 SF AVAILABLE



TENANT LIST

TYSONS WEST PHASE III | TYSONS, VA

| # | SQ. FT | MERCHANT |
|---|--------|----------|
|---|--------|----------|

| | | |
|-------|-----|--------------|
| 1495A | 750 | Luxury Nails |
|-------|-----|--------------|

| | | |
|-------|-------|----------------|
| 1495C | 1,200 | Dunkin' Donuts |
|-------|-------|----------------|

| | | |
|-------|-------|--------------|
| 1495E | 2,200 | Basic Burger |
|-------|-------|--------------|

| | | |
|-------|-------|-----------|
| 1497A | 3,550 | Available |
|-------|-------|-----------|

| # | SQ. FT | MERCHANT |
|---|--------|----------|
|---|--------|----------|

| | | |
|-------|-------|-----------|
| 1497E | 3,580 | Cox Store |
|-------|-------|-----------|

| | | |
|-------|-------|----------|
| 1499A | 1,985 | All Care |
|-------|-------|----------|

| | | |
|-------|-------|--------------|
| 1499C | 2,353 | Dua Jewelers |
|-------|-------|--------------|

| | | |
|-------|-------|---------------------|
| 1499E | 2,500 | First National Bank |
|-------|-------|---------------------|

| # | SQ. FT | MERCHANT |
|---|--------|----------|
|---|--------|----------|

| | | |
|-------|-------|-----------|
| 1501A | 1,250 | Available |
|-------|-------|-----------|

| | | |
|-------|-------|--------------|
| 1501C | 1,100 | Jersey Mikes |
|-------|-------|--------------|

| | | |
|-------|-------|-----------|
| 1501E | 1,300 | Cups Pops |
|-------|-------|-----------|



TYSONS WEST PHASE III | 1500 CORNERSIDE BLVD, TYSONS, VA

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