

TYSONS WEST PHASE III

TYSONS, VA

2,353 - 3,550 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







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 2024

	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**

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** **CLUB CREEPER**

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**

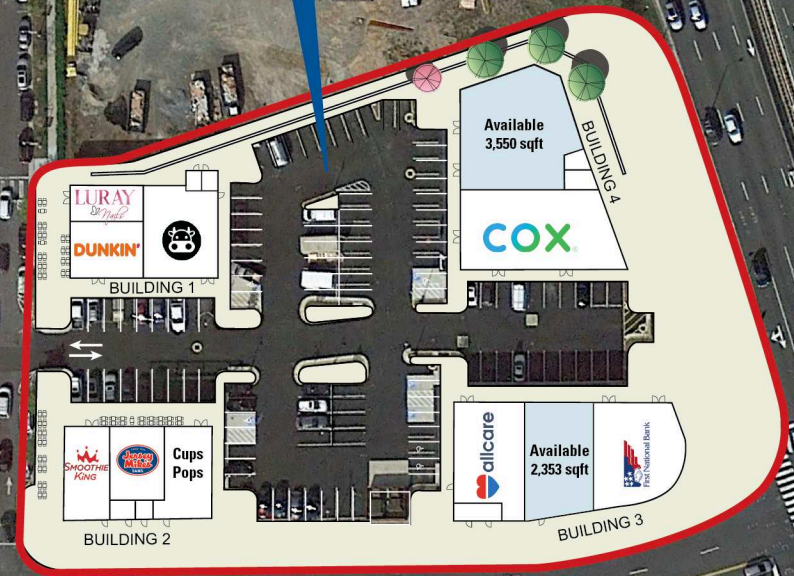
TYSONS WEST PHASE III

TYSONS, VA

TYSONS WEST



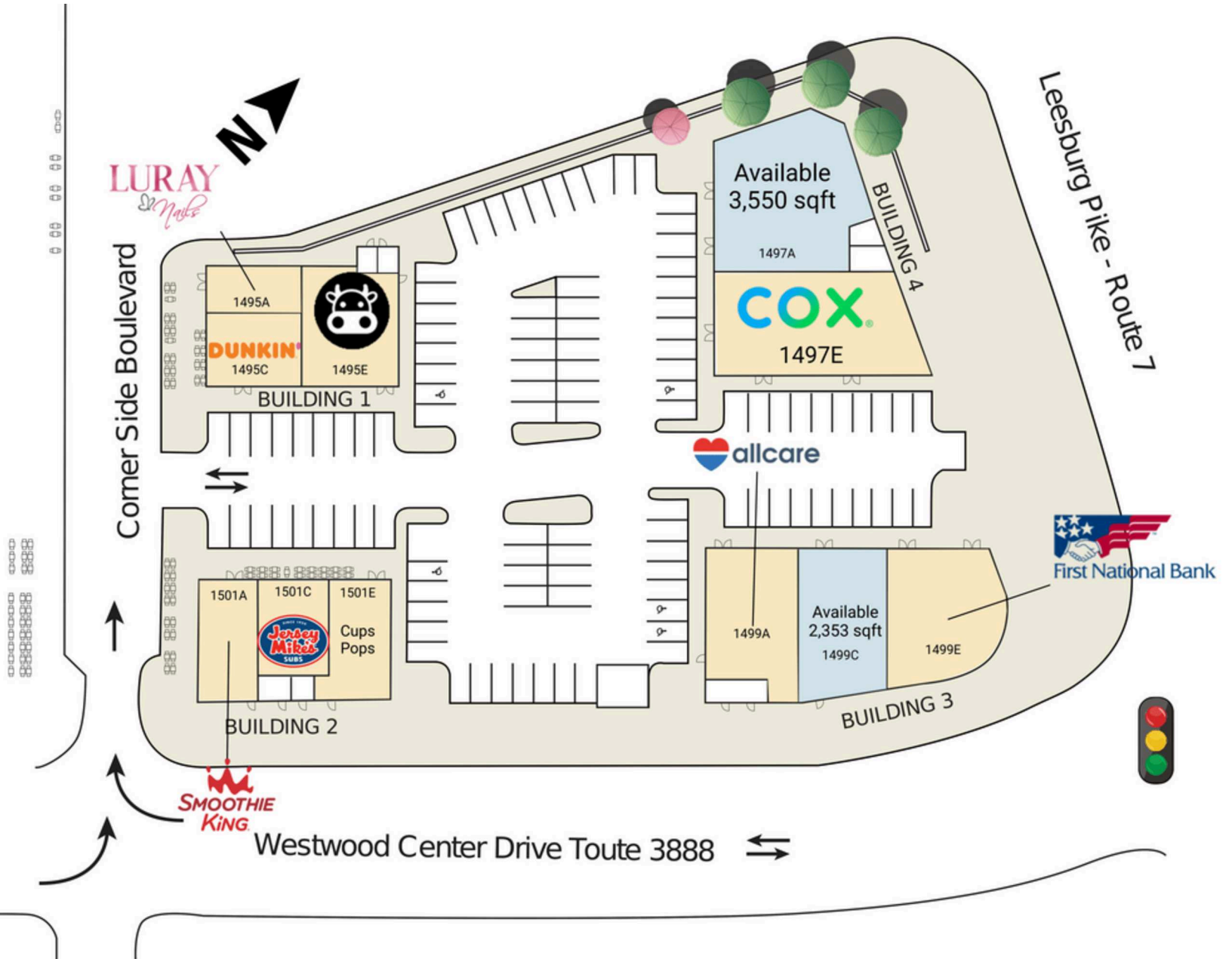
TYSONS WEST PHASE III



SITE PLAN

TYSONS WEST PHASE III | TYSONS, VA

2,353 - 3,550 SF AVAILABLE



TENANT LIST

TYSONS WEST PHASE III | TYSONS, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1495A	750	Luxury Nails	1497E	3,580	Cox Store	1501A	1,250	Smoothie King
1495C	1,200	Dunkin' Donuts	1499A	1,985	All Care	1501C	1,100	Jersey Mikes
1495E	2,200	Basic Burger	1499C	2,353	Available	1501E	1,300	Cups Pops
1497A	3,550	Available	1499E	2,500	First National Bank			



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

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