

# TYSONS WEST PHASE III

TYSONS, VA  
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**

**Harris Teeter**  
Fresh Produce • Deli • 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

7

INTERSTATE 495

### TYSONS SQUARE

**Burlington** **HomeGoods** **ROBEKS**  
**Marshalls** **JJ** **Chick-fil-A**

### 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 PHASE III

**TYSONS WEST**



Roaming Rooster, Moby Dick, Walmart, Club Studio



**TCO THAI'S CORNER**

**Davita** Kidney Care  
**SUBWAY**  
**THE PERFECT PITA**

**PAISANO'S PIZZA**  
**BOMBAY TANDOOR**

**Allstate**  
**OLD DOMINION NATIONAL BANK**  
Mercedes-Benz  
**PORSCHE**



# SITE PLAN

TYSONS WEST PHASE III | TYSONS, VA

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	Dua Jewelers	1501E	1,300	Cups Pops
1497A	3,550	Available	1499E	2,500	First National Bank			



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

Zach Elcano | [zelcano@rappaportco.com](mailto:zelcano@rappaportco.com) | 571.382.1228

[rappaportco.com](http://rappaportco.com)