

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	74,167 on Route 7		

AREA RETAILERS



TYSONS WEST PHASE III
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DULLES TOLL ROAD 108,650 VPD



Tyson's West Phase III

Tyson's West
mart | moby dick | CLUB STUDIO



Tyson's 3
Starbucks | MARU ICHI FOOD KOREA

Harris Teeter
Neighborhood Food & Pharmacy

Tyson's Galleria
CMX CINÉBISTRO | Neiman Marcus | Crate & Barrel



BEST BUY | The Container Store | Chick-fil&

The Boro
ETHAN ALLEN | WHOLE FOODS MARKET | ICON

INTERNATIONAL DRIVE 15,153 VPD



Pike 7 Plaza
TJ-maxx | LIDL | SHAKE SHACK



REI COOP

Tyson's Square
Marshalls | PURE FITNESS | HomeGoods

Tyson's Corner Center
bloomingdales | REGAL | NORDSTROM



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Roaming Rooster, Moby Dick, Walmart, Club Studio



THAI'S CORNER

Davita Kidney Care, SUBWAY, THE PERFECT PITA

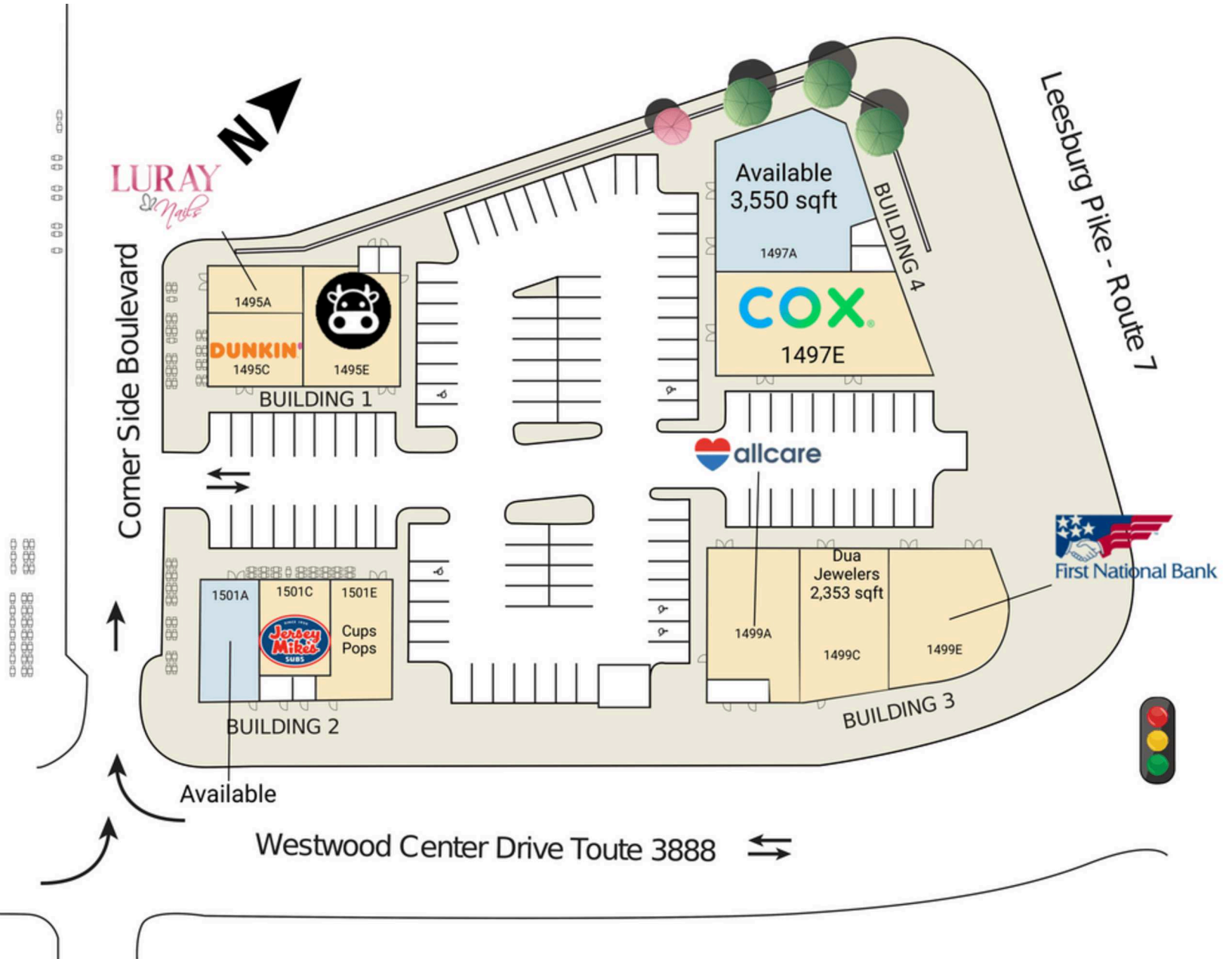
PAISANO'S PIZZA, BOMBAY, TANDOOR

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

SITE PLAN

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TENANT LIST

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#	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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