

TYSONS WEST PHASE III

TYSONS, VA

1,250 - 3,550 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



TYSONS WEST PHASE III **TYSONS, VA**

- | Steps from the Spring Hill Metro Station and easiliy 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	19,781	89,980	229,828
 DAYTIME POPULATION	39,520	118,102	193,778
 HOUSEHOLD INCOME	\$200,865	\$232,585	\$230,678
 TRAFFIC COUNTS	74,200 on Route 7		

AREA RETAILERS



TYSONS WEST PHASE III
TYSONS, VA



DULLES TOLL ROAD 108,650 VPD



Tyson's West
Phase III

Tyson's West
mart moby dick CLUB STUDIO



Tyson's 3



Tyson's Galleria



Pike 7 Plaza



Tyson's Square



Tyson's Corner Center



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TYSONS WEST



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SITE PLAN
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TENANT LIST

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#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1495A	750	Luxury Nails	1497E	3,580	Cox Store	1501A	1,250	Available
1495C	1,200	Dunkin'	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

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