

Tysons West Tysons, VA

Fully Leased

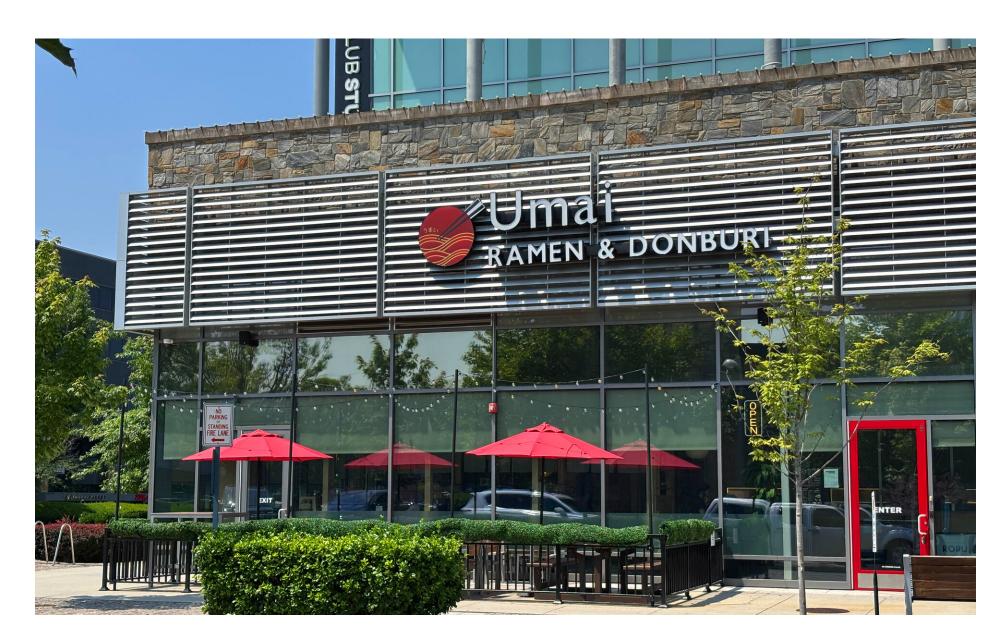
RAPPAPORT CULTIVATING PLACES

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- Steps from the Spring Hill Metro Station and easily accessible from the Dulles Toll Road and I-495
- Abundant garage parking available
- Strong retail mix between the urban-style Walmart and various restaurants
- Easy transportation access for clients, patients, and employees





Tysons West

2025 Demographics

	1 mi.	3 mi .	5 mi.
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		

Co-Tenants













Tysons West



Site Plan



Space #	Sq. Ft.	Tenant
1	79,677	Walmart
2	2,169	Moby Dick House of Kabob
3	2,000	Roaming Rooster
4	3,267	Umai Ramen & Donburi
5	-	TW Golf
6	-	TW Ortho
7	5,911	Children's Dentistry
8	48,891	Club Studio
9	-	Lease Signed



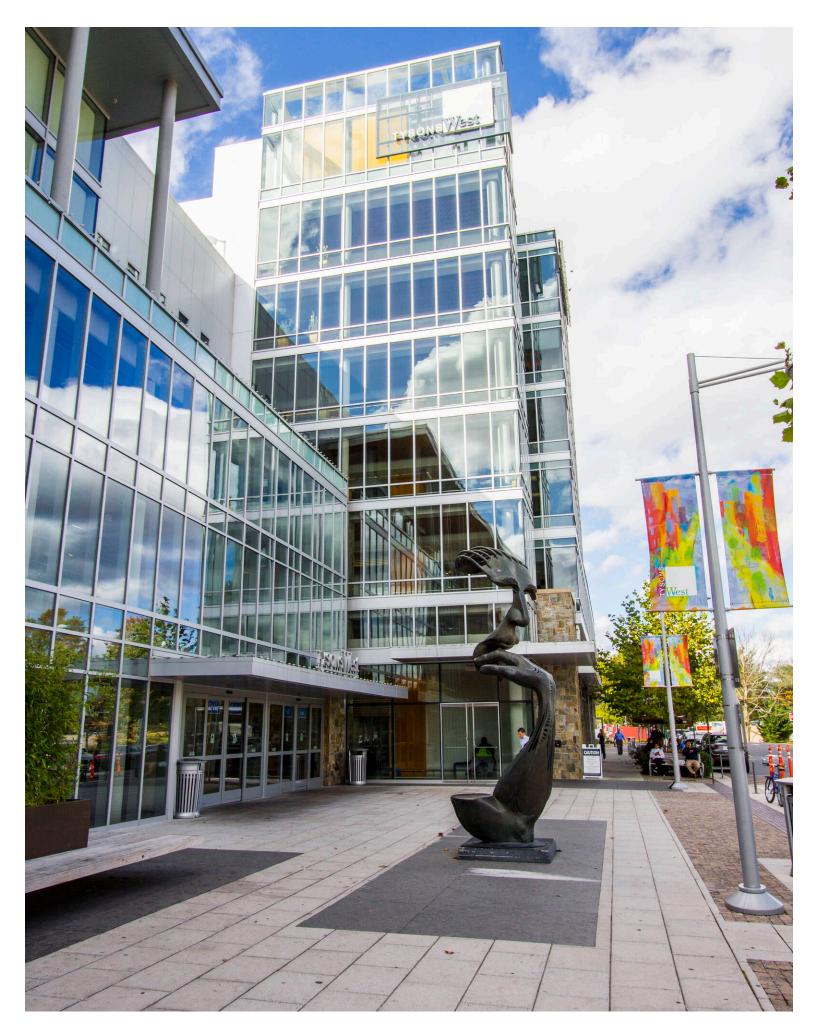
THIRD LEVEL - GYM UPPER FLOORS

Space Available

Tysons West



The Property







Tysons West





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