



Tysons 3 Center

Tysons, VA

20,363 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Tysons

Virginia

- 40,833 SF shopping center anchored by Marufuji Japanese Deli and Starbucks
- 20,363 SF anchor opportunity with pylon signage directly on Route 7
- Close proximity to I-66, I-495, Route 267, and within walking distance of the Spring Hill Metro Station
- Excellent visibility from Route 7 (75,200 VPD) with heavy daytime traffic



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	16,938	98,026	236,085
Daytime Population	38,599	119,790	189,648
Household Income	\$190,347	\$231,963	\$232,500
Traffic Counts	75,200 on Leesburg Pike (Route 7)		

Area Retailers





Tysons West Phase III

Tysons West

Tysons 3

Tysons Galleria

The Boro

Pike 7 Plaza

Tysons Square

Tysons Corner Center

Site Plan

20,363 SF available

Space #	Sq. Ft.	Tenant
1	18,444	Maruichi Japanese Food & Deli
2	20,363	Available
3	2,026	Starbucks



● Space Available

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