



Tysons West Phase III

Tysons, VA

2,200- 3,550 SF available
2nd-generation restaurant available

RAPPAPORT
CULTIVATING PLACES®

Tysons

Virginia

- 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 75,200 cars per day



2025 Demographics

	1 mi.	3 mi.	5 mi.
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







Tyson's West Phase III

Tyson's West
Walmart  moby dick  CLUB STUDIO 



WESTWOOD CENTER DRIVE

LEESBURG PIKE 75,200 VPD

 Mercedes-Benz  OLD DOMINION NATIONAL BANK  PORSCHE

 TCO THAI'S CORNER

 SUBWAY 

 PAISANO'S PIZZA  BOMBAY TANDOOR

Site Plan

2,200 - 3,550 SF available

Space #	Sq. Ft.	Tenant
1495A	750	Luxury Nails
1495C	1,200	Dunkin'
1495E	2,200	Available
1497A	3,550	Available
1497E	3,580	Cox Store
1499A	1,985	All Care
1499C	2,353	Dua Jewelers
1499E	2,500	First National Bank
1501A	1,250	Lazza Cafe
1501C	1,100	Jersey Mikes
1501E	1,300	Cups Pops

● Space Available



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