



Tysons West Phase III

Tysons, VA

3,550 SF 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





Tysons West Phase III

Tysons West
Walmart
moby
dick
HOUSE OF KABOB
CLUB STUDIO



Tysons 3
Starbucks
MARU
ICHI
FOOD & DELI



Tysons Galleria
Saks Fifth Avenue
LUCKY STRIKE
GUCCI
CMX
CINÉBISTRO
Neiman Marcus
Crate & Barrel

The Boro
ETHAN ALLEN
WHOLE FOODS MARKET
ICON

BEST BUY
The Container Store
Chick-fil&

Pike 7 Plaza
T.J. MAXX
LIDL
SHAKE SHACK
Panera
J. CREW FACTORY
ULTA BEAUTY



Tysons Square
Marshalls
PURE FITNESS
HomeGoods

Tysons Corner Center
BARNES & NOBLE
Apple
NORDSTROM
bloomingdales
REGAL
ZARA



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

3550 SF available

Space #	Sq. Ft.	Tenant
1495A	750	Luxury Nails
1495C	1200	Dunkin'
1495E	2200	Basic Burger
1497A	3550	Available
1497E	3580	Cox Store
1499A	1985	All Care
1499C	2353	Dua Jewelers
1499E	2500	First National Bank
1501A	1250	Lazza Cafe
1501C	1100	Jersey Mikes
1501E	1300	Cups Pops

● Space Available



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

TYSONS WEST PHASE III | 1500 CORNERSIDE BLVD, TYSONS, VA

Zach Elcano | zelcano@rappaportco.com | 571.382.1228