



Tysons West Phase III

Tysons, VA

2,200-3,550 SF Available
2nd Generation Restaurant Available



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



2026 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

DULLES TOLL ROAD 108,700 VPD

LEESBURG PIKE 75,200 VPD

INTERNATIONAL DRIVE 15,200 VPD

Tysons West

Walmart | moby dick | CLUB STUDIO



Tysons 3

Starbucks | MARU ICHI FOOD & DELI

Harris Teeter

Neighborhood Food & Pharmacy

Tysons Galleria

Saks Fifth Avenue | LUCKY STRIKE | GUCCI

CMX CINEBISTRO | Neiman Marcus | Crate & Barrel

The Boro

ETHAN ALLEN | WHOLE FOODS MARKET | ICON

BEST BUY | The Container Store | Chick-fil-A

Pike 7 Plaza

TJ-maxx | LIDL | SHAKE SHACK

Panera Bread | J.CREW FACTORY | ULTA BEAUTY



REI coop



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 HOUSE OF KABOB CLUB STUDIO

Mercedes-Benz OLD DOMINION NATIONAL BANK PORSCHE

TCO THAI'S CORNER

PAISANO'S PIZZA BOMBAY TANDOOR

SUBWAY THE PERFECT PITA

WESTWOOD CENTER DRIVE

LEESBURG PIKE 75,200 VPD

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

Zach Elcano | zelcano@rappaportco.com | 571.382.1228