



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

## Area Retailers





7

INTERSTATE 495

267

DULLES TOLL ROAD 108,700 VPD

**Tysons West Phase III**

Jersey Mike's SUBS DUNKIN' Basic BURGER

Harris Teeter  
Neighborhood Food & Pharmacy

**Tysons West**

Walmart Moby Dick CLUB STUDIO



# Tysons 3

**Tysons Galleria**

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

**The Boro**

ETHAN ALLEN WHOLE FOODS MARKET LOOK CINEMAS

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

INTERNATIONAL DRIVE 15,200 VPD

**Pike 7 Plaza**

T.J. 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



7

INTERSTATE 495

# 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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