



Tysons 3 Center
Tysons, VA

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



2026 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





Site Plan

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



● Space Available

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

TYSONS 3 CENTER | 8520 LEESBURG PIKE, TYSONS, VA

Zach Elcano | zelcano@rappaportco.com | 571.382.1228