



**Adaire**  
McLean, VA

1,442 SF available

**RAPPAPORT**  
CULTIVATING PLACES®

# McLean

Virginia

- Corner street front retail space in a 400-unit high-rise located in developing Tysons, with one of the largest retail concentrations in the region
- Highly accessible to Route 7 and Spring Hill Metro and great visibility from the Dulles Toll Road
- Located in the heart of Tysons’ transformation into a vibrant, high-density center projected to support 100,000 residents and 200,000 jobs by 2050



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	18,132	94,174	232,024
Daytime Population	39,061	119,072	186,335
Household Income	\$194,386	\$33,844	\$234,637
Traffic Counts	75,200 on Route 7/Leesburg Pike		

## Area Retailers





7

267

**Tysons West Phase III**

DULLES TOLL ROAD 108,700 VPD

267

INTERSTATE 495

**Adaire**

**Tysons West**

M metro

**Tysons 3**

**Tysons Galleria**

INTERSTATE 495

267

**The Boro**

INTERNATIONAL DRIVE 15,200 VPD

M metro

**Pike 7 Plaza**

M metro

M metro

**Tysons Square**

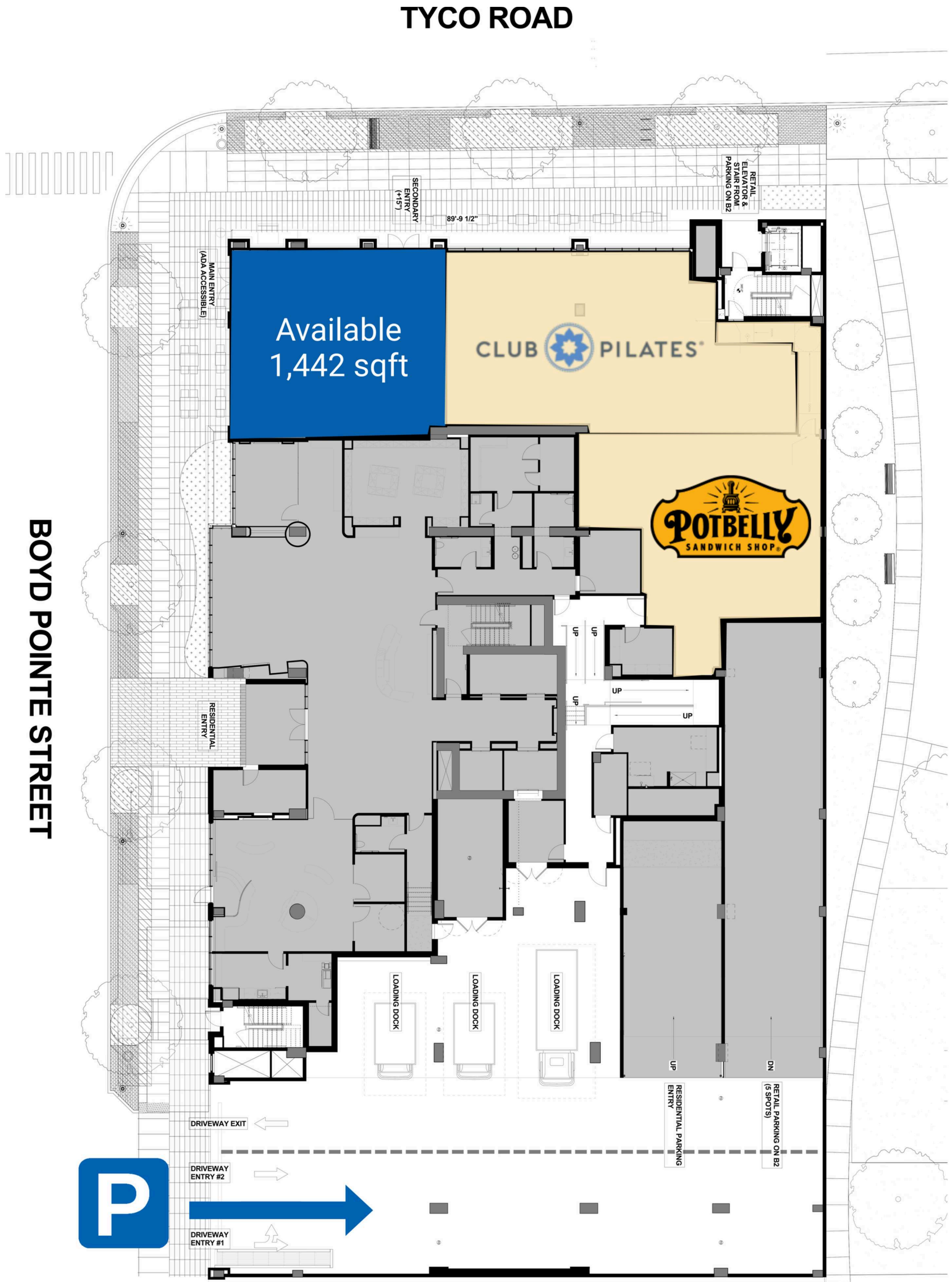
**Tysons Corner Center**

# Site plan

1,442 SF available

Space #	Sq. Ft.	Tenant
1	1,442	Available
2	-	Club Pilates
3	-	Potbelly Sandwich Shop

● Space Available



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