

# TYSONS 3

VIENNA, VA

18,444 SF AVAILABLE





RAPPAPORT



## TYSONS 3 VIENNA, VA

- | 40,000 SF of retail with 200 surface parking spaces
- | Excellent visibility from Leesburg Pike (Route 7) and within walking distance of the Spring Hill Metro Station
- | Situated near several businesses and shopping centers this location has heavy daytime traffic within close proximity of I-66, I-495 and Route 267
- | Ethan Allen Space coming available in September 2019

### DEMOGRAPHICS 2018

|   | 1 MILE                            | 3 MILES   | 5 MILES   |
|---|-----------------------------------|-----------|-----------|
|  POPULATION          | 13,368                            | 90,900    | 236,077   |
|  DAYTIME POPULATION | 46,124                            | 84,102    | 181,507   |
|  HOUSEHOLD INCOME  | \$134,453                         | \$162,457 | \$160,794 |
|  TRAFFIC COUNTS    | 61,000 on Leesburg Pike (Route 7) |           |           |

### CO-TENANTS



**TYSONS 3  
VIENNA, VA**

267



**TYSONS 3**

Starbucks  
ETHAN ALLEN  
The Tile Shop  
WELLS FARGO

INTERSTATE 495

DULLES TOLL ROAD

267

**TYSONS GALLERIA**

corona bakery cafe  
PAUL  
Starbucks  
The Cheesecake Factory  
WILLIAMS SONOMA  
FOUNDING FARMERS  
macy's  
P.F. CHANG'S CHINA BISTRO  
MICHAEL KORS  
J.CREW

**TYSONS WEST**

Walmart  
SMASH BURGER  
moby dick  
DISTRICT TYCO  
24 FITNESS

THE PERFECT PITA  
SUBWAY  
TGI THAI'S CORNER  
BOMBAY TANDOOR  
Classic BAKERY

BEST BUY  
rōti  
Chick-fil-A  
CHIPOTLE

**TYSONS SQUARE**

Pier 1 imports HomeGoods ROBEKS  
Marshalls

**PIKE 7 PLAZA**

CAVA STAPLES DSW SAKURA  
honeygrow TJ-maxx Panera Starbucks

Harris Teeter

REI CO OP

GOZ-DIG CYCLES  
Peet's Coffee & Tea

**THE BORO**  
FUTURE MIXED-USE DEVELOPMENT

330,000 SF OF RETAIL SPACE  
1,400 RESIDENTIAL UNITS  
2.65M SF OF OFFICE SPACE

WHOLE FOODS ICON

**TYSONS CORNER CENTER**

MAC H&M Panera  
COASTAL FLATS PR at Partners  
BARNES & NOBLE Earls  
CAVA SHAKE SHACK & pizza

INTERSTATE 495

M metro

7

M metro

M metro

LEESBURG PIKE

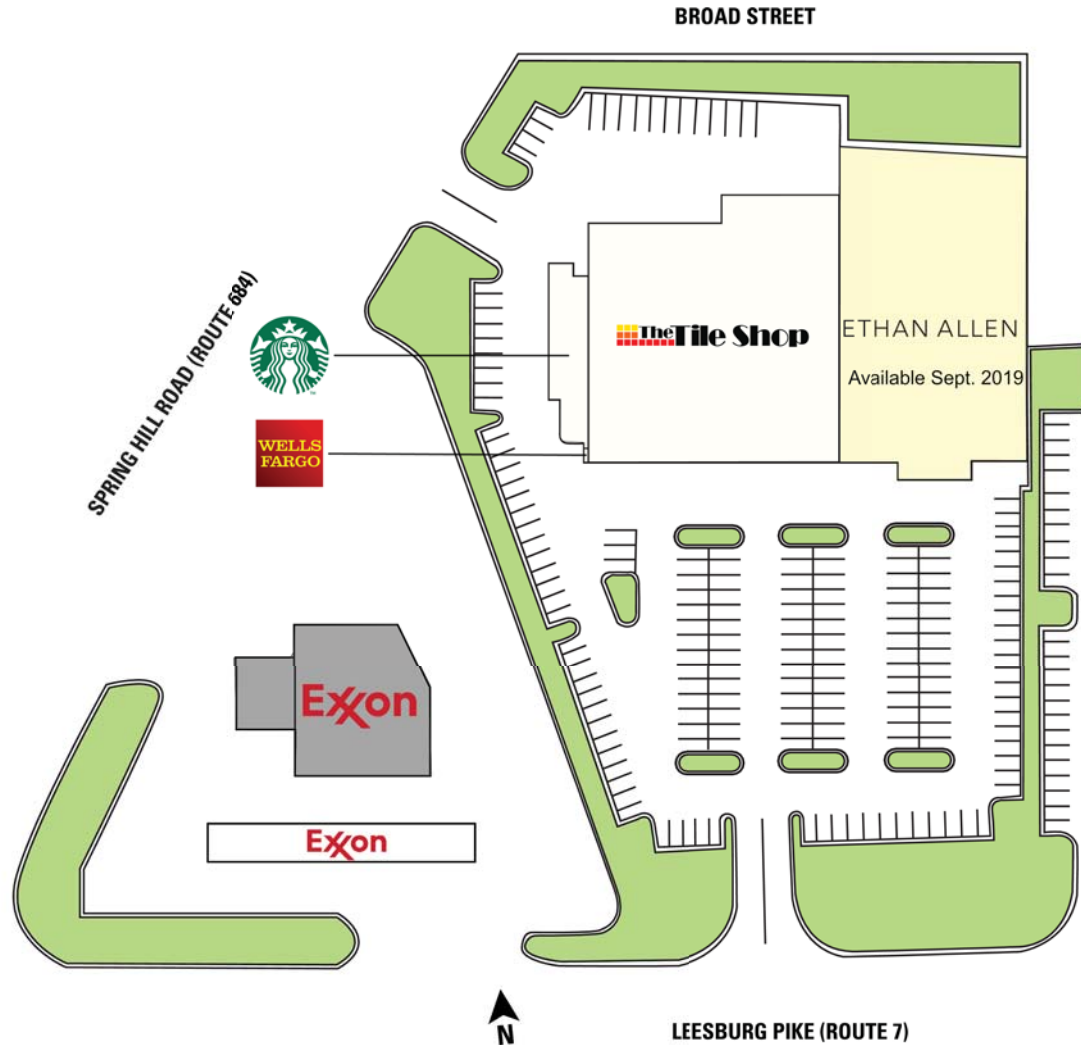
7

INTERSTATE 495

# SITE MAP

TYSONS 3 | VIENNA, VA

18,444 SF COMING AVAILABLE



| Space | Sq. Ft | Tenant Name   | Space | Sq. Ft | Tenant Name       |
|-------|--------|---------------|-------|--------|-------------------|
| 1     | 18,444 | Ethan Allen   | 3     | 2,026  | Starbucks         |
| 2     | 20,363 | The Tile Shop | 4     | -      | Wells Fargo - ATM |

# RAPPAPORT

**TYSONS 3 | 8520 LEESBURG PIKE, VIENNA, VA**

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