

TYSONS WEST PHASE III

FAIRFAX COUNTY



LOCATION

Fairfax County
Leesburg Pike & Westwood Center Drive
Tysons Corner, VA 22182

SPACE AVAILABLE

26,000 sq. ft Phase III

GROSS LEASABLE AREA

41,500 sq. ft. Phase II; 26,000 sq. ft. Phase III

PROPERTY OVERVIEW

Tysons West is a transit-oriented, mixed-use development located in fastgrowing Tysons Corner, Virginia. The project is home to the region's first state-of-the-art urban Walmart, 24 Hour Fitness, Sheraton Premier Hotel, and an array of other retail, restaurant, office, and residential offerings.

CURRENT RETAILERS

24 Hour Fitness, SmashBurger, Noodles & Co., District Taco, Walmart

DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$110,764	12,633
3 mile:	\$131,815	83,452
5 mile:	\$126,144	219,839

TRAFFIC COUNT

61,000 vehicles daily on Leesburg Pike

CONTACT

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SHOPPING CENTER RETAILERS PHASE I			SHOPPING CENTER RETAILERS PHASE II			SHOPPING CENTER RETAILERS PHASE III					
1	24 Hour Fitness	80,000 SF	1	Available	12,500 SF	1	Smoothie King	1,250 SF	6	Dunkin’ Donuts	1,200 SF
2	Walmart	248,748 SF	2	The Container Store	20,000 SF	2	Jersey Mikes	1,100 SF			
3	Moby Dick	2,169 SF	3	Available	9,000 SF	3	Available	1,300 SF	8	Available	750 SF
4	SmashBurger	4,135 SF				4	Available	2,420 SF	9	COX	3,580 SF
5	District Taco	3,267 SF				5	Available	2,185 SF	10	Available	3,550 SF

TYSONS WEST PHASE III AERIAL



