



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Fully built-out 2nd gen restaurant, with 110' of frontage along Route 7 with 61,498 ADT
- 398 Apartment units above with 100 dedicated retail parking spaces
- Within a 10 minute walk of 3.5M SF of office space
- Adjacent to the Greensboro Metro (1,587 ADR)

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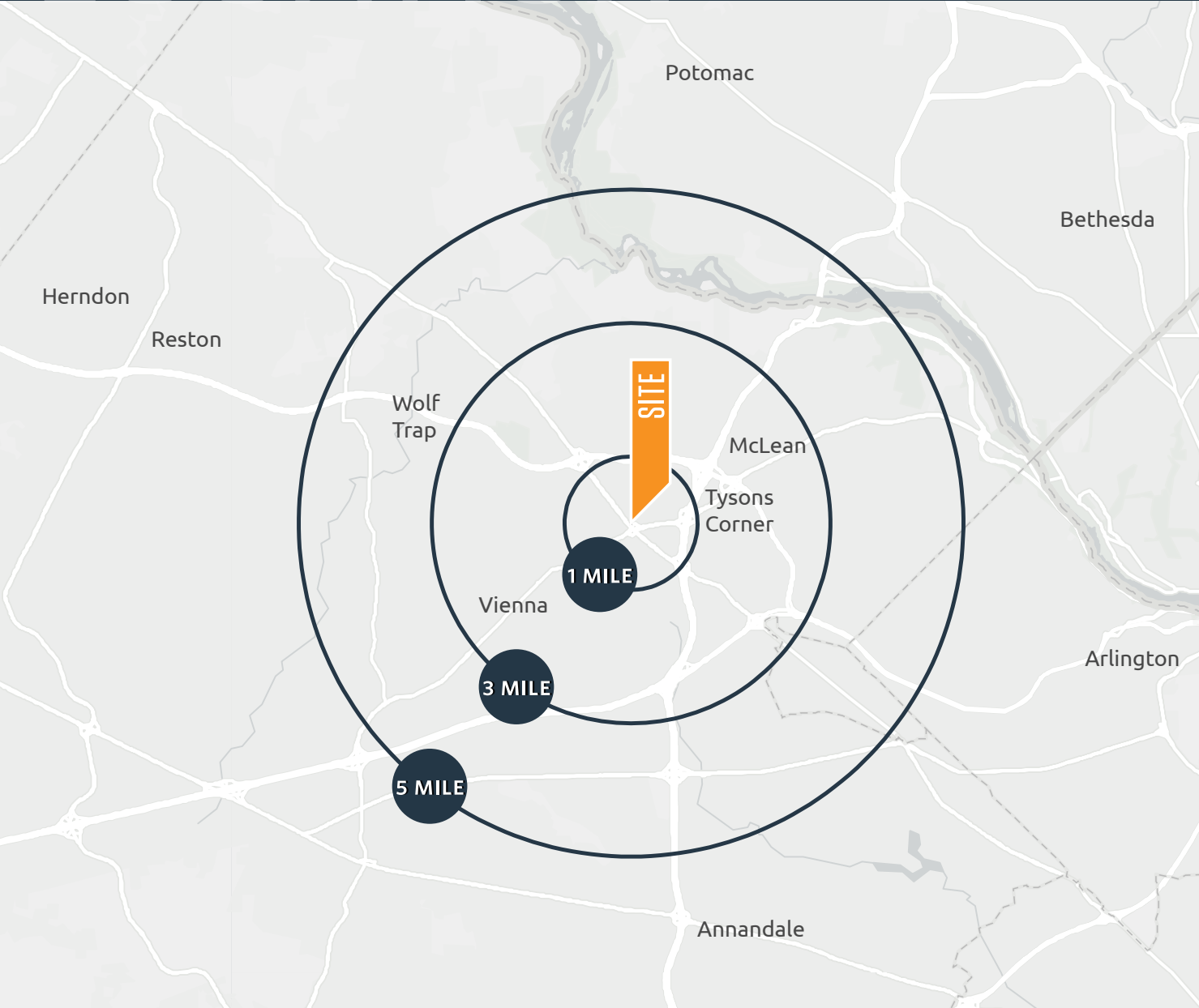
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LOCATION

LUMEN TYSONS

1755 TYSONS CENTRAL STREET, TYSONS, VA, 22182



AVAILABLE SPACE

SIZE	RENT	NNN	CONDITION
9,220 SF	\$80 Gross		Fully Built Out 2nd Gen Restaurant
1,976 SF	\$50/SF NNN	\$12/SF	Cold, dark shell
909 SF	\$50/SF NNN	\$12/SF	Cold, dark shell

DEMOGRAPHICS | 2022:

10 MIN DRIVE	1-MILE	3-MILE	5-MILE
Population			
121,423	19,452	110,460	265,353
Daytime Population			
186,130	70,063	163,409	325,938
Average HH Income			
\$224,884	\$190,013	\$223,357	\$224,846
Spending on Food Away from Home			
\$432,434,564	\$76,784,849	\$387,918,976	\$879,831,379

TRAFFIC COUNTS | 2021:

Leesburg Pike	61,498 ADT
Chain Bridge Road	31,190 ADT



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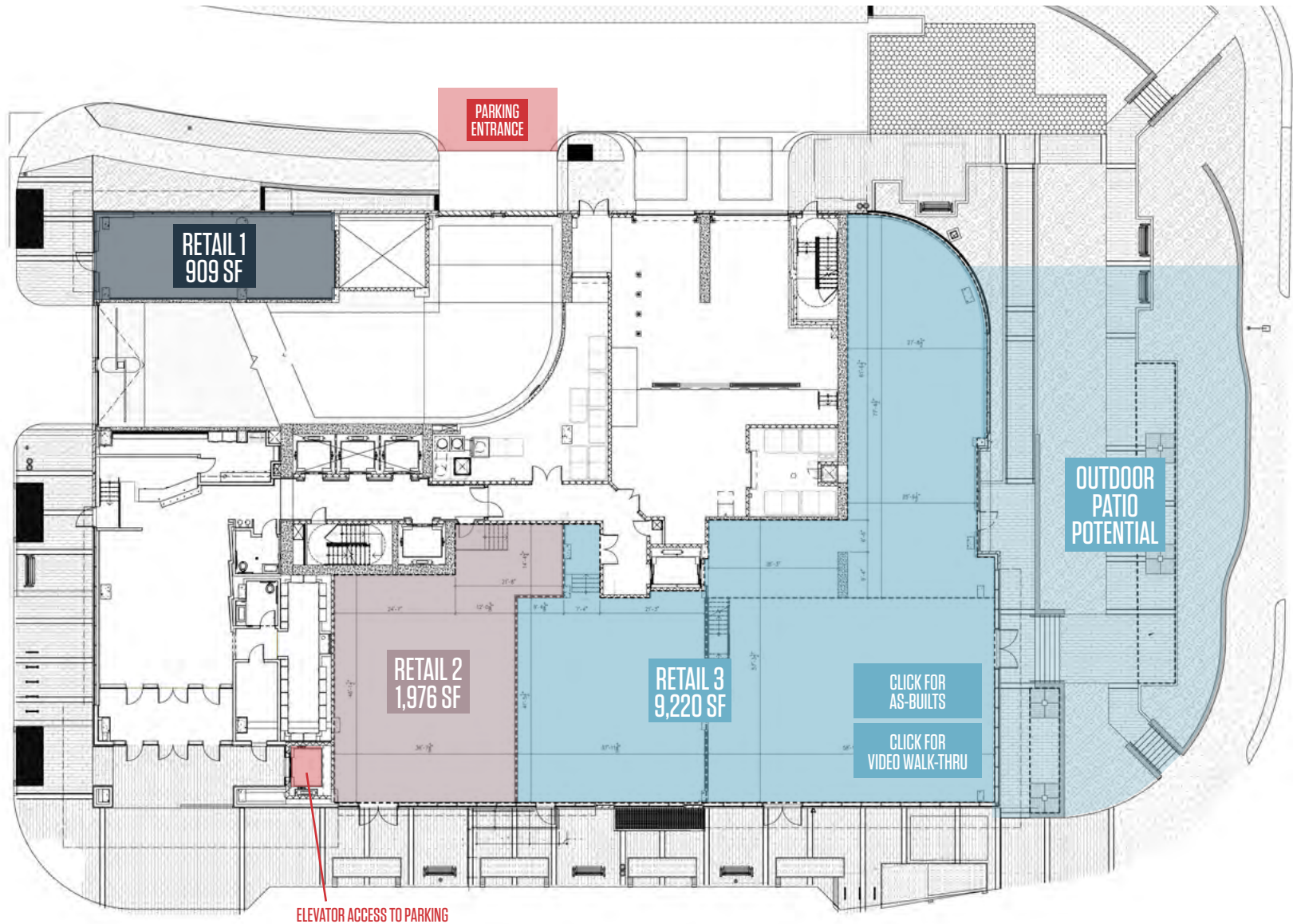
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SITE PLAN

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LEESBURG PIKE (61,498 ADT)

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AERIAL

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