

# TYSONS 3 CENTER

TYSONS, VA

0 - 18,444 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES







# TYSONS 3 CENTER

## TYSONS, VA

- | 18,444 SF former Ethan Allen available immediately
- | 40,833 SF shopping center anchored by The Tile Shop and Starbucks
- | Excellent visibility from Route 7 (61,000 VPD) with heavy daytime traffic
- | Close proximity to I-66, I-495, Route 267, and within walking distance of the Spring Hill Metro Station

### DEMOGRAPHICS 2022

	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 CENTER**  
TYSONS, VA



**TYSONS 3**

Starbucks The Tile Shop

**TYSONS GALLERIA**

corner bakery CAFE PAUL Starbucks  
cheesecake Factory WILLIAMS SONOMA FOUNDING FARMERS  
Bowlero 华馆 P.F. CHANG'S  
MICHAEL KORS J.CREW

**TYSONS WEST**

Walmart  
moby dick HOUSE OF KABOB  
DISTRICT 7 TYCO

THE PERFECT PIZZA SUBWAY  
Classic BAKERY BOMBAY TANDOOR

Chick-fil-d BEST BUY  
CHIPOTLE MEXICAN GRILL

**TYSONS SQUARE**

Pier 1 imports HomeGoods ROBEKS  
Marshalls JJ

**PIKE 7 PLAZA**

CAVA STAPLES DSW SAKURA  
honeygrow TJ-maxx Panera Starbucks

REI COOP  
GOLD'S GYM  
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 MARKET ICON

**TYSONS CORNER CENTER**

MAC H&M Panera BREAD  
COASTAL FLATS SHAKE SHACK  
BARNES & NOBLE Earls KITCHEN + BAR  
CAVA PR &pizza



# SITE PLAN

TYSONS 3 CENTER | TYSONS, VA

0 - 18,444 SF AVAILABLE



Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	18,444	Available	3	2,026	Starbucks
2	20,363	The Tile Shop	4	-	Available



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

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