

FOR LEASE



1912 WOODFORD RD

VIENNA, VA



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Overview

BUILDING NOTES

- Freestanding 14,000 SF, 2 story building
- Situated on .95 acres
- Ideal single user building
- Flexible C-1 zoning (Fairfax County)
- Well suited for Day Care, Schools and Medical Users
- 50+ on site parking spaces
- Available January, 2023

PROXIMITY

| | | | |
|---|---------|--|----------|
| I-66. | 2.7 mi. | Downtown D.C. | 13.4 mi. |
| I-495. | 1.6 mi. | Washington Dulles International Airport. | 14.5 mi. |
| Dulless Toll Rd. | 1.8 mi. | Ronald Reagan Washington National Airport. | 15.5 mi. |
| Tysons Corner Center & Metro Station. | 1.2 mi. | | |

DEMOGRAPHICS

| RADIUS | 2 MI | 5 MI | 10 MI |
|-------------------------|-----------|-----------|-----------|
| 2022 Population | 64,294 | 273,199 | 1,336,258 |
| Median Home Value | \$763,866 | \$762,119 | \$704,030 |
| 2022 Households | 26,646 | 103,370 | 539,568 |
| Avg. Household Income | \$165,013 | \$172,527 | \$158,011 |
| Total Consumer Spending | \$1.1B | \$4.7B | \$22.8B |





Amenities

Restaurants & Dining

- | | |
|-------------------------------|---------------------------------|
| 1. Chick-fil-A | 20. Taco Bamba |
| 2. Hawk & Griffin | 21. California Shabu Shabu |
| 3. Social Burger | 22. La Campesina |
| 4. Lotus Garden | 23. Inca Social |
| 5. Plaka Grill | 24. Bansari Indian Cuisine |
| 6. Chopt Creative Salad Co | 25. Open Road |
| 7. Sushi Yoshi | 26. The Super Grill |
| 8. Skorpio's Maggio's Greek | 27. 2941 |
| 9. Ristorante Bonaroti | 28. La Estancia Churrasqueria |
| 10. Roaming Rooster | 29. El Tio Tex-Mex Grill |
| 11. American Prime | 30. Pho Sate |
| 12. Alborz Restaurant | 31. Lazy Mike's Delicatessen |
| 13. Kizuna Sushi & Ramen | 32. Ellie Bird |
| 14. Agora Tysons | 33. Sfizi Cafe |
| 15. Chima Steakhouse | 34. Luzmary's Bolivian |
| 16. Patsy's American | 35. Liberty Barbecue |
| 17. Rango's Tex-Mex and Grill | 36. The Happy Tart Falls Church |
| 18. Shipgarten | 37. Hot N Juicy Crawfish |
| 19. Phoenicia Resto & Lounge | 38. Caribbean Plate |

Gym & Fitness

- | | |
|---------------------------|-------------------------|
| 1. CrossFit Route 7 | 5. CrossFit Fairfax |
| 2. CrossFit Tysons Corner | 6. Orangetheory Fitness |
| 3. Orangetheory Fitness | 7. Equinox |
| 4. District Barbell | 8. Sport&Health |

Shopping Mall / Center

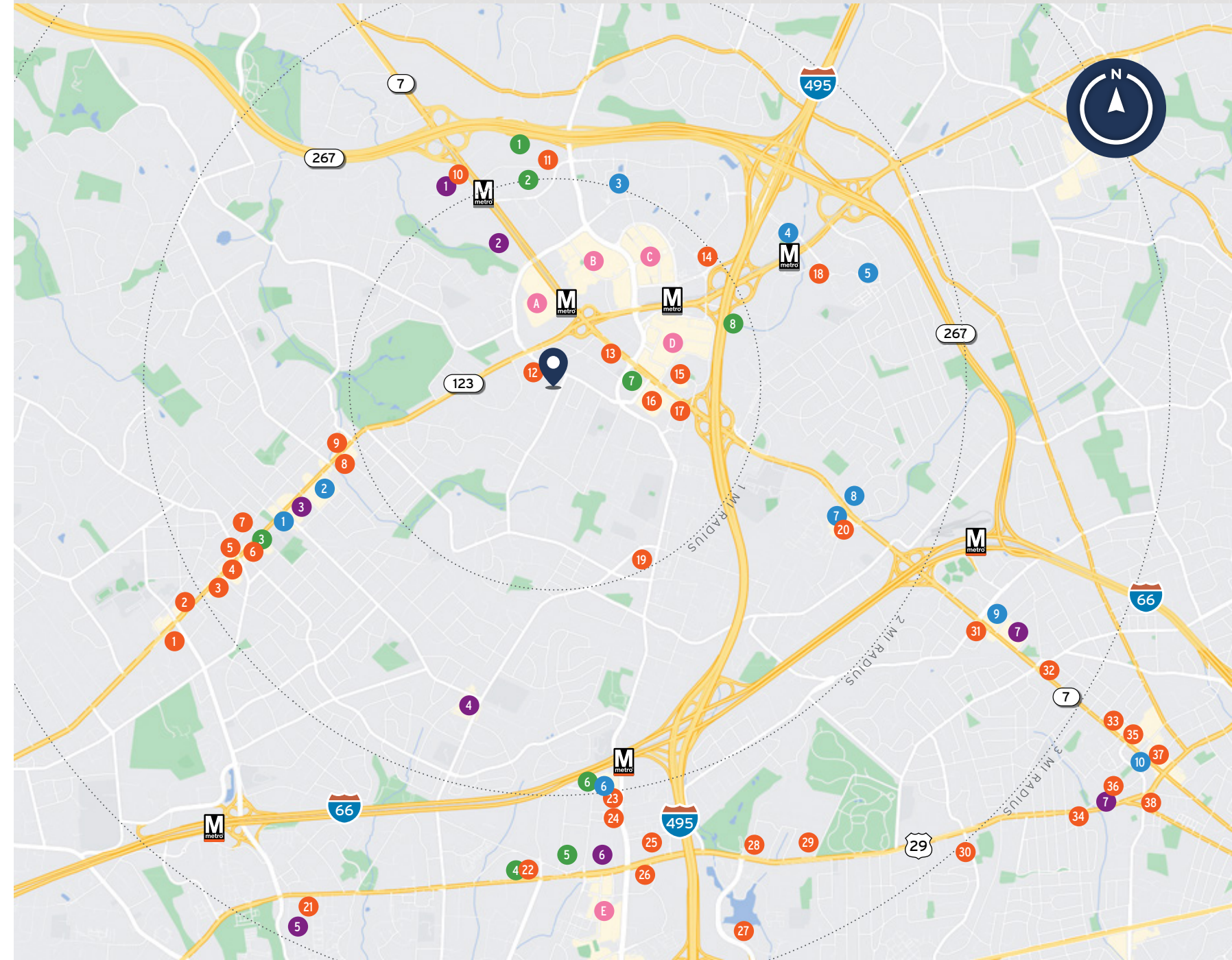
- A. Tysons Square
- B. The Boro Tysons
- C. Tysons Galleria
- D. Tysons Corner Center
- E. Mosaic District

Market & Groceries

- 1. Whole Foods Market
- 2. Giant Food
- 3. Harris Teeter
- 4. Wegmans
- 5. Safeway
- 6. Harris Teeter
- 7. Whole Foods Market
- 8. Trader Joe's
- 9. Giant Food
- 10. Harris Teeter

Department Stores

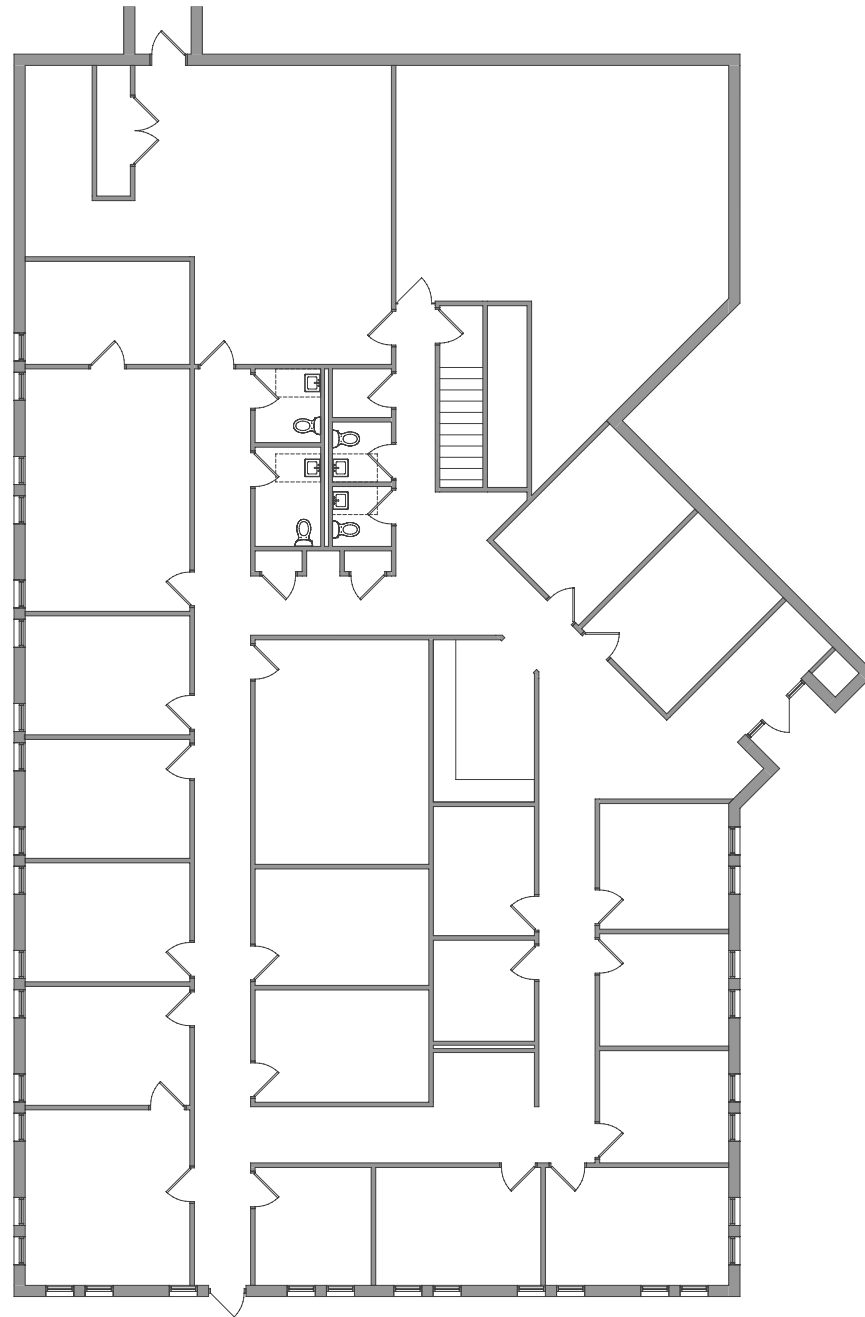
- 1. Walmart Supercenter
- 2. Best Buy
- 3. Walgreens
- 4. CVS Pharmacy
- 5. Micro Center
- 6. The Home Depot
- 7. Staples
- 8. Target



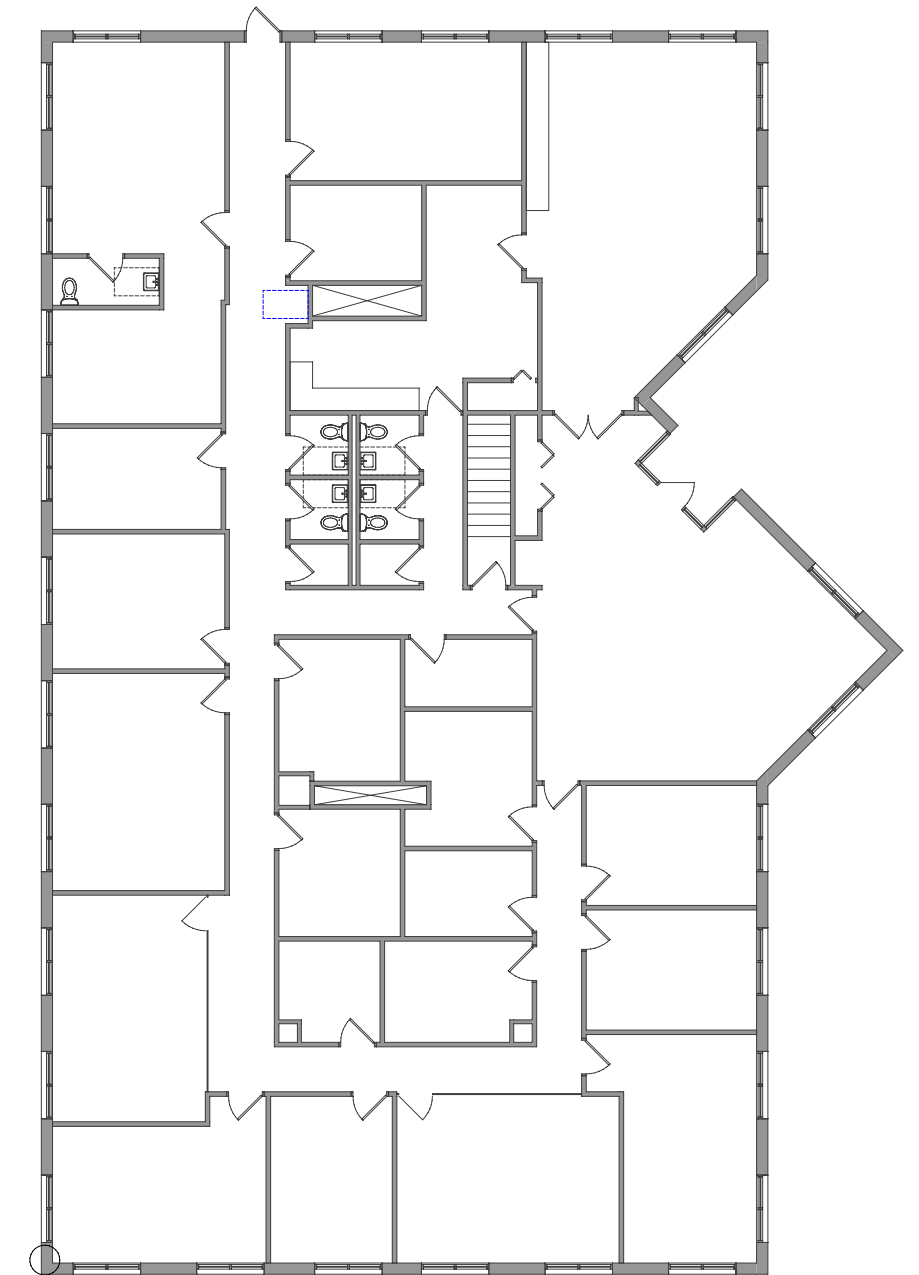


Floor Plans

1ST FLOOR



2ND FLOOR





MARYLAND (HQ)

2273 Research Blvd
Suite 150
Rockville, MD 20850
301.222.0200

VIRGINIA

7900 Westpark Dr
Suite A340
McLean, VA 22102
703.334.5600

WASHINGTON, D.C.

1828 L St, NW
Suite 260
Washington, DC 20036
202.587.9600

PENNSYLVANIA

100 First Ave
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412.894.1818

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