

Tysons Station

7500 LEESBURG PIKE, FALLS CHURCH, VA 22043









Highlights

COUNTY Fairfax	METRO AREA Washington, DC
TOTAL SF 50,000	ACRES 5
PARKING SPACES 232	CENTER TYPE Neighborhood

Tysons Station is located in Fairfax County, at the intersection of Route 7 (Leesburg Pike) and Pimmett Drive in Falls Church, VA. This property has a total of 50,000 square feet and 232 parking spaces. The population in a 3-mile radius is approximately 144,000 with an average household income of \$55,000. The property includes a Trader Joe's and a Peet's Coffee & Tea among many others.

Demographics

3-MILE RADIUS

 226,936 Population	 59,443 Households	 \$121,313 Median HHI
 \$171,025 Average HHI	 39 Median Age	 71.2% College Educated



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The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.