

8201 Leesburg Pike Vienna, VA



LEGEND

- | | |
|-------------------|-------------------------------------|
| 1-Tysons Galleria | 7- Ritz Carlton |
| 2-Neiman Marcus | 8-Tiffany & Co |
| 3- Tysons Metro | 9-Koon's Auto Dealership |
| 4-Bloomingdale's | 10-Greensboro Metro |
| 5-Nordstrom | 11-Spring Hill Metro |
| 6-Tysons Corner | 12- Mercedes Benz of Tyson's Corner |

RARELY AVAILABLE 5.4 acres
PTC zoning with 64k Vehicles Per Day

PROPERTY FEATURES

- ✓ 5.40 Acre lot
- ✓ HHI \$180,968
- ✓ 63,481 VPD
- ✓ Zoning PTC (Planned Tysons Corner Urban District) permits mixed-use developments supporting Tysons' growth into an urban center

- ✓ 483,000 SF previously approved mixed use development
- ✓ Rare opportunity to develop 5.4 acres in the heart of Tysons Corner
- ✓ Direct access to Route 7, Chain Bridge Road and major highways 495, 267 and 66
- ✓ .8 Miles to Tysons Galleria and .3 Miles to Tysons Center
- ✓ Great access to retail including hotels, banking, restaurants on Rt. 7, Leesburg Pike

CALL US TODAY
FOR MORE INFORMATION



Win Commercial Group of KWRC
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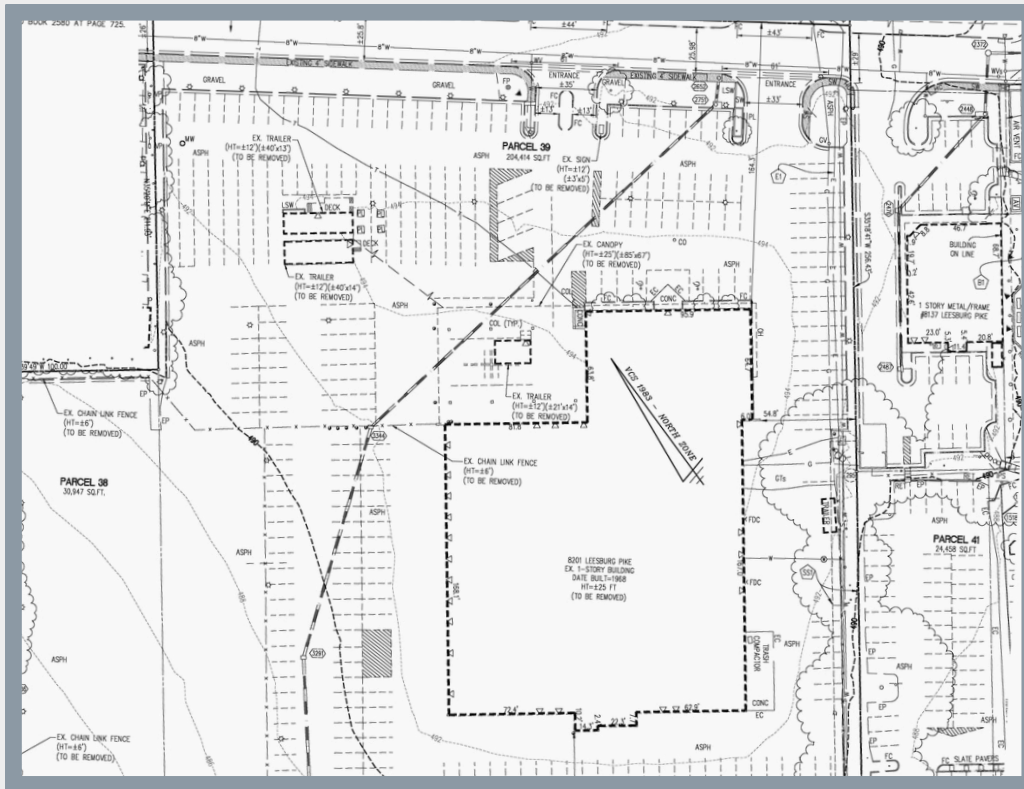
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SITE PLAN



POTENTIAL CONCEPT PLAN



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