

TYSONS SQUARE ■ TYSONS, VA



Tyson's Square

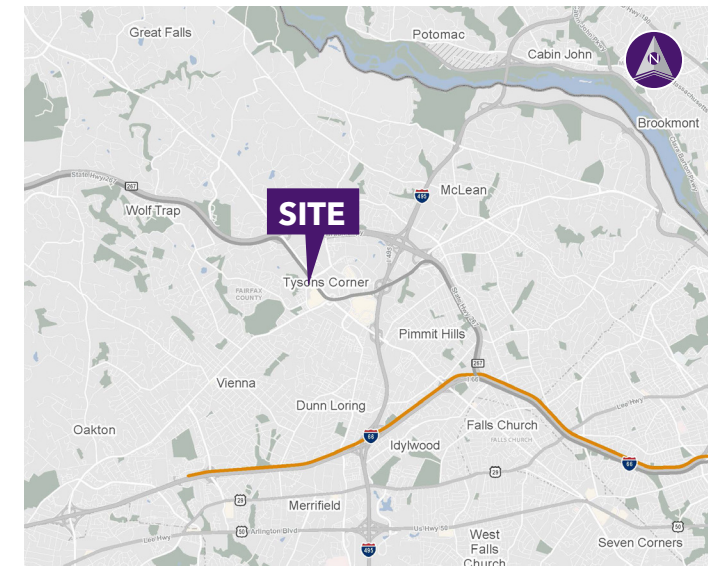
8359 LEESBURG PIKE | VIENNA, VA 22182

UP TO 1,936 SF OF SPACE AVAILABLE



Property Highlights

- Join: **Burlington** **Marshalls** **HomeGoods**
- Historically strong anchor sales at one of the few surface parked regional centers in Tysons
- Great visibility to Leesburg Pike (VA Route 7 - 72,000 AADT)
- Tyson's has over 28 million square feet of existing office space, ranking as one of the top US office submarkets



Demographics (2023 Estimated)

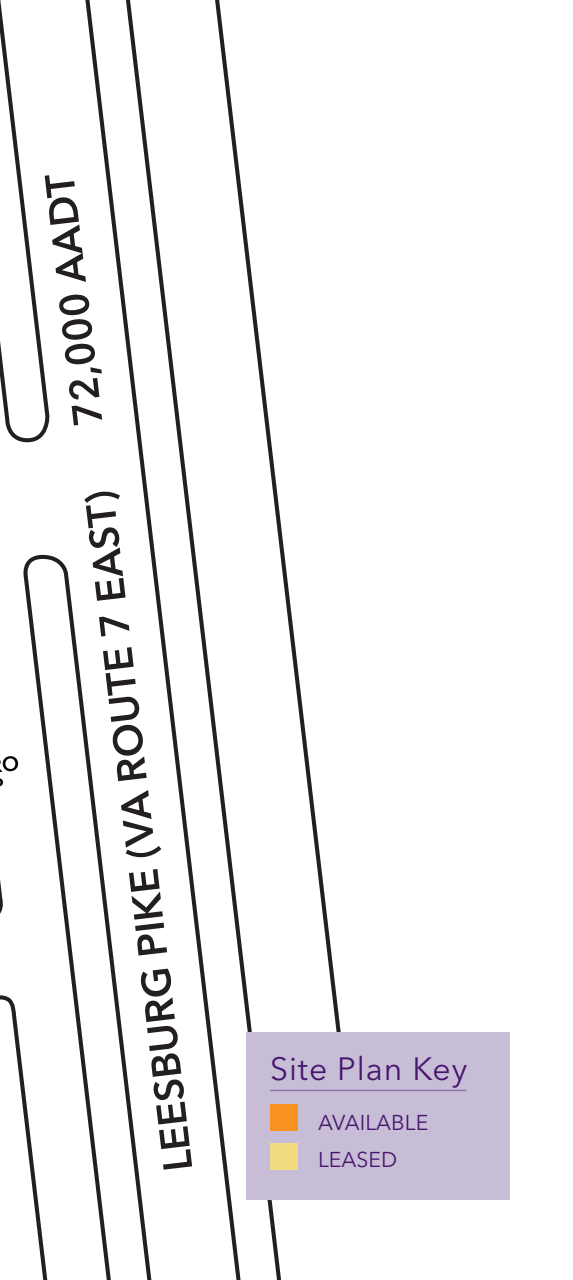
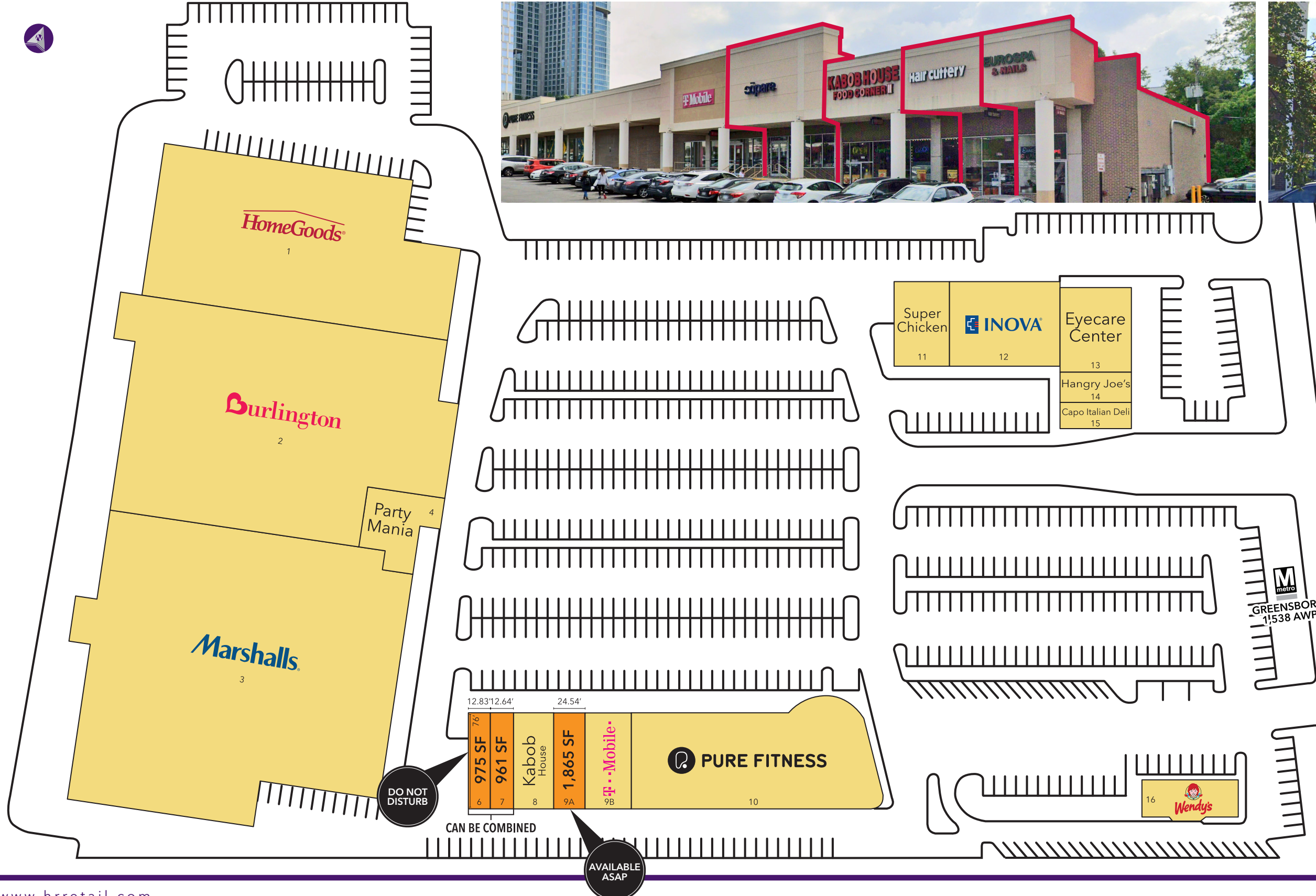
	1 Mile	2 Mile	3 Mile
Population	18,042	59,371	108,374
Average HH Income	\$194,086	\$212,603	\$227,428
Daytime Population	71,360	129,842	169,249

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Site Plan Key

- AVAILABLE (Orange square)
- LEASED (Yellow square)