

# TYSONS SQUARE ■ TYSONS, VA



# Tyson Square

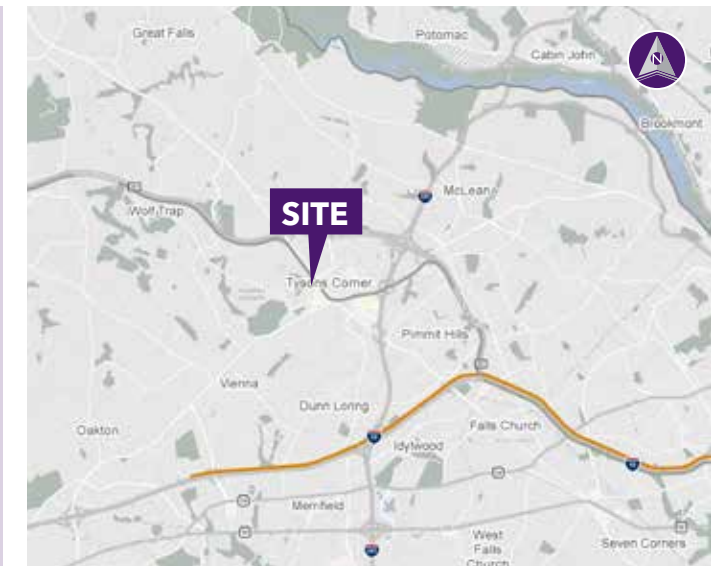
8359 LEESBURG PIKE | VIENNA, VA 22182

**2,188 SF SECOND GENERATION RESTAURANT  
AND 1,880 SF 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 Square has over 28 million square feet of existing office space, ranking as one of the top US office submarkets



## Demographics (2024 Estimated)

	1 Mile	2 Mile	3 Mile
Population	18,211	57,804	110,802
Average HH Income	\$200,607	\$219,808	\$233,418
Daytime Population	76,268	136,322	178,463

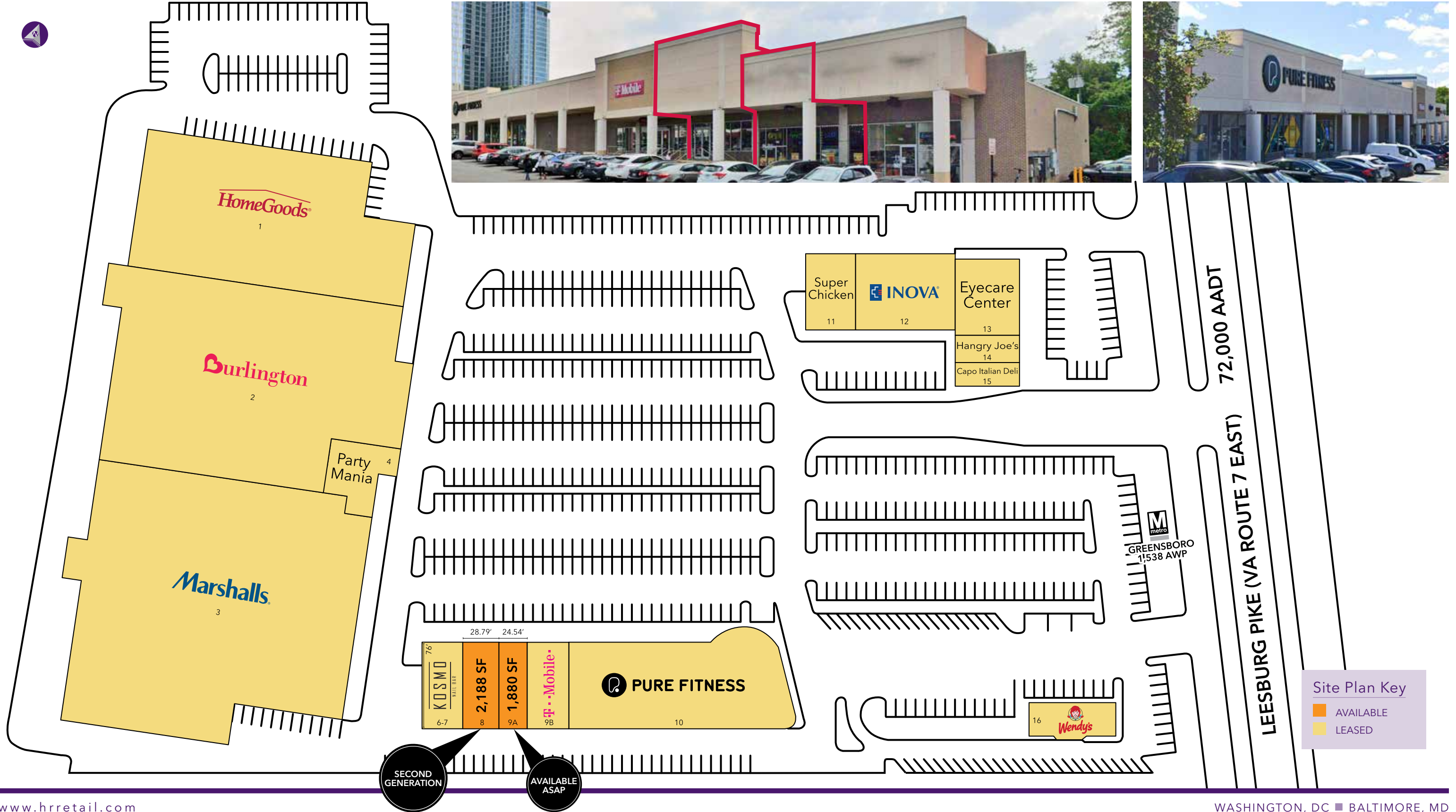
## Please Contact

Ray Schupp	Bryan Davis
240.482.3611 (direct)	202.438.7951 (cell)
301.656.3030 (office)	240.482.3612 (direct)
rschupp@hrretail.com	bdavis@hrretail.com

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**Site Plan Key**

- AVAILABLE
- LEASED