

HEMING

MCLEAN, VA

Sunday Morning
BAKEHOUSE
NOW OPEN!



About The Project:

Heming is located in McLean, Virginia, just 3 blocks from the McLean Metro station. This modern upscale apartment community features 410 residential units above 38,000 SF of prime retail. The site sits directly across from the Archer Hotel (178 keys), a 4-star urban-chic boutique hotel.

Heming is strategically positioned within a major employment hub, conveniently accessible via a 5-minute drive for over 38,000 daytime workers in the area, and within walking distance for over 8,000 employees at MITRE, Northrop Grumman, and Capital One. Direct proximity to Route 123 offers easy access for affluent residents of the surrounding McLean and Tysons neighborhoods. This unique opportunity offers strong synergy potential for business, retail, and hospitality.

12th

Largest Commercial Business District in the U.S.

#1

Place to Live in Virginia (McLean)

3 blocks

to Silver Line Metro station

2,441

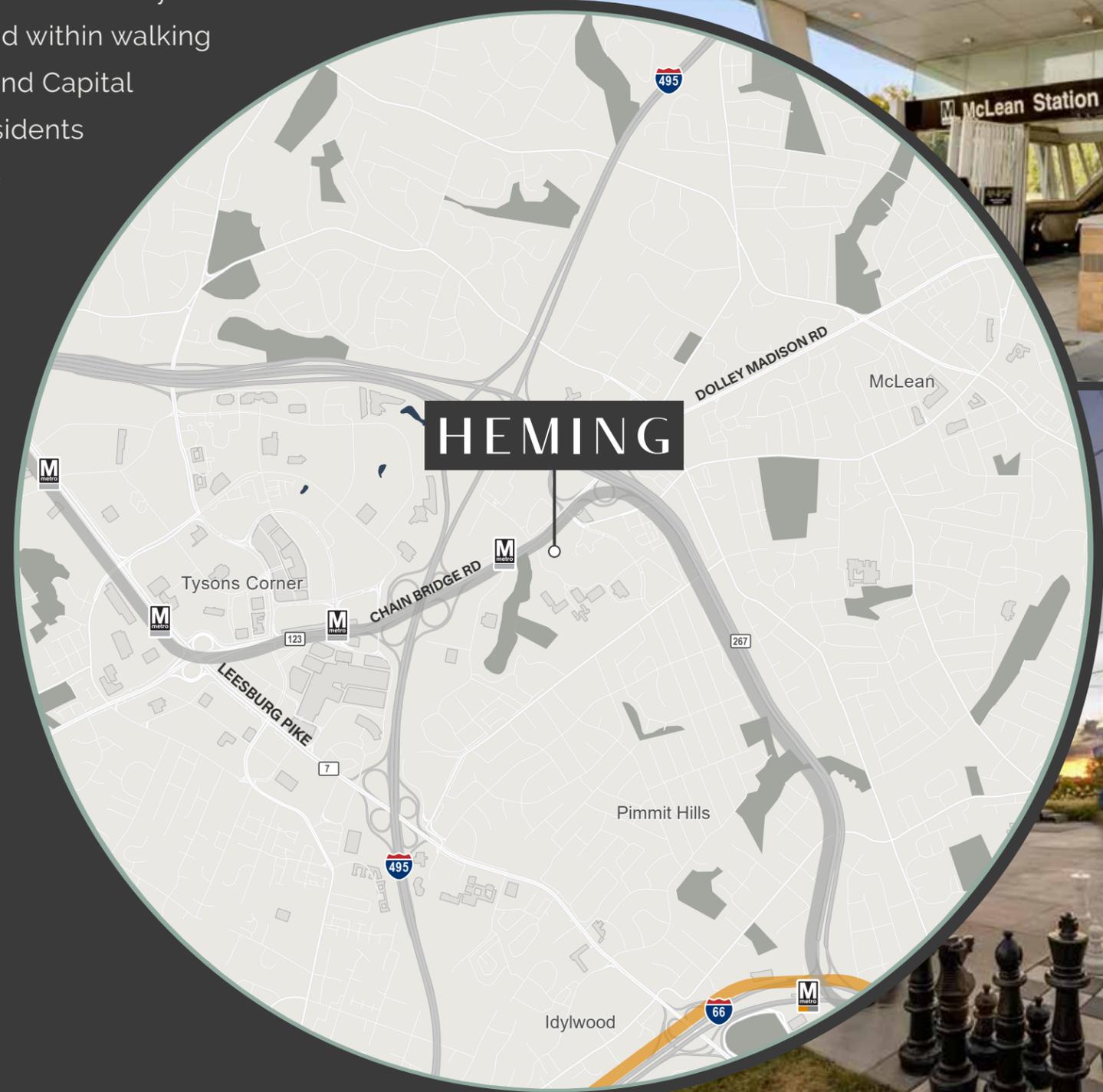
Average Daily Passenger McLean station

238k

Daytime Population within a 12-minute drive

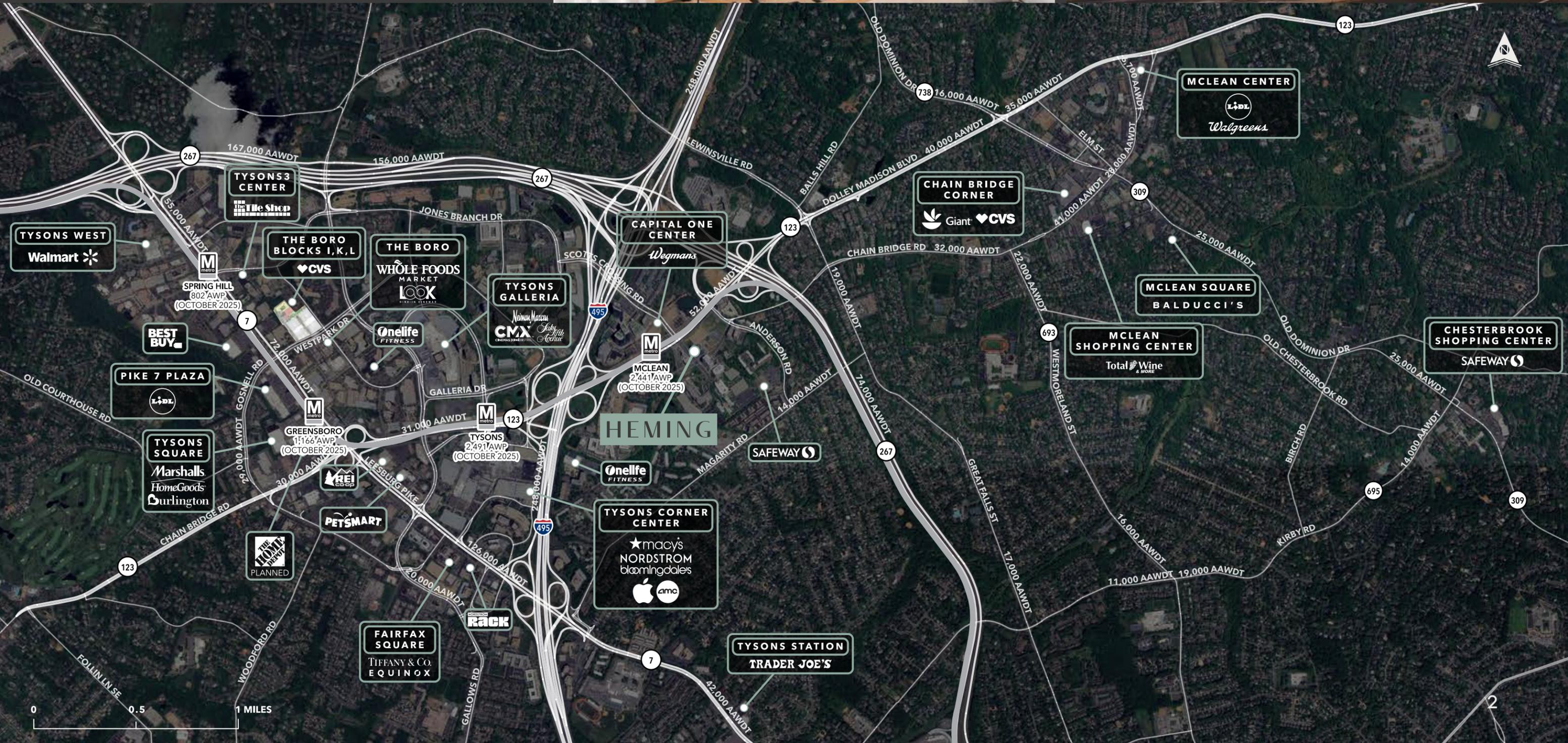
\$172k

Median Household Income within a 12-minute drive



High-Quality Retail Inventory

Perfectly positioned between the energy of Tysons and the established McLean community, Heming offers unmatched convenience and connectivity to both trade areas.



TYSONS WEST
Walmart

TYSONS3 CENTER
The Tile Shop

THE BORO BLOCKS I,K,L
CVS

THE BORO WHOLE FOODS MARKET
LOOK

TYSONS GALLERIA
Neiman Marcus
CMX

CAPITAL ONE CENTER
Wegmans

CHAIN BRIDGE CORNER
Giant CVS

MCLEAN CENTER
LIDL
Walgreens

MCLEAN SQUARE
BALDUCCI'S

MCLEAN SHOPPING CENTER
Total Wine & More

CHESTERBROOK SHOPPING CENTER
SAFEWAY

PIKE 7 PLAZA
LIDL

BEST BUY

SPRING HILL
802 AWP
(OCTOBER 2025)

GREENSBORO
1,166 AWP
(OCTOBER 2025)

TYSONS
2,491 AWP
(OCTOBER 2025)

HEMING

MCLEAN
2,441 AWP
(OCTOBER 2025)

TYSONS SQUARE
Marshalls
HomeGoods
Burlington

THE HOME DEPOT
PLANNED

PETSMART

FAIRFAX SQUARE
TIFFANY & Co.
EQUINOX

RACK

TYSONS CORNER CENTER
macy's
NORDSTROM
bloomingdales
Apple
AMC

TYSONS STATION
TRADER JOE'S

0 0.5 1 MILES

2

An Established New Node:

Anchored by destination retail and major employment drivers including Wegmans, MITRE, and Northrop Grumman, the surrounding area has undergone significant growth, with a pipeline of development parcels that will continue to densify and elevate this proven retail node.

Heming

Residential: 410 units
Retail: 38,000 SF

COMPLETE

- 1. The Gates of McLean
Residential: 624 condo units
- 2. The Haden
Residential: 425 units
- 3. Capital One Center
The Watermark Hotel
Hotel: 300 rooms
Office: 487,715 SF
Residential: 1,200 units
Retail: 250,000 SF
Wegmans 80,000 SF
Capital One Park
650-seat stadium
Capital One Hall
1,600-seat venue
- 4. The Kingston
Residential: 319 units
- 5. Archer Hotel
Hotel: 178 rooms
Retail: 1,706 SF
- 6. MITRE
Office: 340,000 SF

7. Northrop Grumman
Office: 287,500 SF

UNDER CONSTRUCTION

- 1. Somos
Office: 5,000 SF
Residential: 460 units
Retail: 5,000 SF

- 2. Highland District
Residential: 640 units
Retail: 12,000 SF

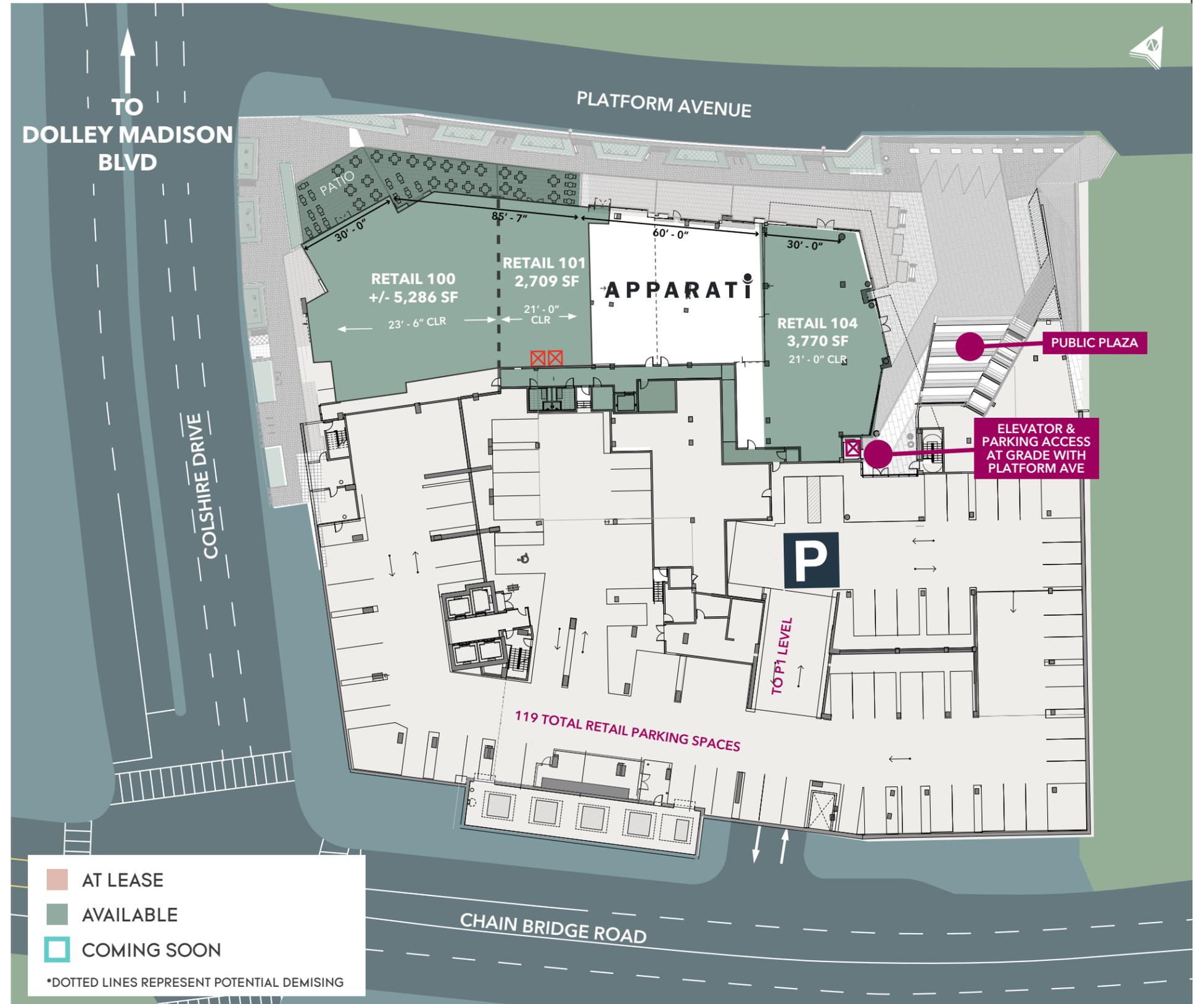
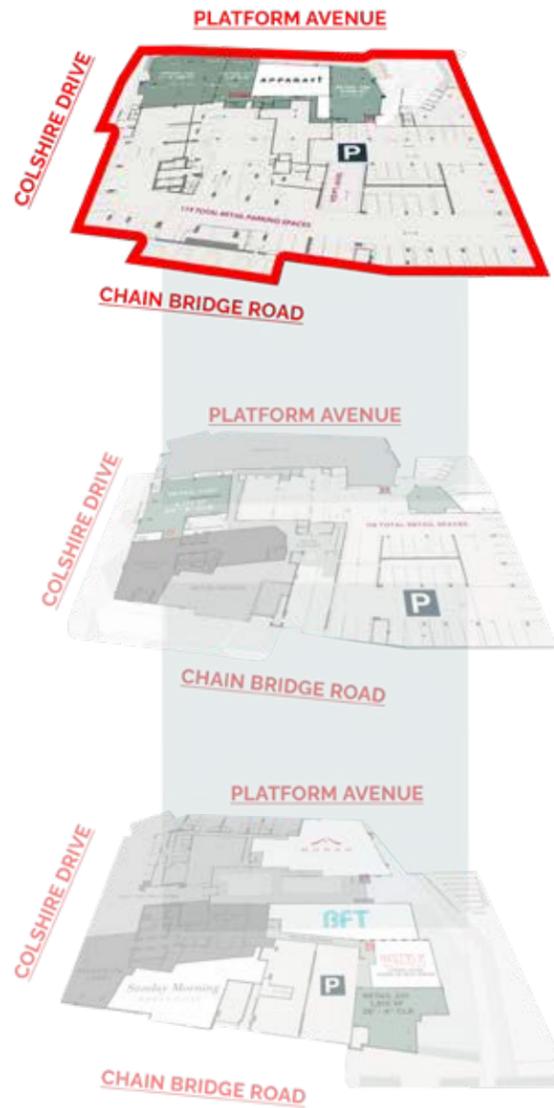
PLANNED

- 1. Scotts Run Station North
Residential: 467 units
- 2. Rushmark Properties
Residential: 447 units
Retail: 15,000 SF
- 3. The Commons
Residential: 2,200 units
- 4. One Tysons East
Office: 270,161 SF
Retail: 12,000 SF
- 5. Scotts Run Station South
Residential: 1,917 units

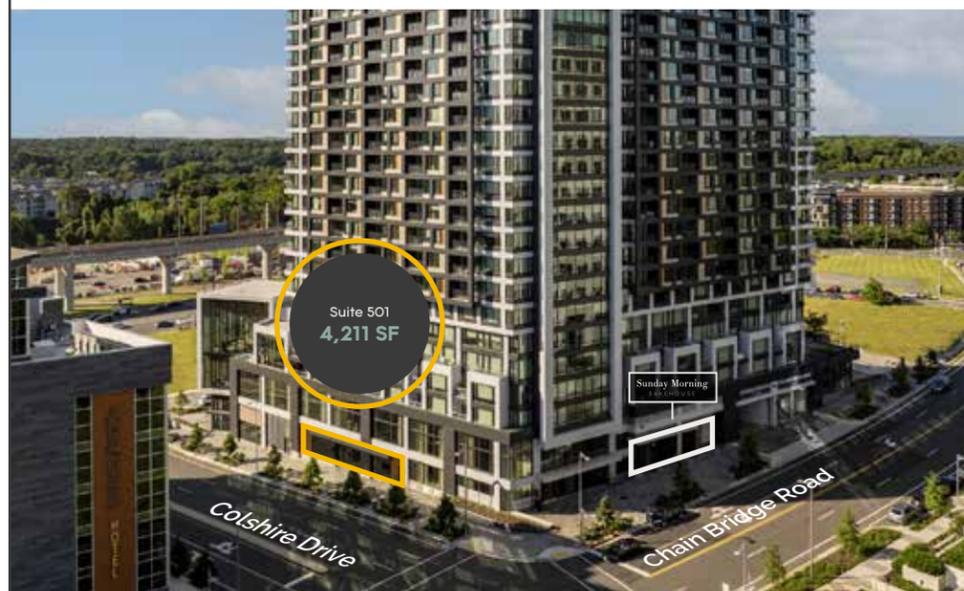
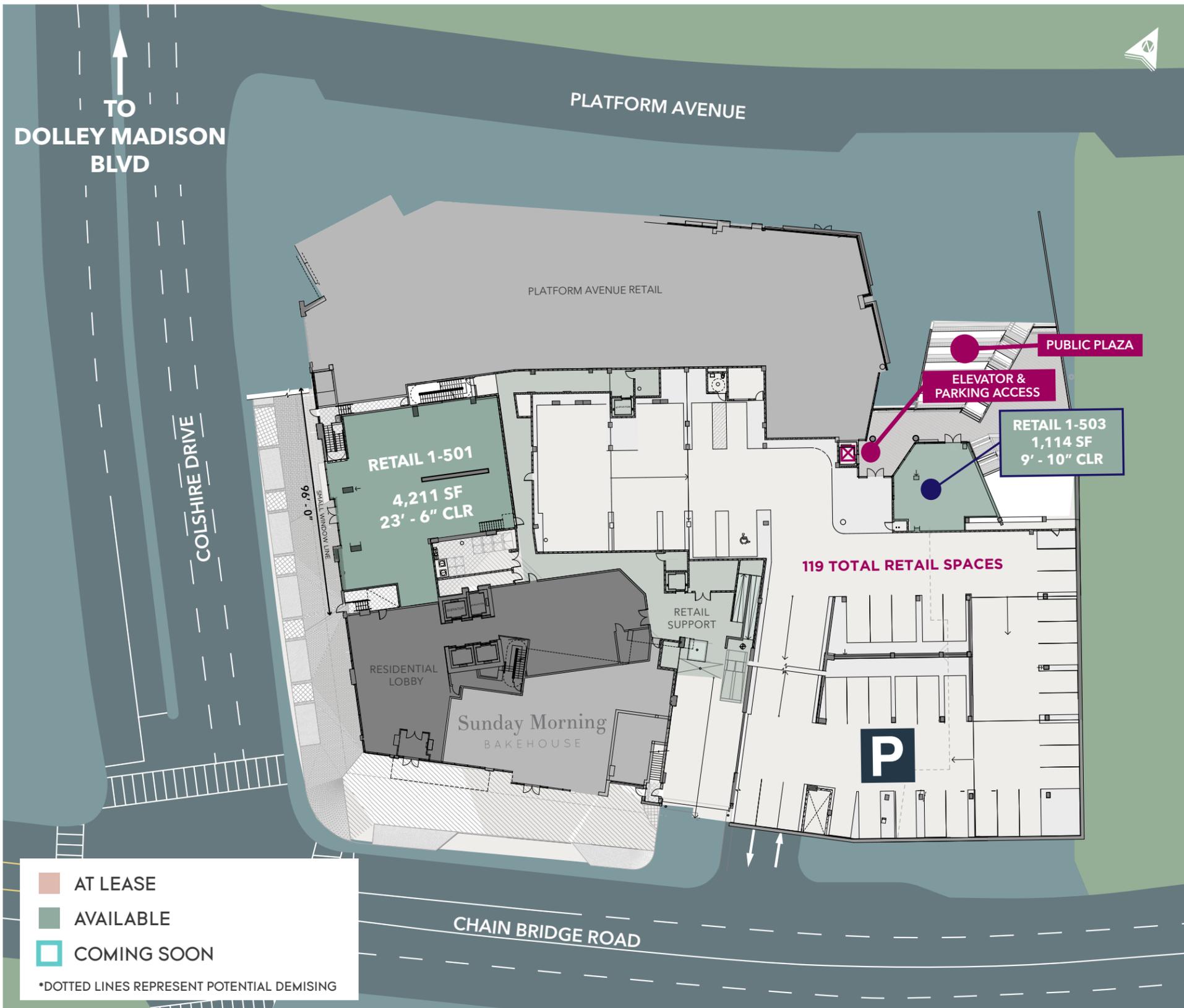
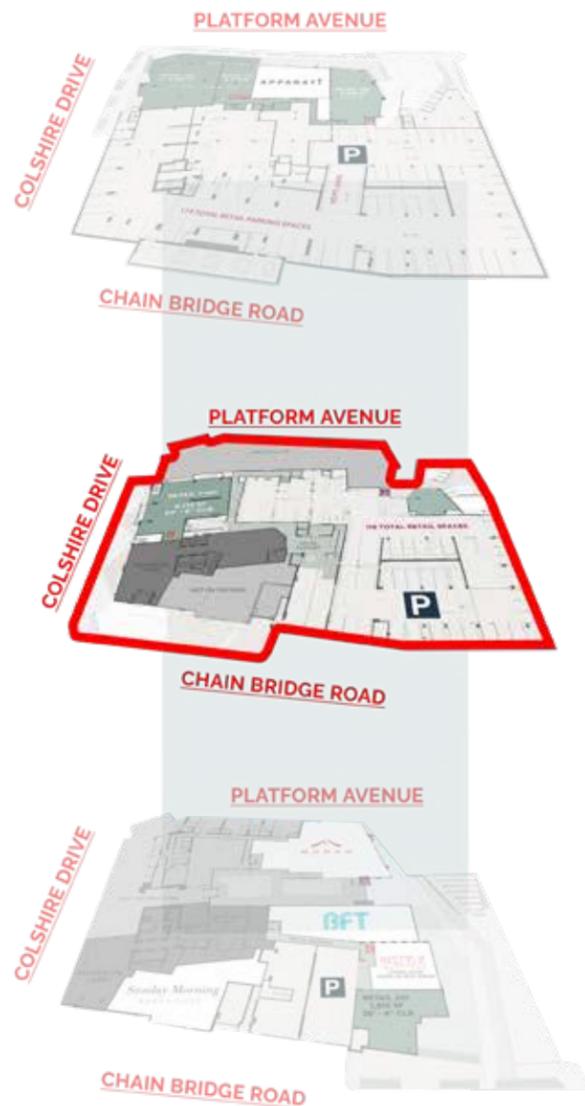
- OFFICE
- RESIDENTIAL
- MIXED USE



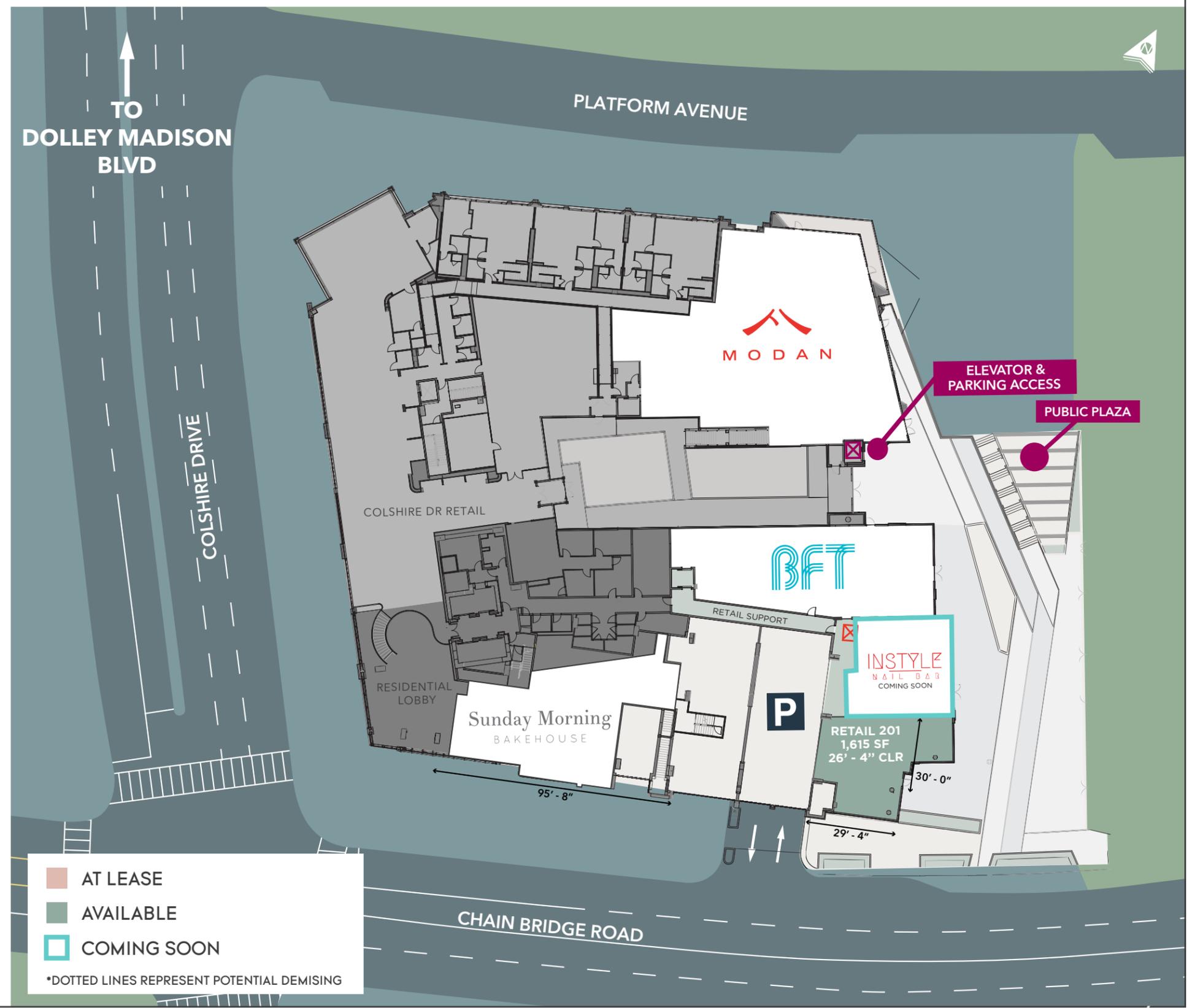
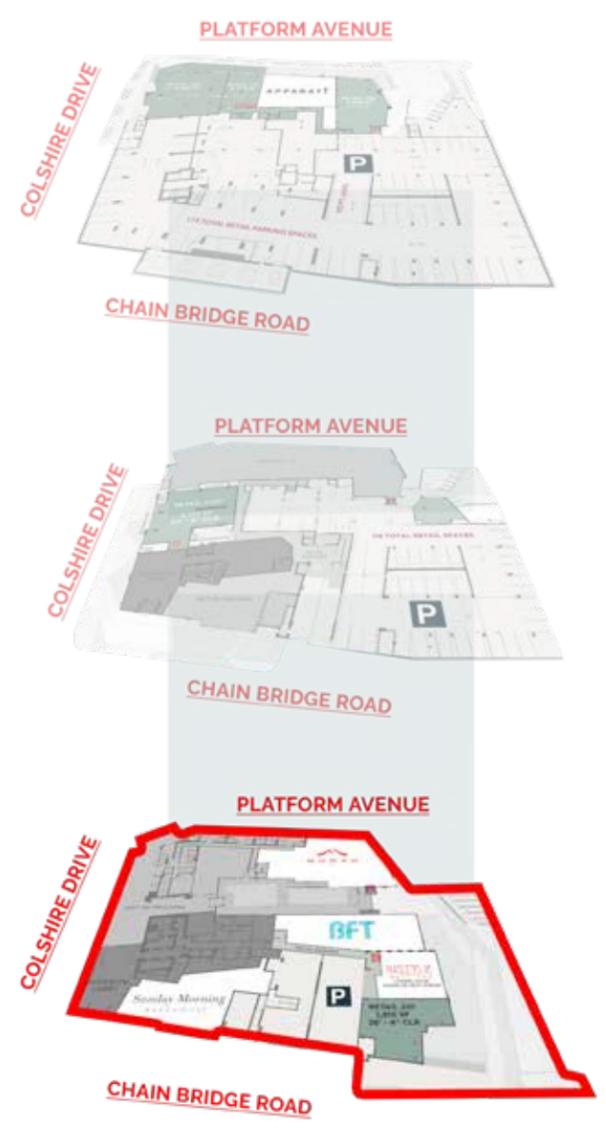
Platform Avenue Site Plan



Colshire Drive Site Plan



Chain Bridge Road Site Plan

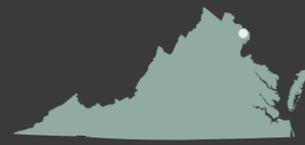


- AT LEASE
 - AVAILABLE
 - COMING SOON
- *DOTTED LINES REPRESENT POTENTIAL DEMISING

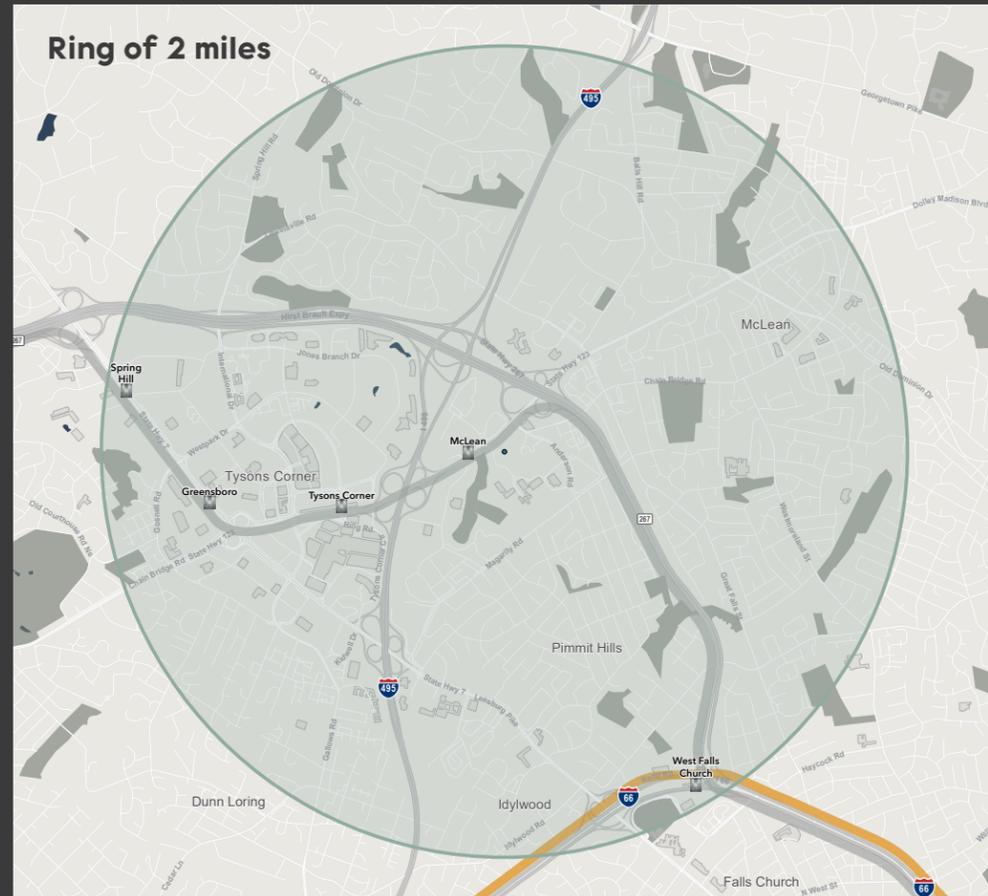


2 Mile Psychographic Profile

2025 and 2030 Esri Forecasts.



Heming
McLean, VA



KEY FACTS

64,878
Population

38.3
Median Age

27,505
Households

EDUCATION

44%
Graduate/
Professional Degree

36%
Bachelor's
Degree

6%
High School
Diploma

INCOME



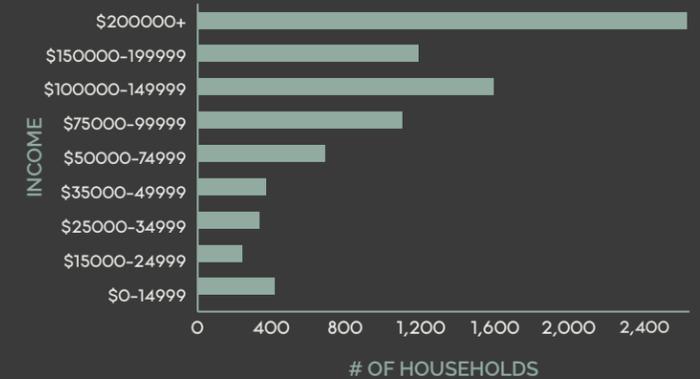
\$154,852
Median Household Income



\$94,197
Per Capita Income

\$223,533

AVERAGE HOUSEHOLD INCOME (\$)



BUSINESS

6,112
Total
Businesses

140,746
Daytime
Population

245
Food Service &
Drinking Places

TAPESTRY SEGMENTS

3B **Top Tier** **25.8%**
7,098 households of households

H4 **Urban Chic** **24.9%**
6,835 households of households

D5 **Laptops and Lattes** **17.9%**
4,918 households of households

HOMEOWNERSHIP

30,018
Total
Housing Units

13,533
Owner Occupied
Housing Units

13,972
Renter Occupied
Housing Units

EMPLOYMENT

89%
White Collar

5%
Blue Collar

6%
Services

HEMING

MCLEAN, VA



For retail leasing information,
please contact:

Bradley Buslik

240.482.3609

bbuslik@hrretail.com

Sebastian Restifo

240.482.3602

srestifo@hrretail.com

Harper Sigman

240.442.2367

hsigman@hrretail.com

WASHINGTON, DC

3 Bethesda Metro Center

Suite 620

Bethesda, MD 20814

Telephone: 301.656.3030

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.