

HEMING

MCLEAN, VA

Sunday Morning
BAKEHOUSE
NOW OPEN!

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

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.

3 blocks

to Silver Line Metro station

238k

Daytime Population within a 12-minute drive

#1

Place to Live in Virginia (McLean)

2,441

Average Daily Passenger McLean station

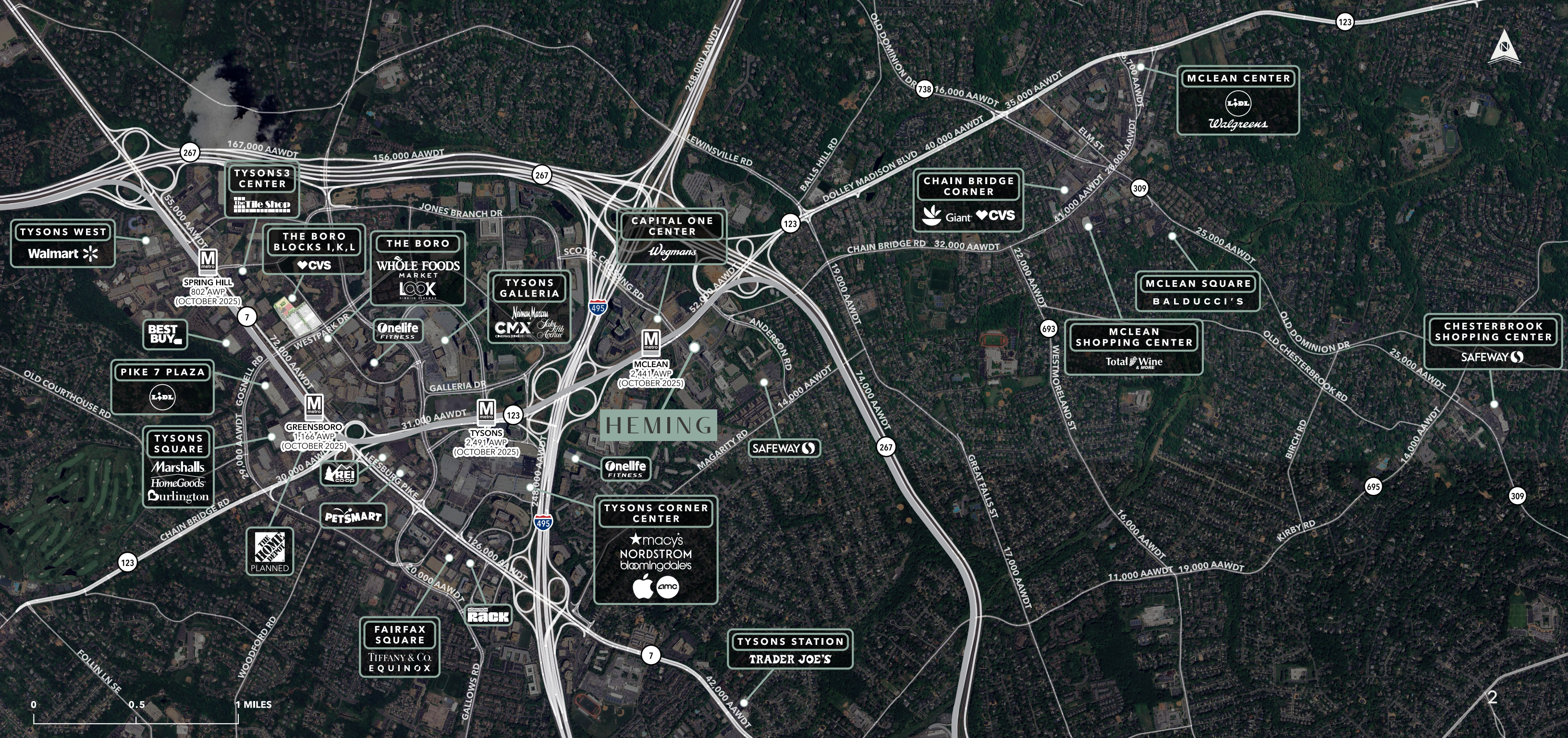
\$172k

Median Houshold 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.



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

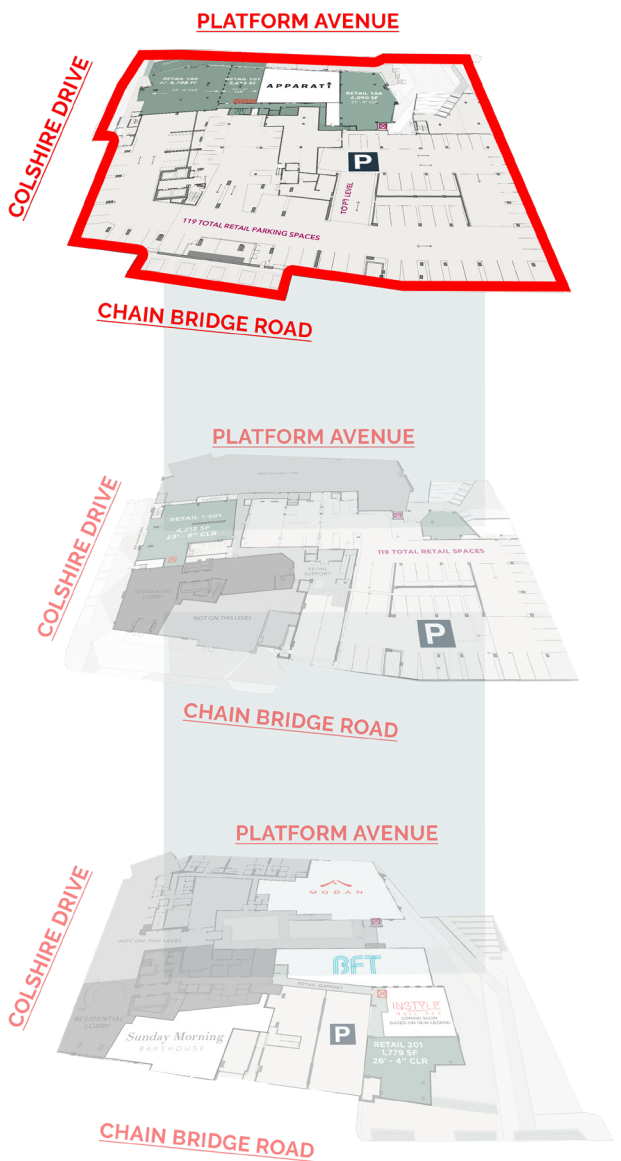
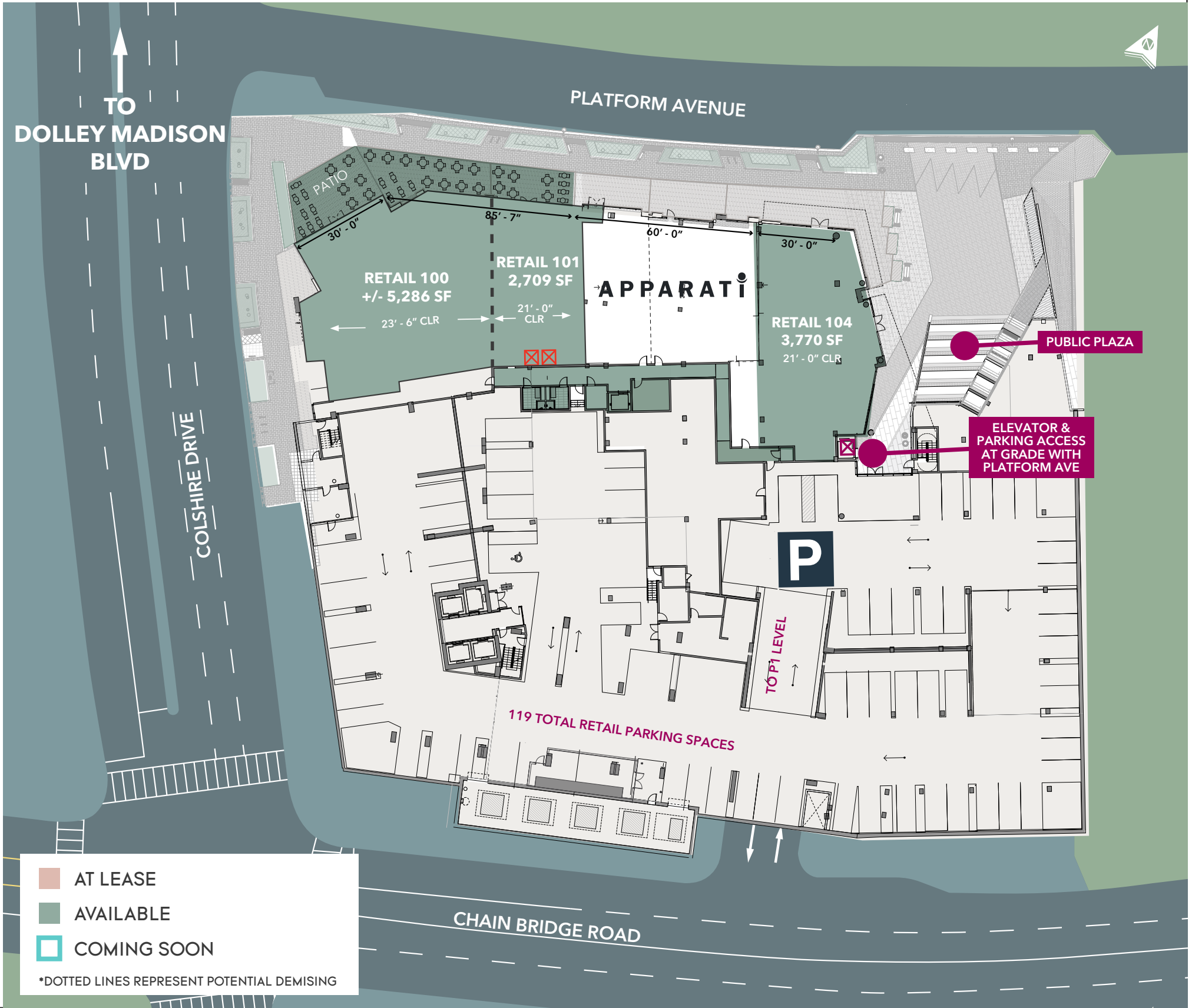
4. One Tysons East
Office: 270,161 SF
Retail: 12,000 SF

5. Scotts Run Station South
Residential: 1,917 units

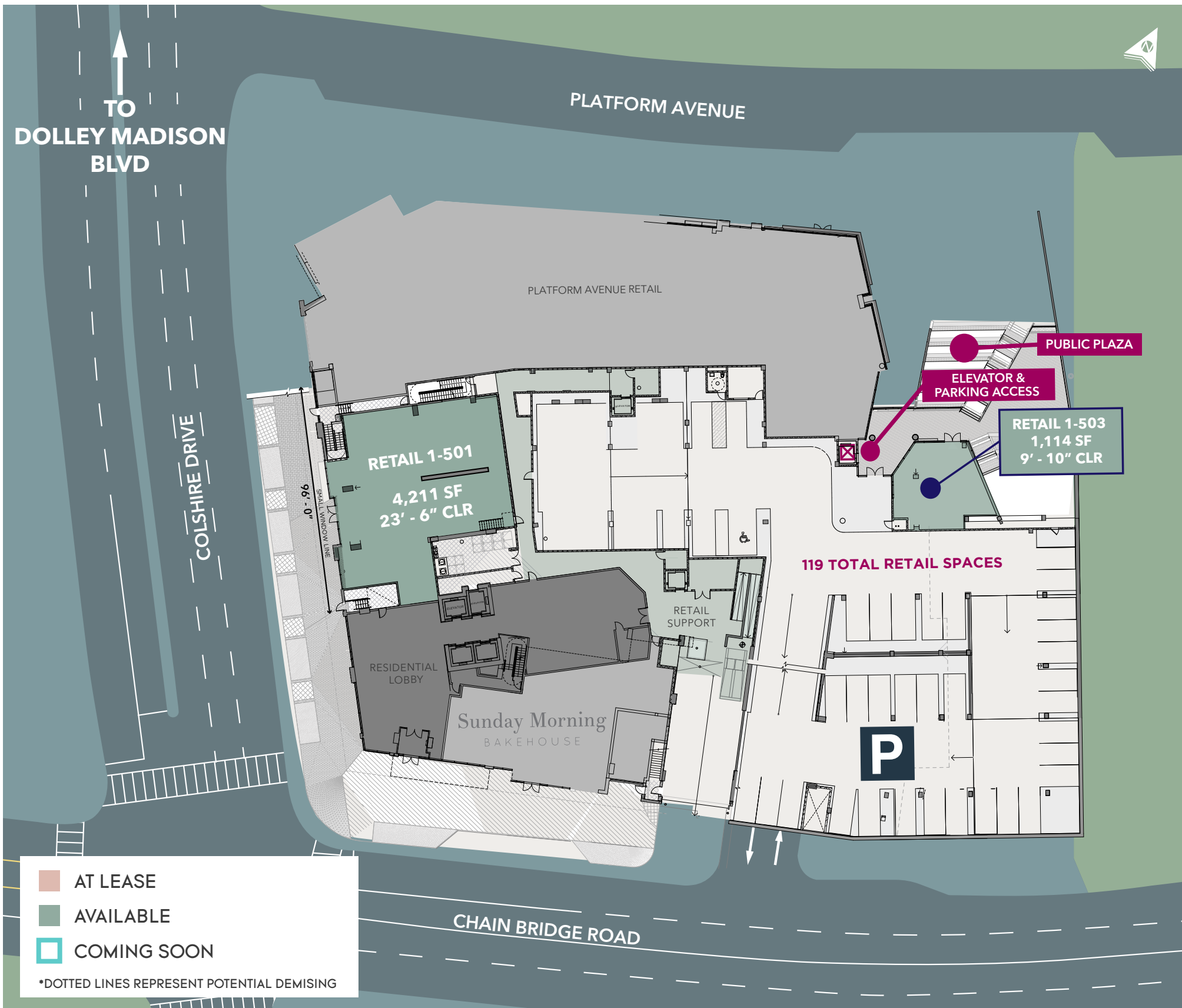
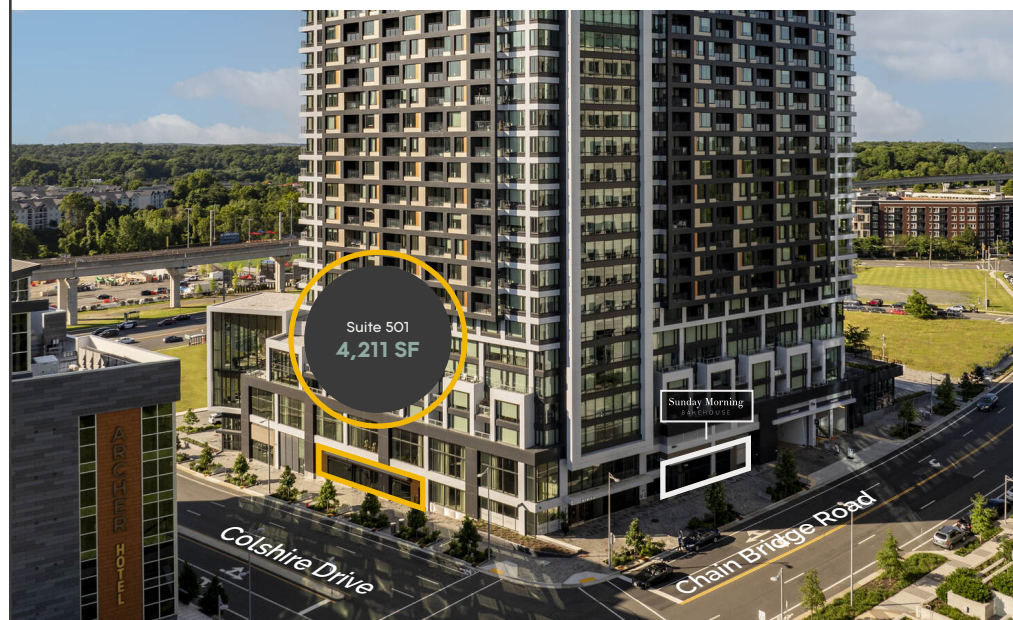
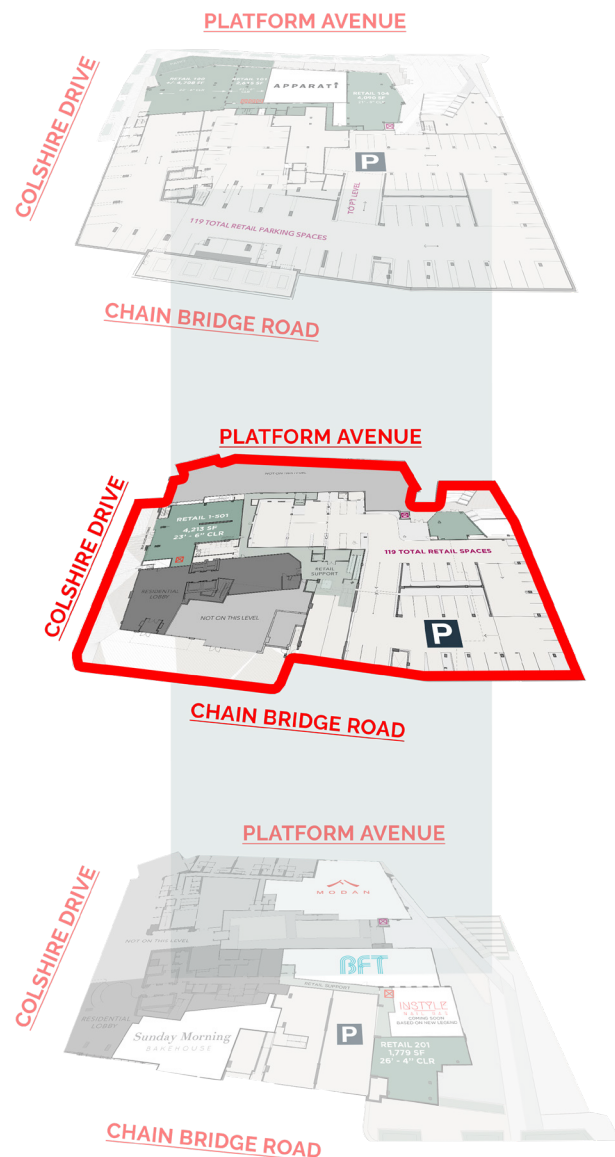
OFFICE
RESIDENTIAL
MIXED USE



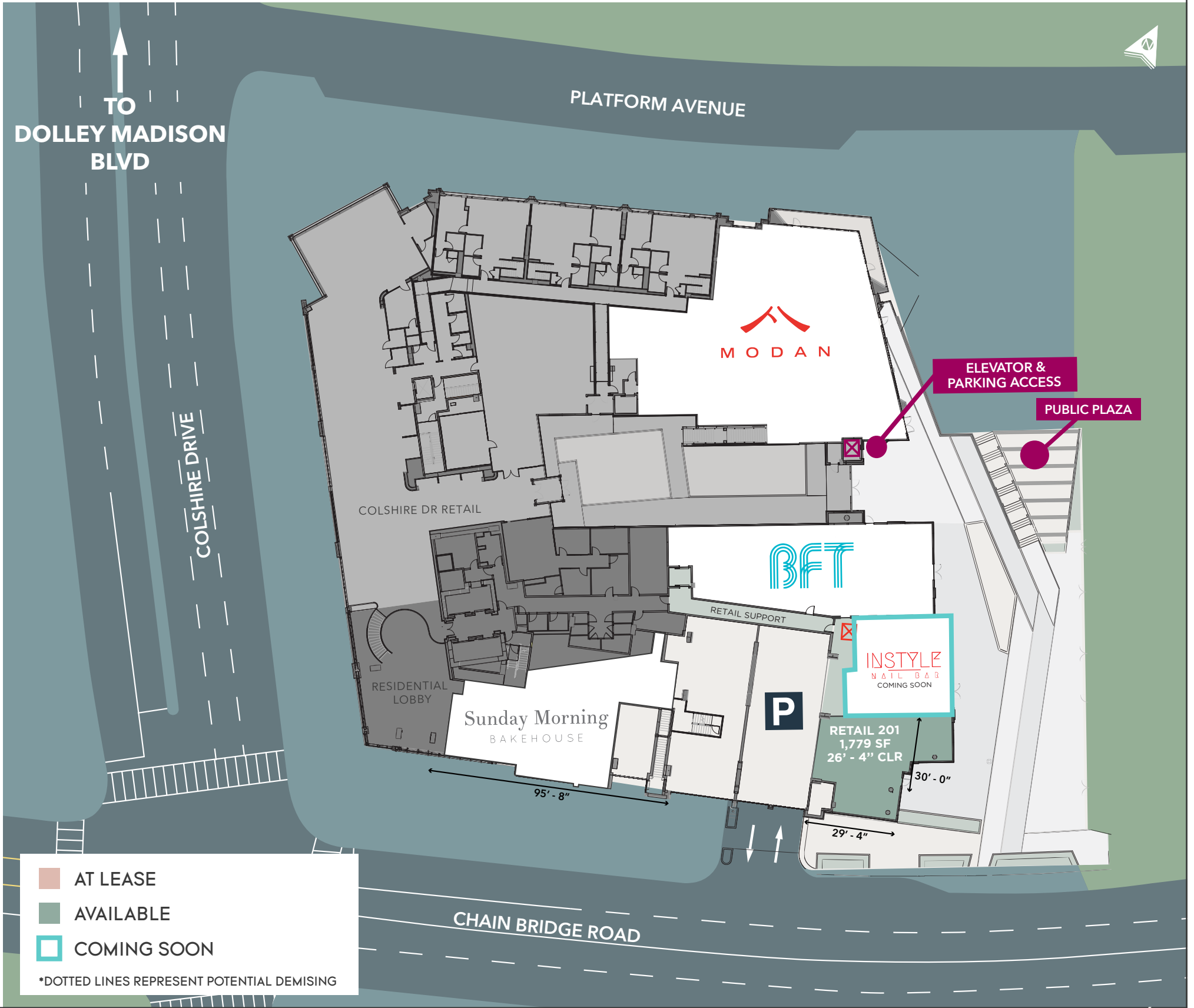
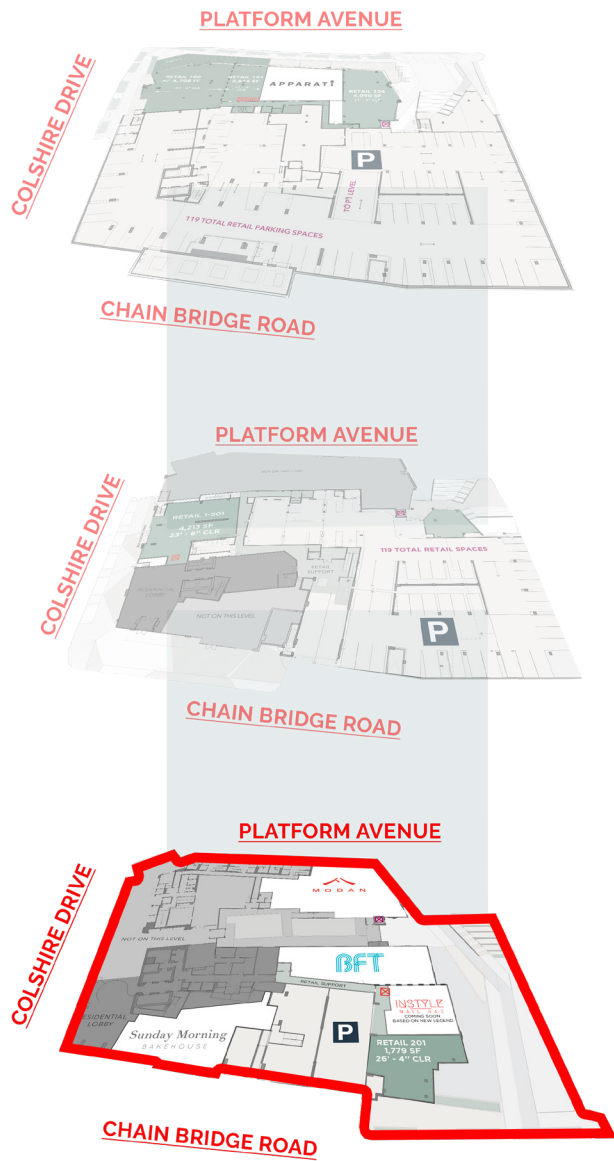
Platform Avenue Site Plan



Colshire Drive Site Plan



Chain Bridge Road Site Plan

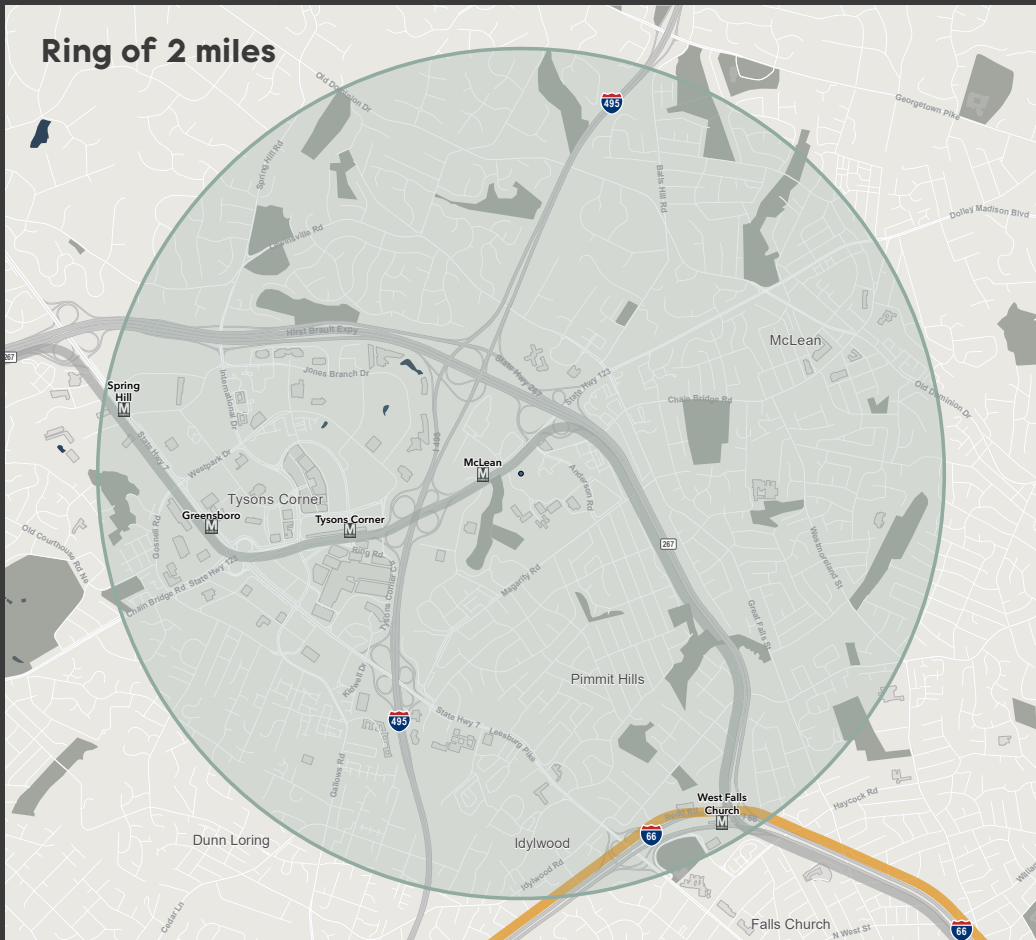


2 Mile Psychographic Profile

2025 and 2030 Esri Forecasts.



Heming
McLean, VA



KEY FACTS

64,878
Population

38.3
Median Age

27,505
Households

INCOME



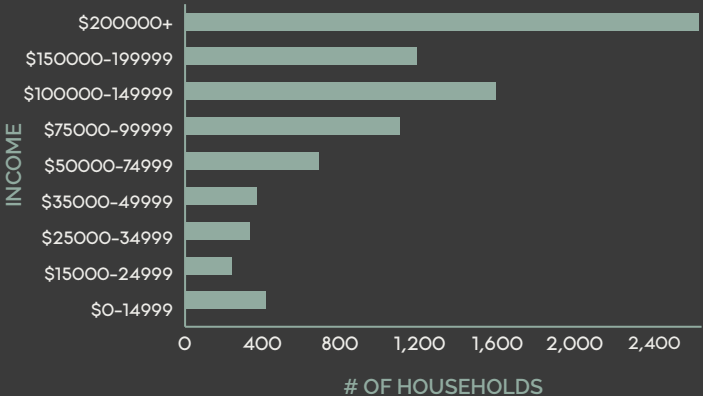
\$154,852
Median Household Income



\$94,197
Per Capita Income

\$223,533

AVERAGE HOUSEHOLD INCOME (\$)



EDUCATION



44%
Graduate/
Professional Degree



36%
Bachelor's
Degree



6%
High School
Diploma

BUSINESS



6,112
Total
Businesses



140,746
Daytime
Population



245
Food Service &
Drinking Places

TAPESTRY SEGMENTS

3B

Top Tier

7,098 households

25.8%

of households

H4

Urban Chic

6,835 households

24.9%

of households

D5

Laptops and Lattes

4,918 households

17.9%

of households

HOMEOWNERSHIP



30,018

Total
Housing Units



13,533

Owner Occupied
Housing Units



13,972

Renter Occupied
Housing Units

EMPLOYMENT



White Collar

89%



Blue Collar

5%



Services

6%

HEMING

MCLEAN, VA



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