

# THE COMMONS

1690 Anderson Rd, McLean, VA 22102  
Fairfax County



## RETAIL FOR LEASE

JOIN: **SAFeway** 



JOIN NEARBY RETAILERS:

CAPITAL ONE **CENTER**



- FULLY LEASED
- Safeway anchored neighborhood center in close vicinity to Capital One Center and Tysons Corner Center.
- Easy Access to I-66, Dulles Toll Road, and the Capital Beltway.
- Average household income of \$211,134 within 3-mile radius.
- Walking distance to 8,000+ employees at Capital One corporate headquarters, Northrop Grumman and Mitre.

### AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
N/A	"MARKET"	N/A	N/A
*Est. NNN: \$8.44 PSF			

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**Jake Levin**  
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## MARKET OVERVIEW

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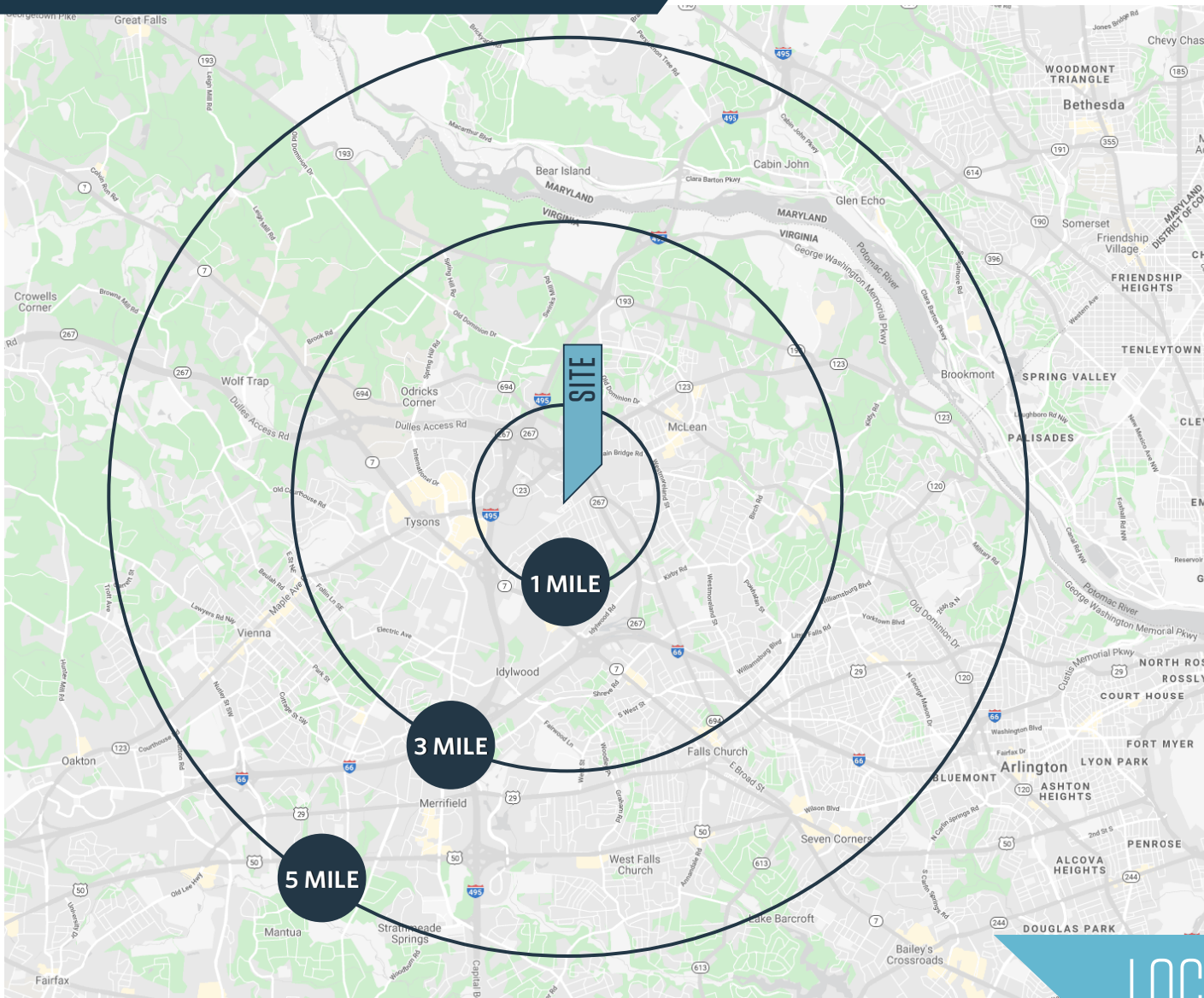
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MID VIEW  
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## DEMOGRAPHICS | 2021:

	1-MILE	3-MILE	5-MILE
Population	18,663	107,024	282,103
Daytime Population	18,383	108,946	198,358
Households	8,441	42,237	107,102
Average HH Income	\$163,705	\$211,134	\$207,976

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Anderson Rd	3,370 ADT
VA-267	49,140 ADT
Dolly Madison Blvd	55,000 ADT
I-495	161,800 ADT

## LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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