

2059 CHAIN BRIDGE ROAD

2059 Chain Bridge Road
Tysons, VA 22182



RETAIL FOR LEASE

NEARBY RETAILERS:



- Freestanding Retail/Office Building in Tysons, VA: Top shopping district in Virginia.
- Currently occupied by Verizon **(Please do not disturb tenant)**.
- 12,100 SF in Total: currently utilized as 5,140 SF of Retail and 6,960 SF Office with 24 exclusive parking spaces.
- Parcel Size = 20,214 SF, 2 docks available.
- Regional access to Rt.7 (64,256 VPD), I-495 (172,000 VPD), and Dulles Toll Road (78,836 VPD).
- High visibility to Chain Bridge Road.

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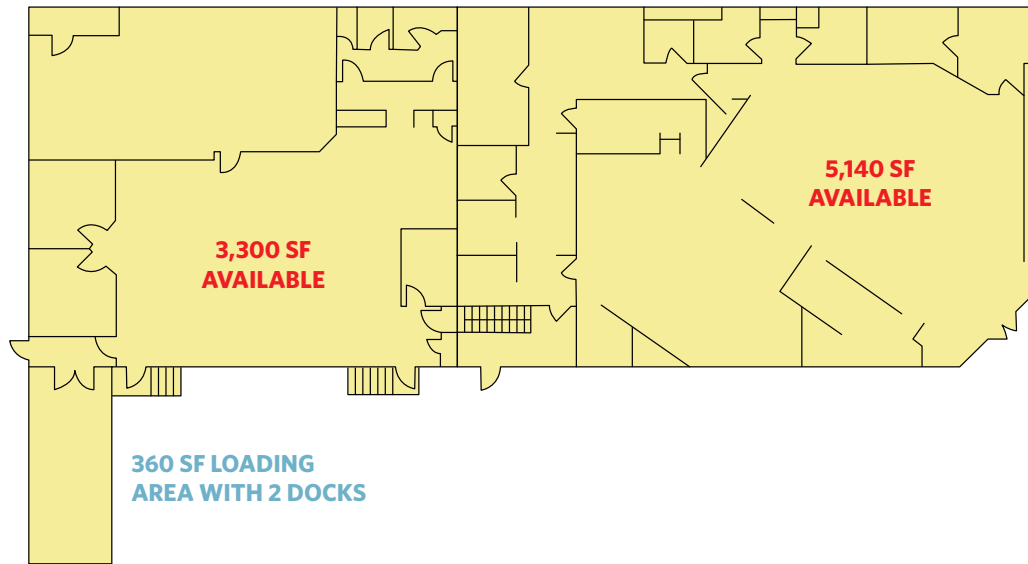
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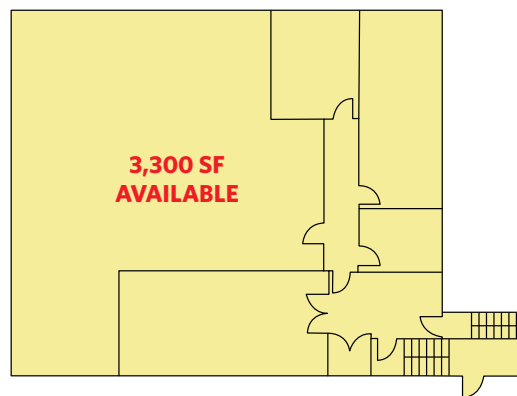
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* PLUS 872 SF MEZZ STORAGE NOT INCLUDED IN GLA

UPPER LEVEL



LOWER LEVEL



SITE PLAN

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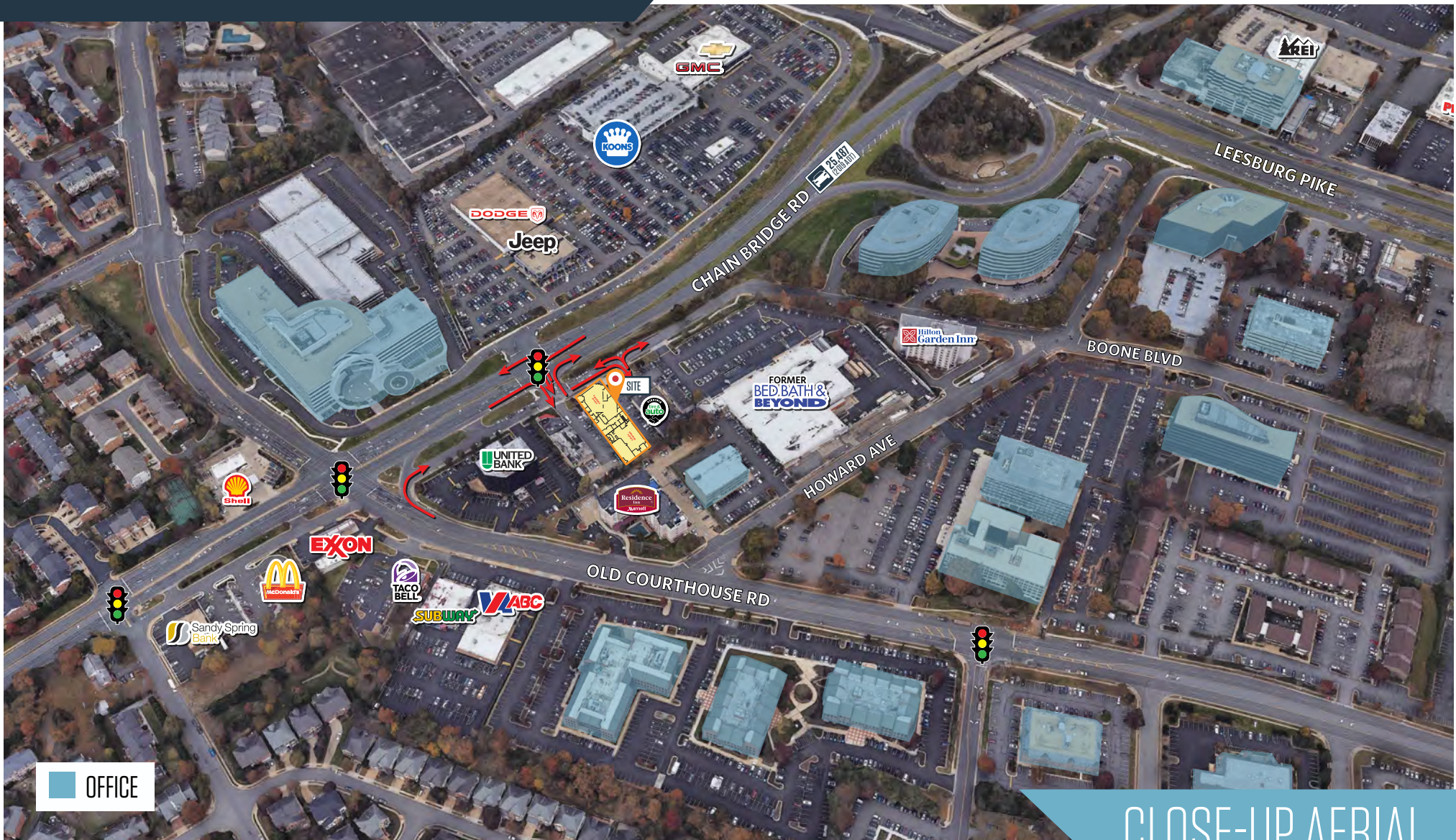
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CLOSE-UP AERIAL

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ZOOM AERIAL

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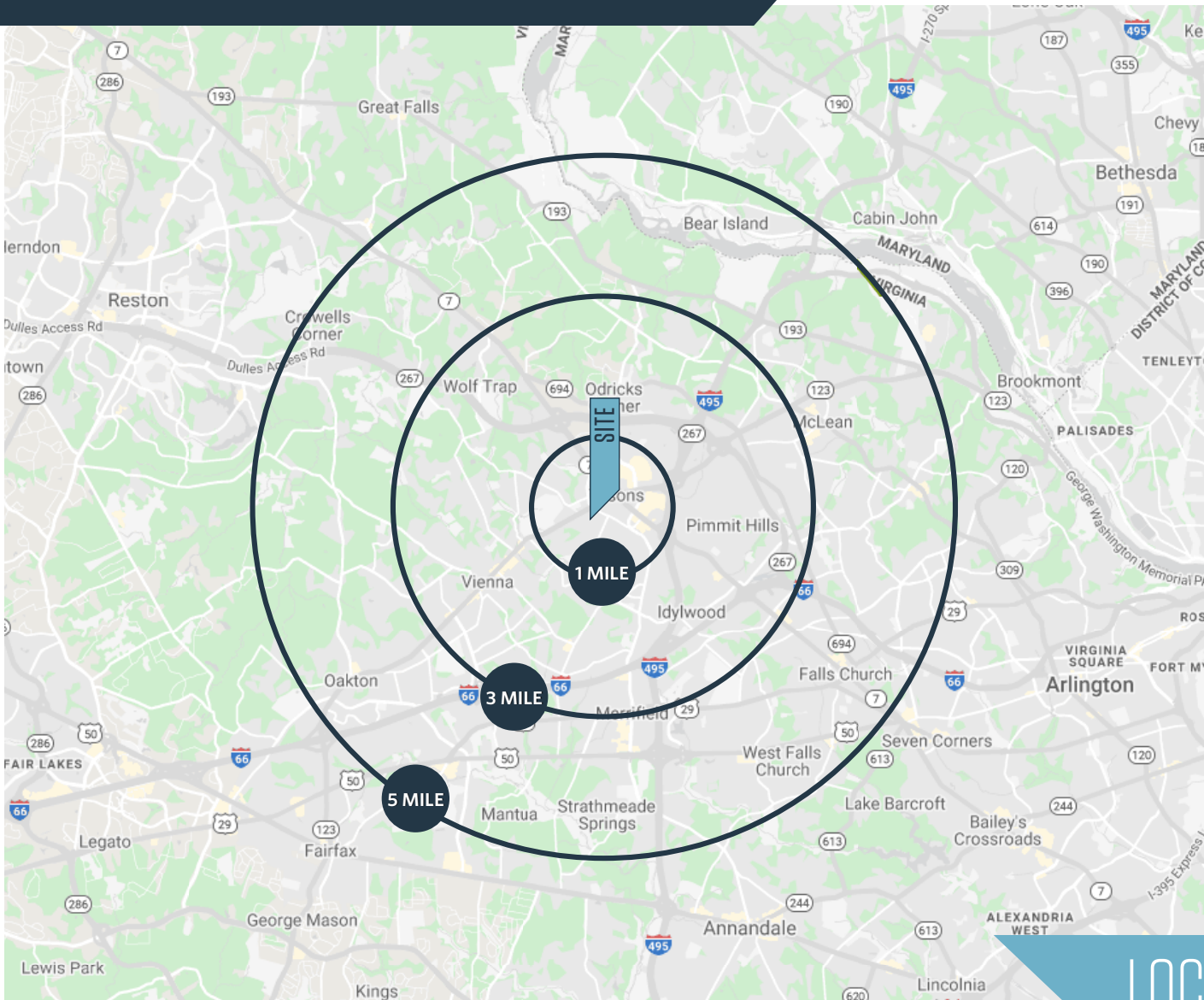
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DEMOGRAPHICS | 2021:

	1-MILE	3-MILE	5-MILE
Population	17,133	109,998	266,052
Daytime Population	60,511	113,176	193,292
Households	8,038	43,900	101,032
Average HH Income	\$177,260	\$197,615	\$200,415

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2020:

Chain Bridge Rd 25,487 ADT

LOCATION & DEMOGRAPHICS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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