

DISCREET
LISTING

DO NOT DISTURB TENANT



JOIN THESE RETAILERS

Walmart  DUNKIN'



BASIC



BURGER

RETAIL FOR LEASE

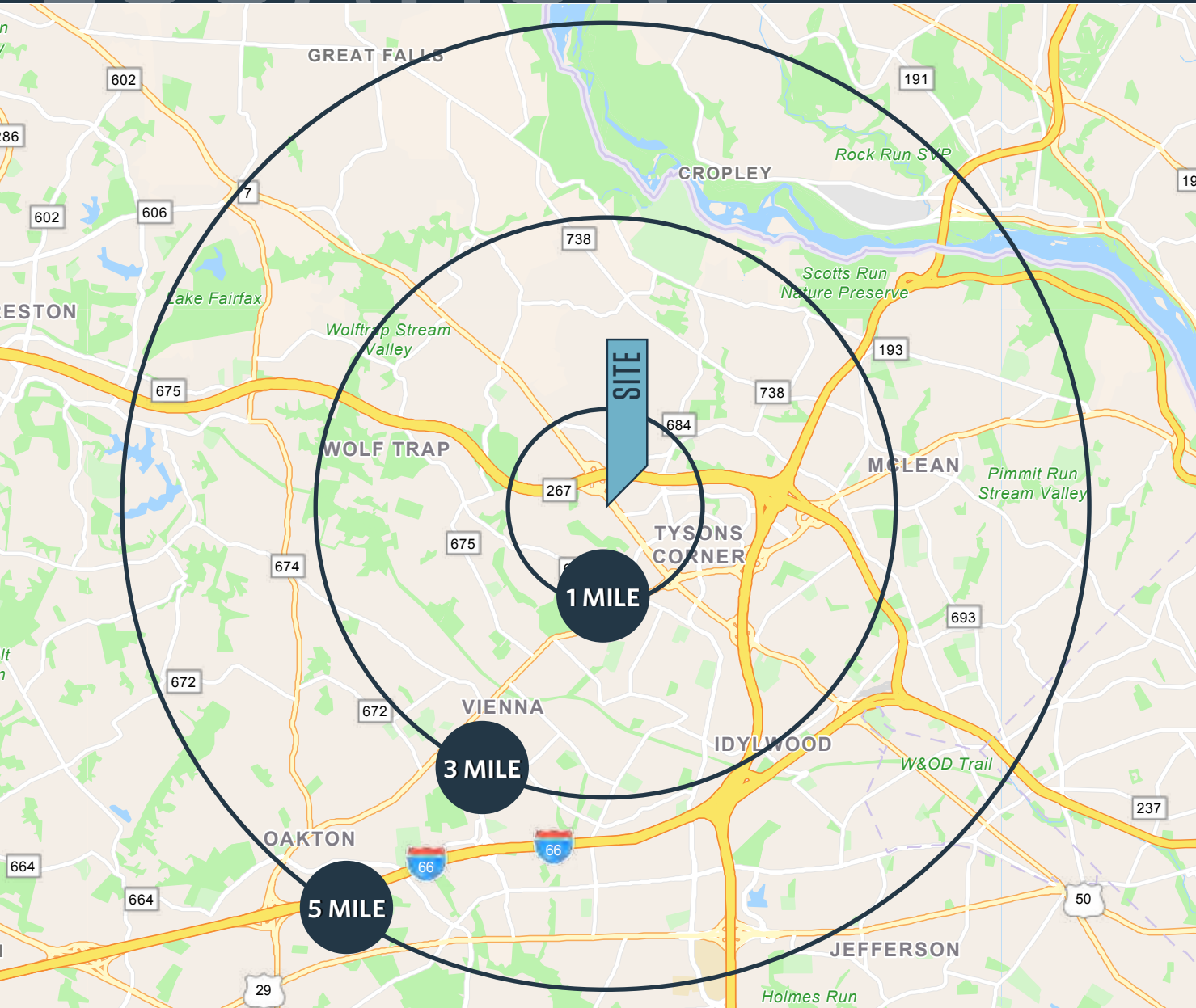
- Join Walmart anchored center on Leesburg Pike (65,560 ADT)
- Within a 10 minute drive of 25.9M SF of office and 34,448 residential units
- Adjacent to Spring Hill Metro (540 ADR)

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AVAILABLE SPACE:

SIZE	RENT	CONDITION	TERM
1,250 SF	NEGOTIABLE	2 ND GEN SPACE	LXP 10/31/2029

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
16,418	89,357	234,019
Daytime Population		
30,267	114,424	206,524
Households		
7,787	34,639	88,271
Average HH Income		
\$203,249	\$237,616	\$232,786

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Leesburg Pike (Rt 7)	65,560 ADT
Westwood Center Dr	11,170 ADT

SITE PLAN

TYSONS WEST III

1501-A CORNERSIDE BLVD, VEINNA, VA 22182 FAIRFAX COUNTY



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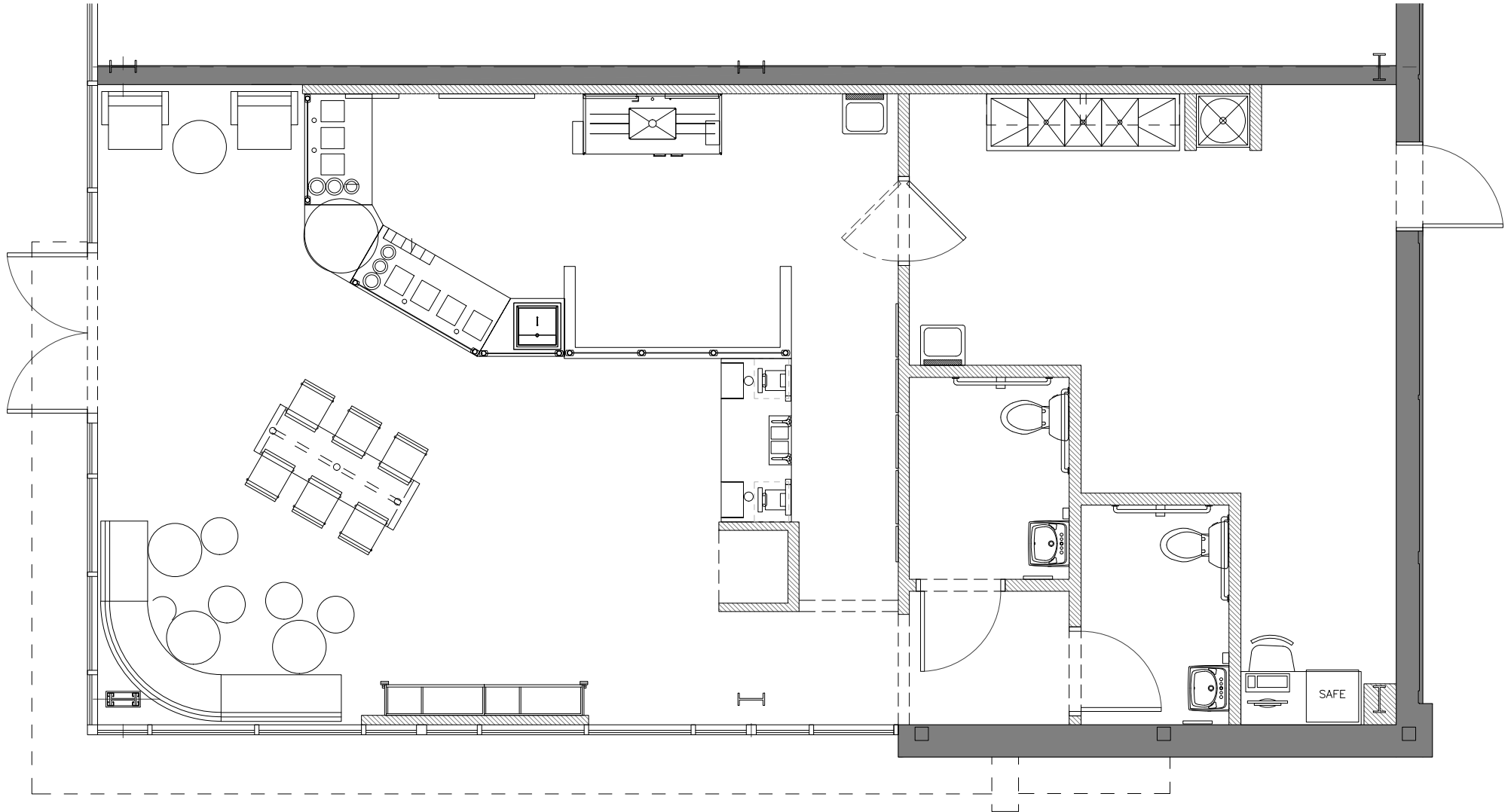
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FLOOR PLAN | TYSONS WEST III

1501-A CORNERSIDE BLVD, VEINNA, VA 22182 FAIRFAX COUNTY

1,250 SF AVAILABLE



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TYSONS WEST III

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