

HEMING

1800 CHAIN BRIDGE ROAD
SCOTTS RUN, MCLEAN, VA

38,000 SF RETAIL
410 LUXURY APARTMENTS
AVAILABLE NOW

JOIN:



**NOW
OPEN!**

MODAN
RESTAURANT

Sunday Morning
BAKEHOUSE

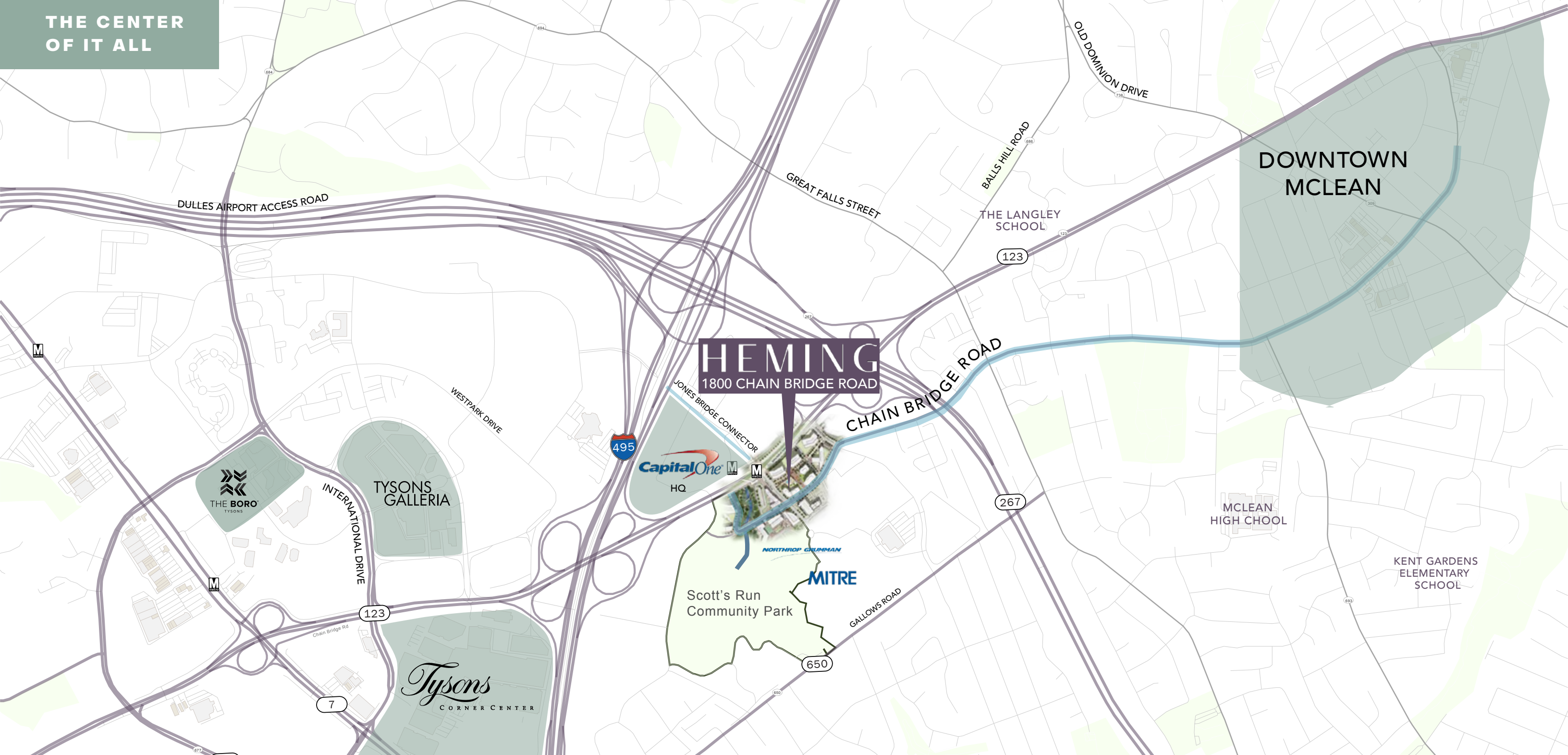
APPARATI
smart gym + wellness

klnb



SKANSKA

THE CENTER
OF IT ALL



Convenient
to McLean

Direct access via **Dolley Madison/Route 123** to the affluent neighborhoods of McLean with **15,800+** residents who have an average household income of **\$151,000+** within a five-minute drive time.

Across the street from a **178 Key Archer Hotel** — the first boutique hotel in Tysons — now open.

A Hub for an
HQ Lifestyle

Walking distance to **8,000+** existing employees at MITRE, Northrop Grumman, and Capital One corporate headquarters.

Access to **38,000+** daytime employees within a five-minute drive time.

klnb

SKANSKA

THE DINING & ENTERTAINMENT DESTINATION



MCLEAN - CHAIN BRIDGE SHOPPING CENTER

MCLEAN SHOPPING CENTER

Capital One HQ

LONG SHOT

MITRE

NORTHROP GRUMMAN

ARCHER HOTEL NOW OPEN

HEMING

1800 CHAIN BRIDGE ROAD

AVAILABLE NOW

- 410 high-end apartments
- 38,000 SF of retail
- 120 retail parking spaces

TYSONS CORNER CENTER

klnb

SKANSKA

	1 MILE	2 MILES	3 MILES
POPULATION	16,530	62,232	108,117
AVERAGE HOUSEHOLD INCOME	\$172,858	\$209,206	\$239,579
DAYTIME POPULATION	35,780	130,086	170,348
MEDIAN AGE	38.6	39.4	41.4
SPENDING ON FITNESS	\$3,454,663	\$15,090,746	\$27,890,722
SPENDING ON FOOD	\$126,508,709	\$524,176,579	\$927,700,671

12TH Largest Commercial Business District in the U.S.



Dolley Madison Blvd
55,000 ADT



Adjacent to the
McLean Station



Regionally Accessible

Scotts Run has direct access to the Capital Beltway, Dolley Madison/Route 12, I-66, and the Dulles Toll Road

Tysons is **16 miles** from Dulles International Airport and **15 miles** from Reagan National Airport



SURROUNDING DEVELOPMENT

I-495



487,715 OFFICE SF
250,000 RETAIL SF
1200 UNITS
1600 SEAT PERFORMANCE VENUE
300 KEY HOTEL



HEMING
1800 CHAIN BRIDGE ROAD
38,000 SF RETAIL
410 UNITS
AVAILABLE NOW



JOHNSON BLOCK D
447 UNITS
15,000 SF RETAIL
UNDER CONSTRUCTION
DELIVERY 2024



THE HADEN
425 UNITS



THE COMMONS
2,200 PLANNED UNITS

McLean Metro Station



P



THE KINGSTON
319 UNITS



ARCHER HOTEL
NOW OPEN
178 KEYS
1,706 SF RETAIL



NORTHROP GRUMMAN
287,500 SF OFFICE



MITRE
340,000 SF OFFICE

klnb

SKANSKA

UP TO 7,537 SF PLUS PATIO

Clear Heights 23'-6" & 21'-10"



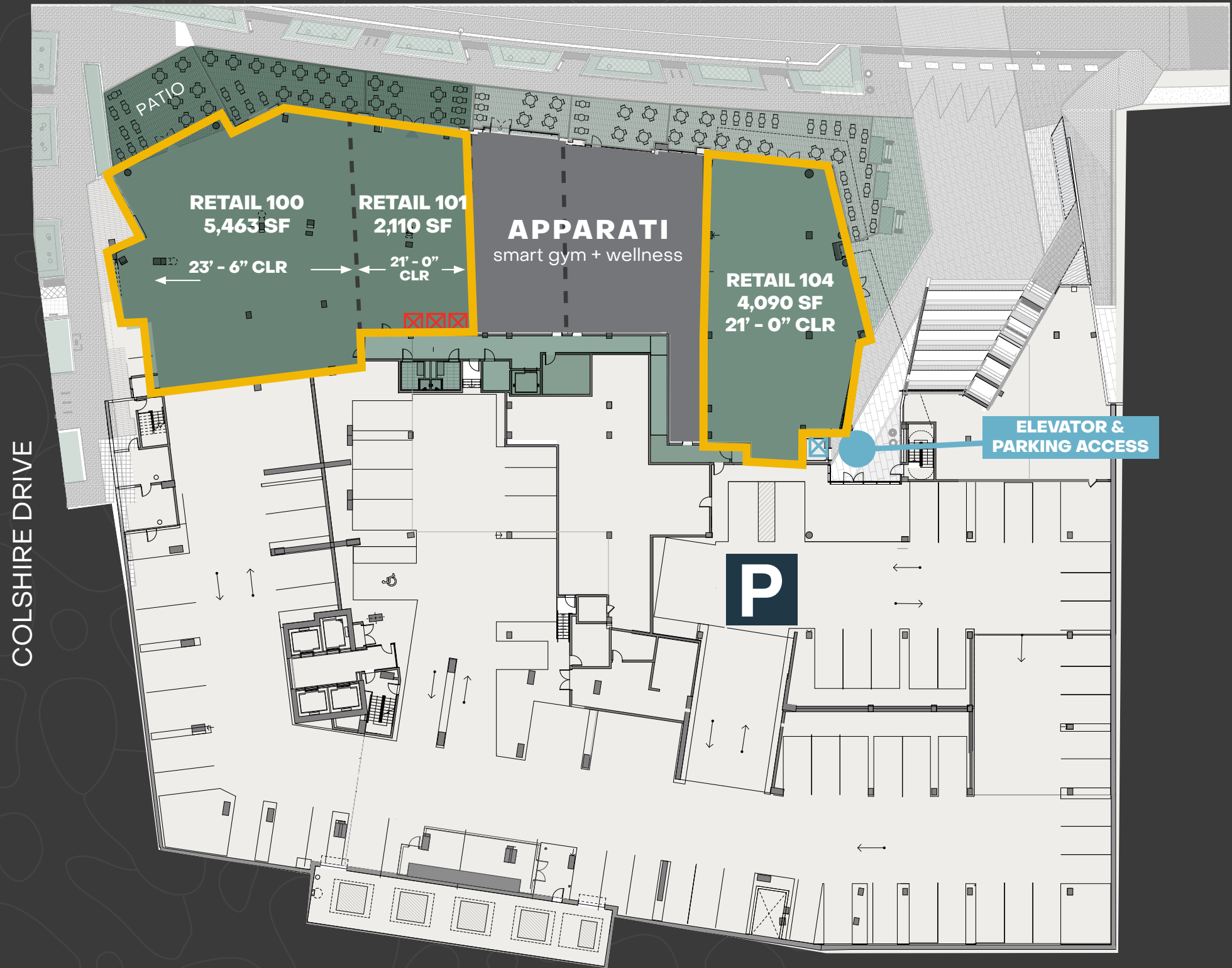
4,090 SF PLUS PATIO

Clear Heights 21'-10"



LEVEL 1

PLATFORM AVENUE



*DOTTED LINES REPRESENT POTENTIAL DEMISING

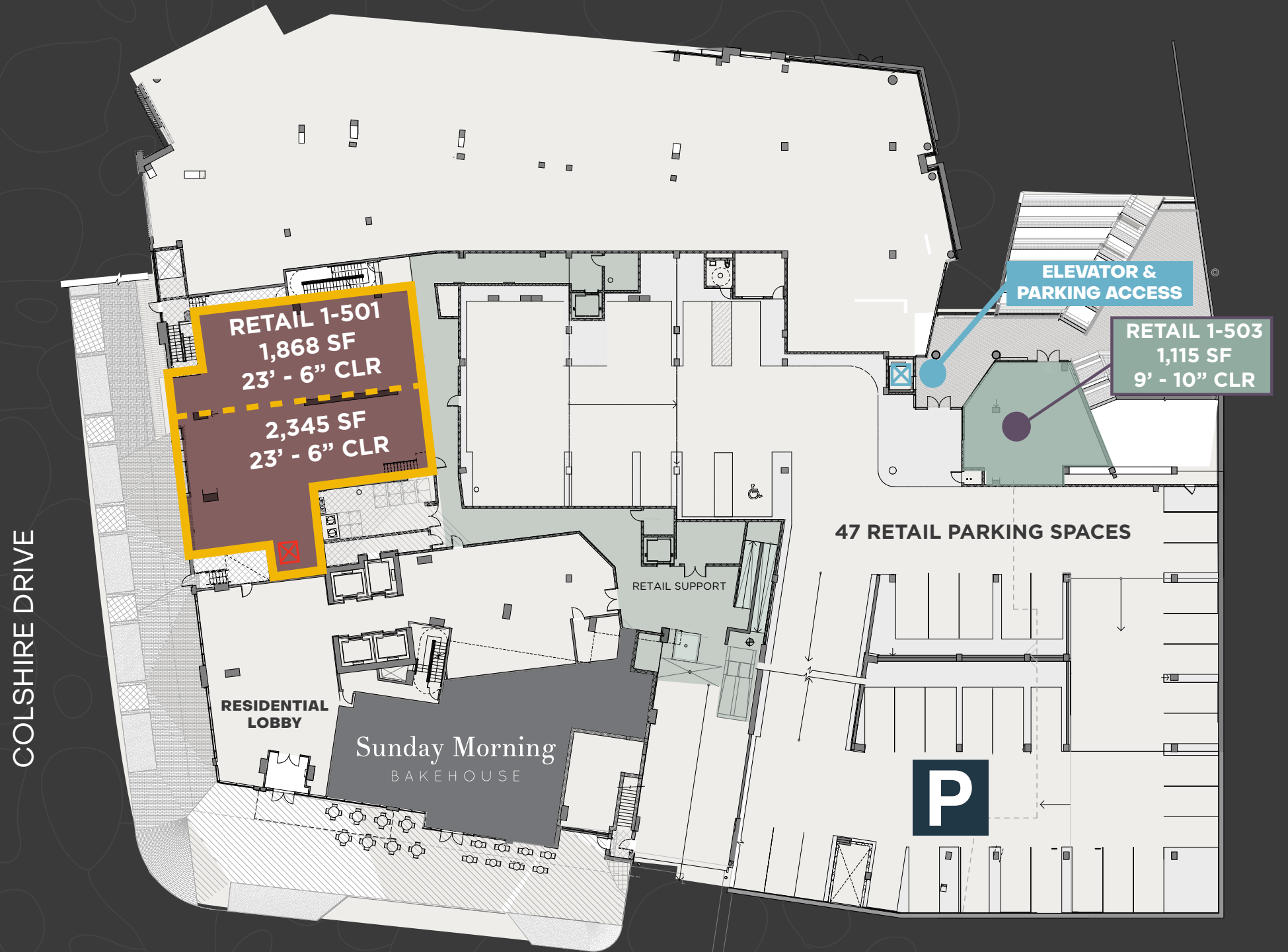
1,868 - 4,203 SF

Clear Heights 23'-6"



VIEW FROM COLSHIRE DRIVE

LEVEL 1.5



COLSHIRE DRIVE

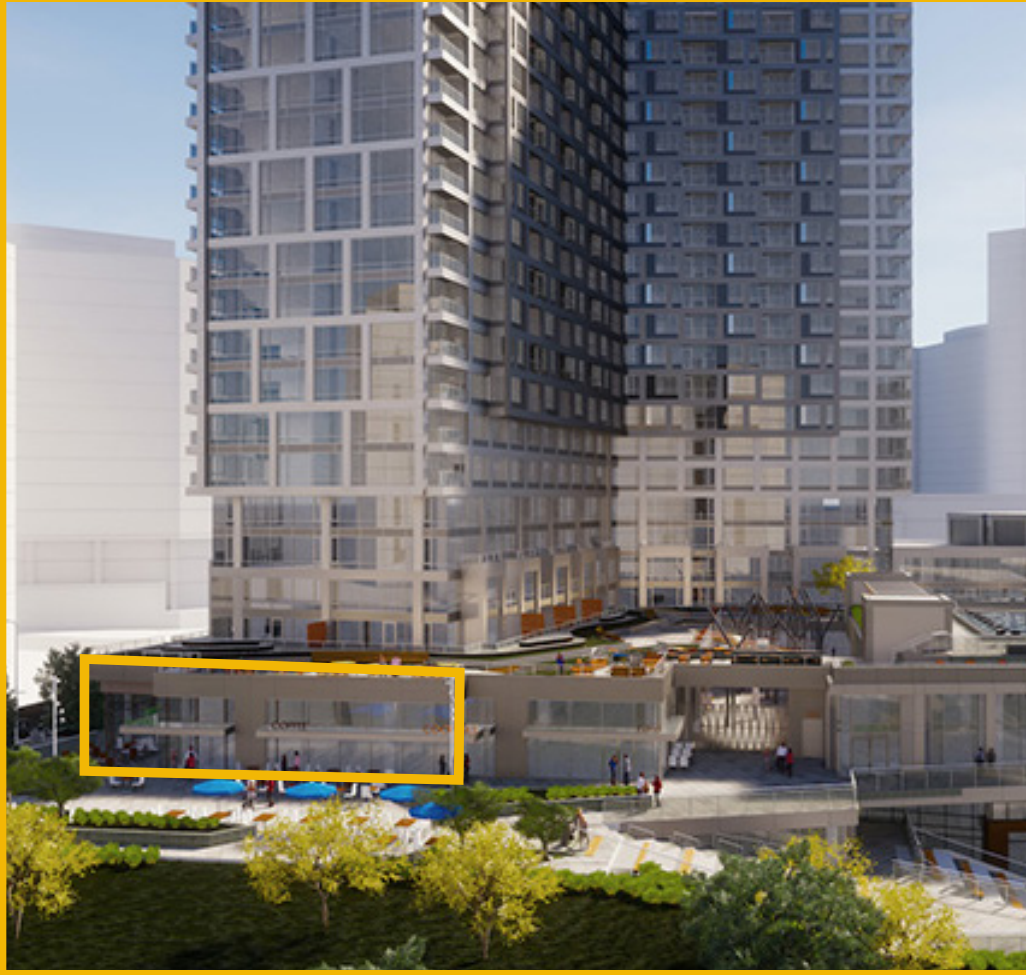
CHAIN BRIDGE ROAD

■ NEGOTIATING LOI

*DOTTED LINES REPRESENT POTENTIAL DEMISING

3,506 SF PLUS PATIO

Clear Heights 26'-4"



VIEW FROM PLAZA

LEVEL 2

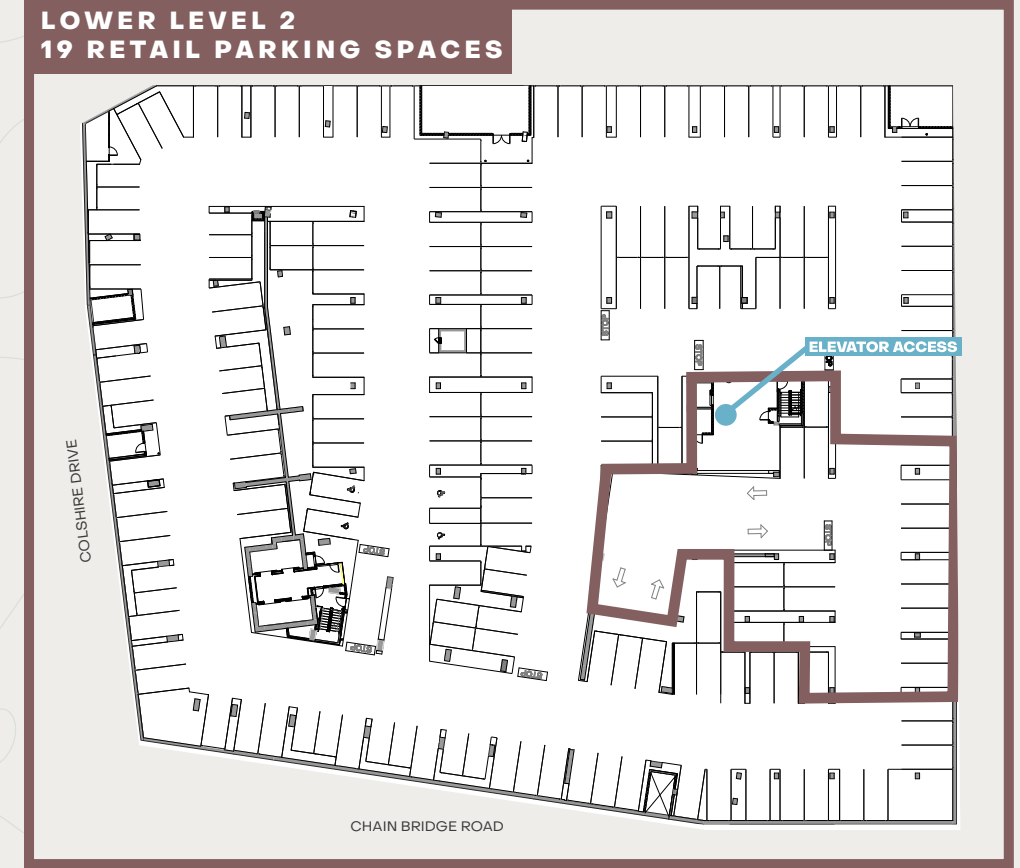
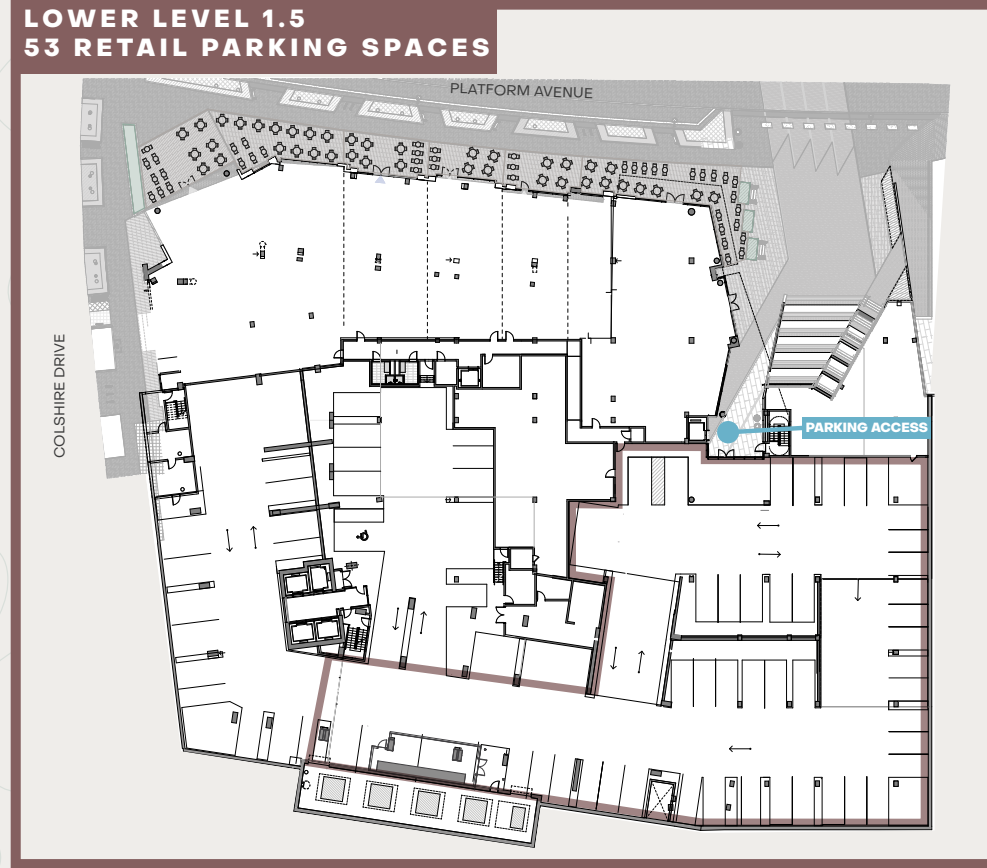
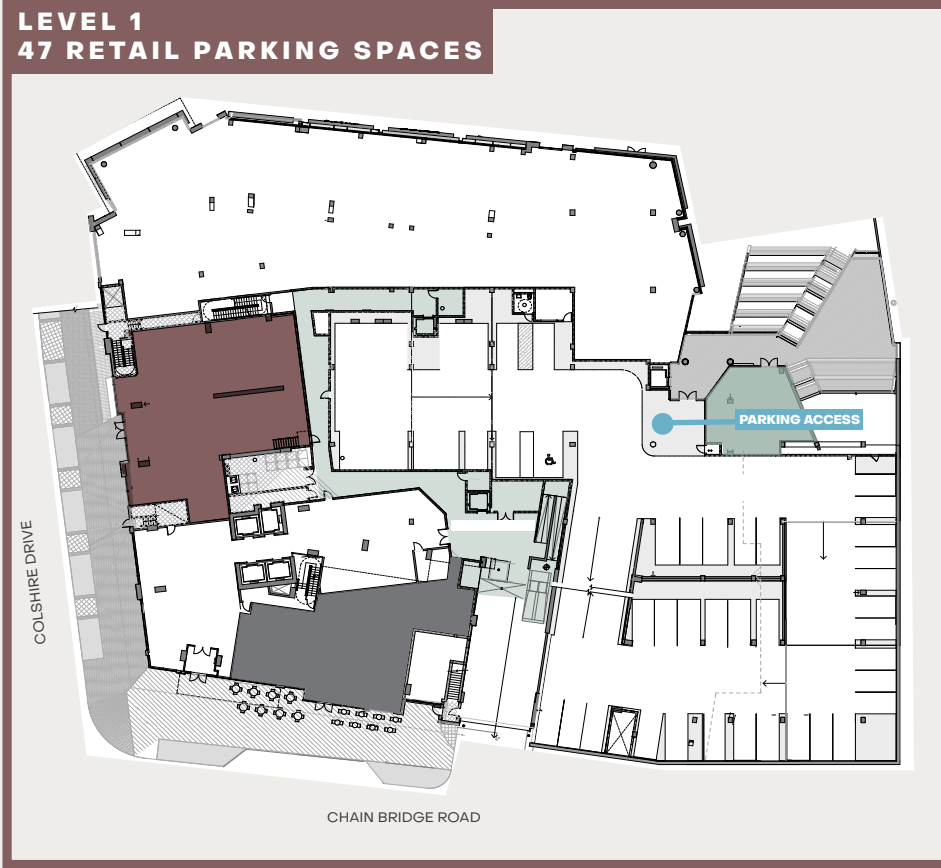
COLSHIRE DRIVE



CHAIN BRIDGE ROAD

NEGOTIATING LOI

*DOTTED LINES REPRESENT POTENTIAL DEMISING



TOTAL RETAIL PARKING SPACES: 120

HEMING

1800 CHAIN BRIDGE ROAD
SCOTTS RUN, MCLEAN, VA

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DEVELOPED BY

SKANSKA

LEASING

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