

# 2059 CHAIN BRIDGE ROAD

2059 Chain Bridge Road  
Tysons, VA 22182



## FLEX SPACE/RETAIL FOR LEASE OR SALE

### NEARBY RETAILERS:



- Freestanding Retail/Office Building in Tysons, VA: Top shopping district in Virginia.
- Currently occupied by Verizon **(Please do not disturb tenant)**.
- 11,462 SF in Total: currently utilized as 4,460 SF of Retail, 3,364 SF Office/Flex and 3,338 SF Flex/Office/Storage with 24 exclusive parking spaces.
- Parcel Size = 20,214 SF, 2 docks available.
- Regional access to Rt.7 (62,687 VPD), I-495 (221,476 VPD), and Dulles Toll Road (145,085 VPD).
- High visibility to Chain Bridge Road.

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MARKET AERIAL

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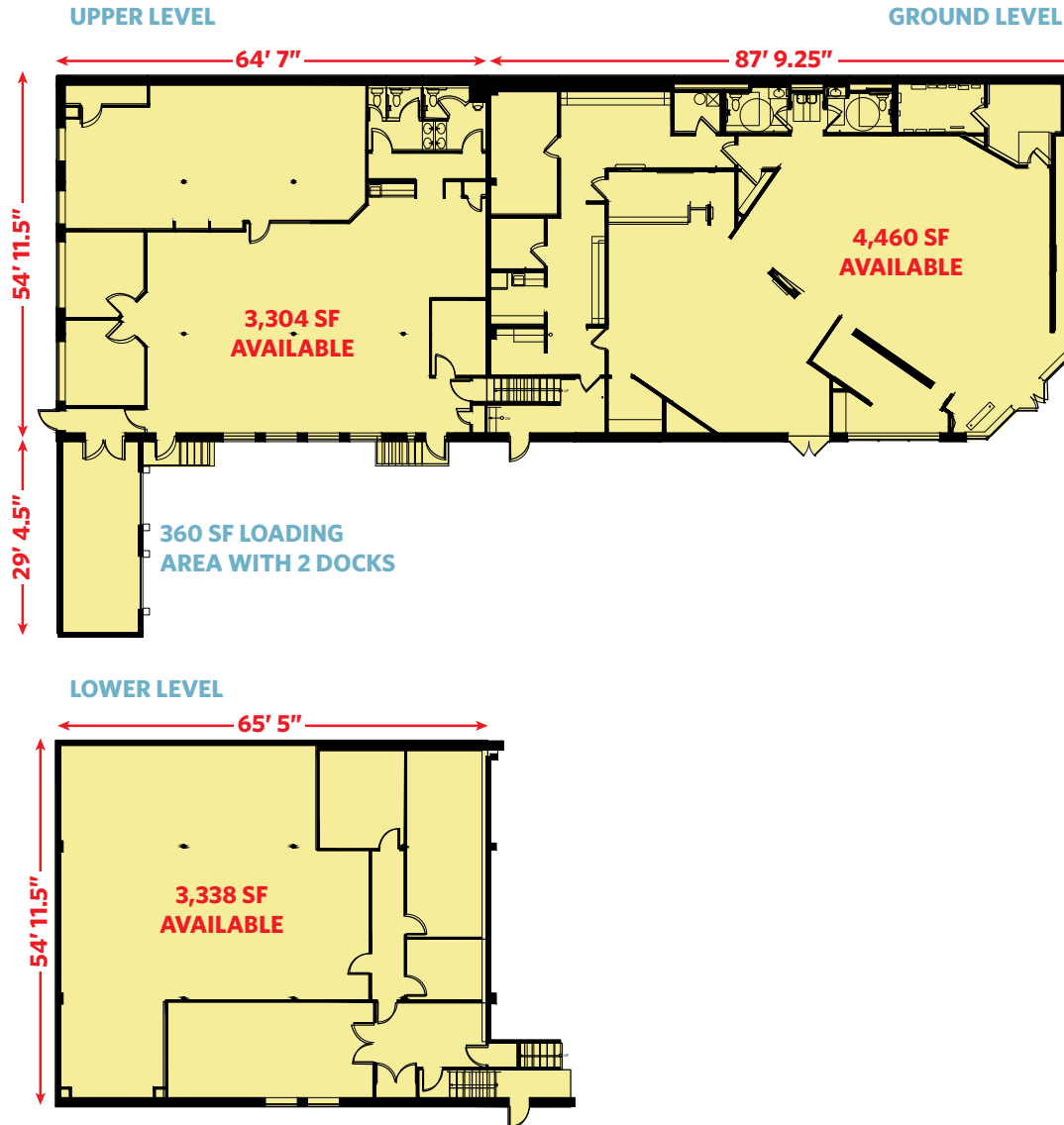
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\* PLUS 872 SF MEZZ STORAGE NOT INCLUDED IN GLA



SITE PLAN

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CLOSE-UP AERIAL

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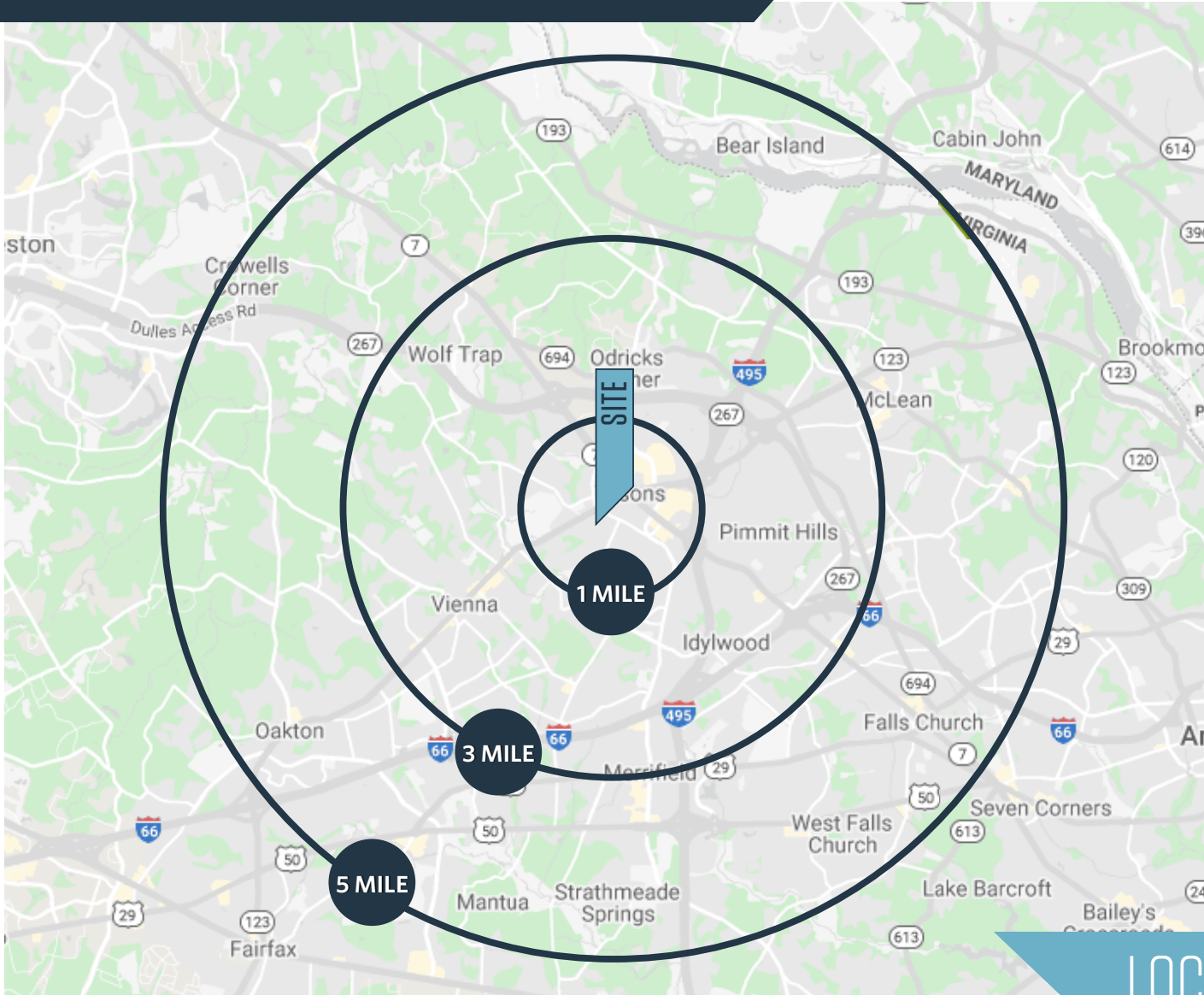
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## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
18,792	114,853	269,224
Daytime Population		
75,442	185,780	351,153
Households		
8,805	45,484	100,018
Average HH Income		
\$205,823	\$231,045	\$235,216

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Chain Bridge Rd 30,467 ADT

## LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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