

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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* PLUS 872 SF MEZZ STORAGE NOT INCLUDED IN GLA

UPPER LEVEL

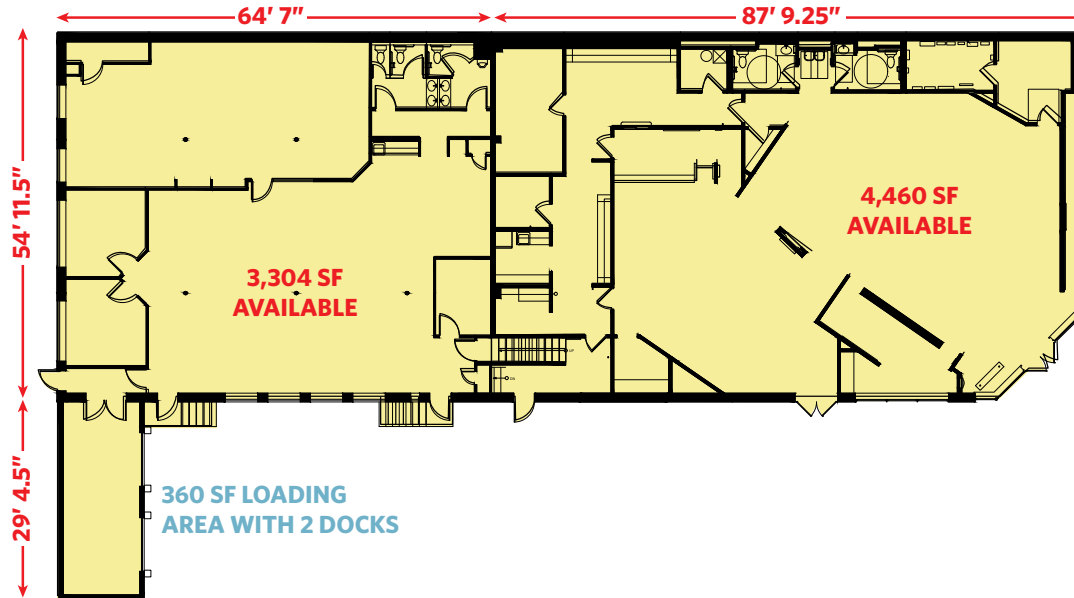


CLICK HERE TO WATCH
A VIRTUAL TOUR

GROUND LEVEL



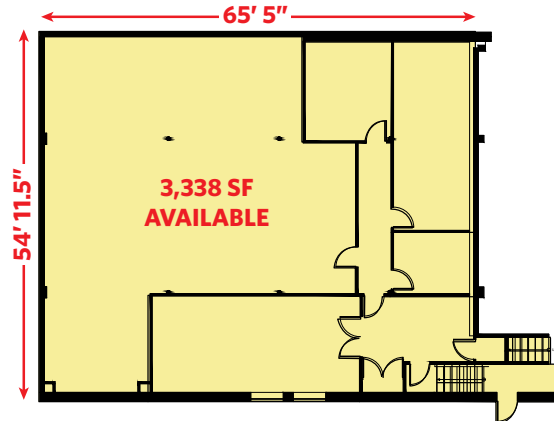
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LOWER LEVEL



CLICK HERE TO WATCH
A VIRTUAL TOUR



SITE PLAN

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ZOOM AERIAL

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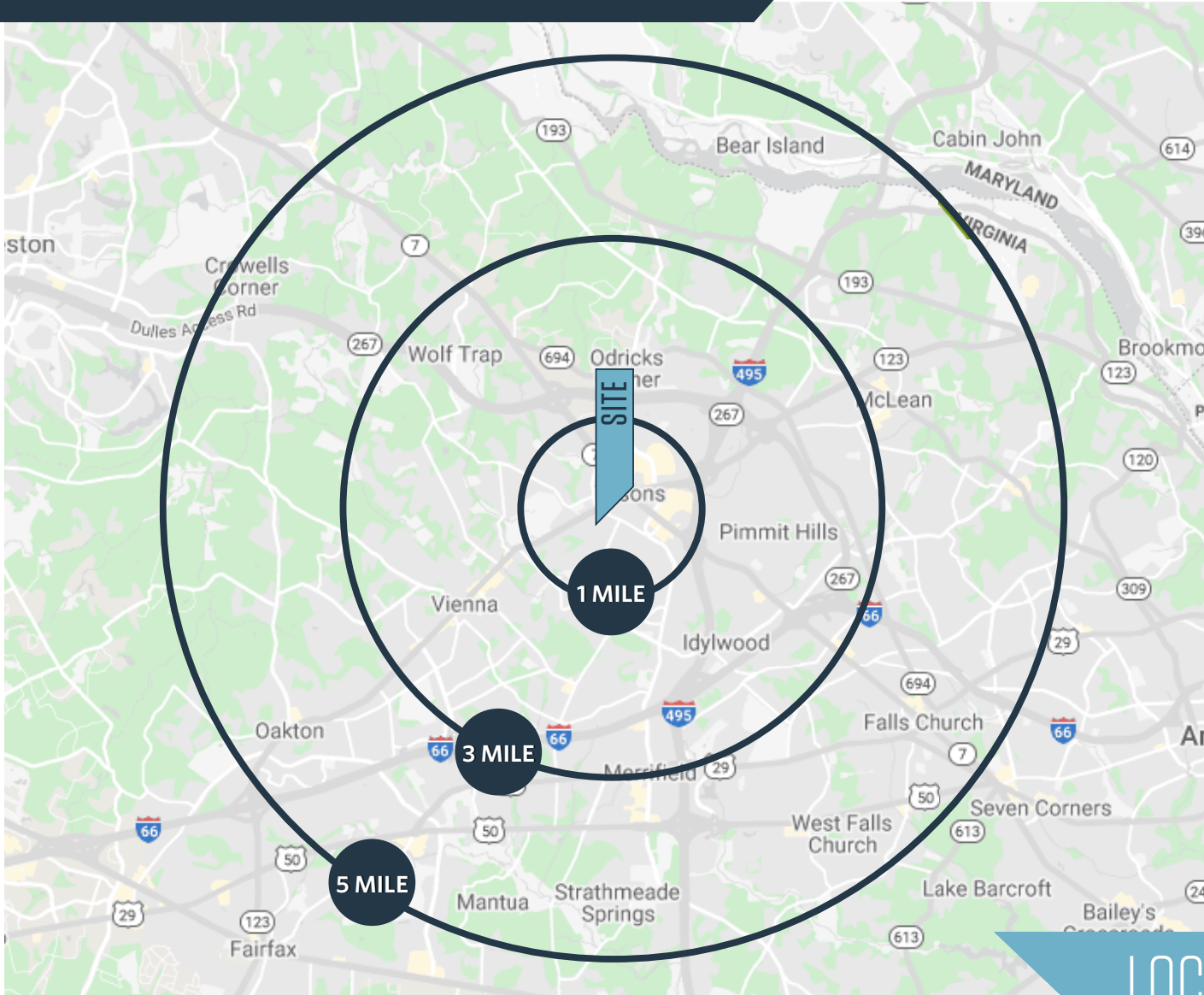
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DEMOGRAPHICS | 2024:

| 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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