

2051 CHAIN BRIDGE RD

Vienna, VA 22182
Fairfax County

ALDI SUBLEASE OPPORTUNITY

APPROX. 29,255 SF AVAILABLE

AVAILABLE
NOW

NEARBY RETAILERS

verizon

UNITED
BANK

Hilton
Garden Inn

Alborz

TACO
BELL

SUBWAY

Marshalls®

Sandy Spring
Bank

McDonald's

MARRIOTT

RETAIL FOR LEASE

- Prime Tyson's Corner Location – Situated at the intersection of Chain Bridge Rd (Rt. 123) in the heart of Tysons/Vienna retail corridor.
- High Visibility & Access – Prominent frontage with excellent visibility in one of Northern Virginia's most desirable trade areas.
- Strong Retail Neighbors – Surrounded by national anchors, daily-needs retailers, and high-end dining/entertainment.
- Affluent Demographics – Average household incomes exceeding \$200,000 within a 3-mile radius.
- Established Traffic Driver – Co-tenanted with ALDI, drawing consistent grocery traffic.
- Unmatched Market Growth – Located in the heart of Tysons Corner, with continued residential and commercial expansion fueling demand.

LEASED BY:

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100 West Road, Suite 505, Towson, MD 21204
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TRAFFIC COUNTS | 2023

Old Courthouse Rd	12,765 ADT
Chain Bridge Rd	30,548 ADT
I-495	58,993 ADT

	1-MILE	3-MILES	5-MILES			
	Population 19,694	117,426	273,764		Households 9,408	46,402 101,587
	Daytime Population 84,311	198,611	366,789		Average Household Income \$204,378	\$234,825 \$242,808

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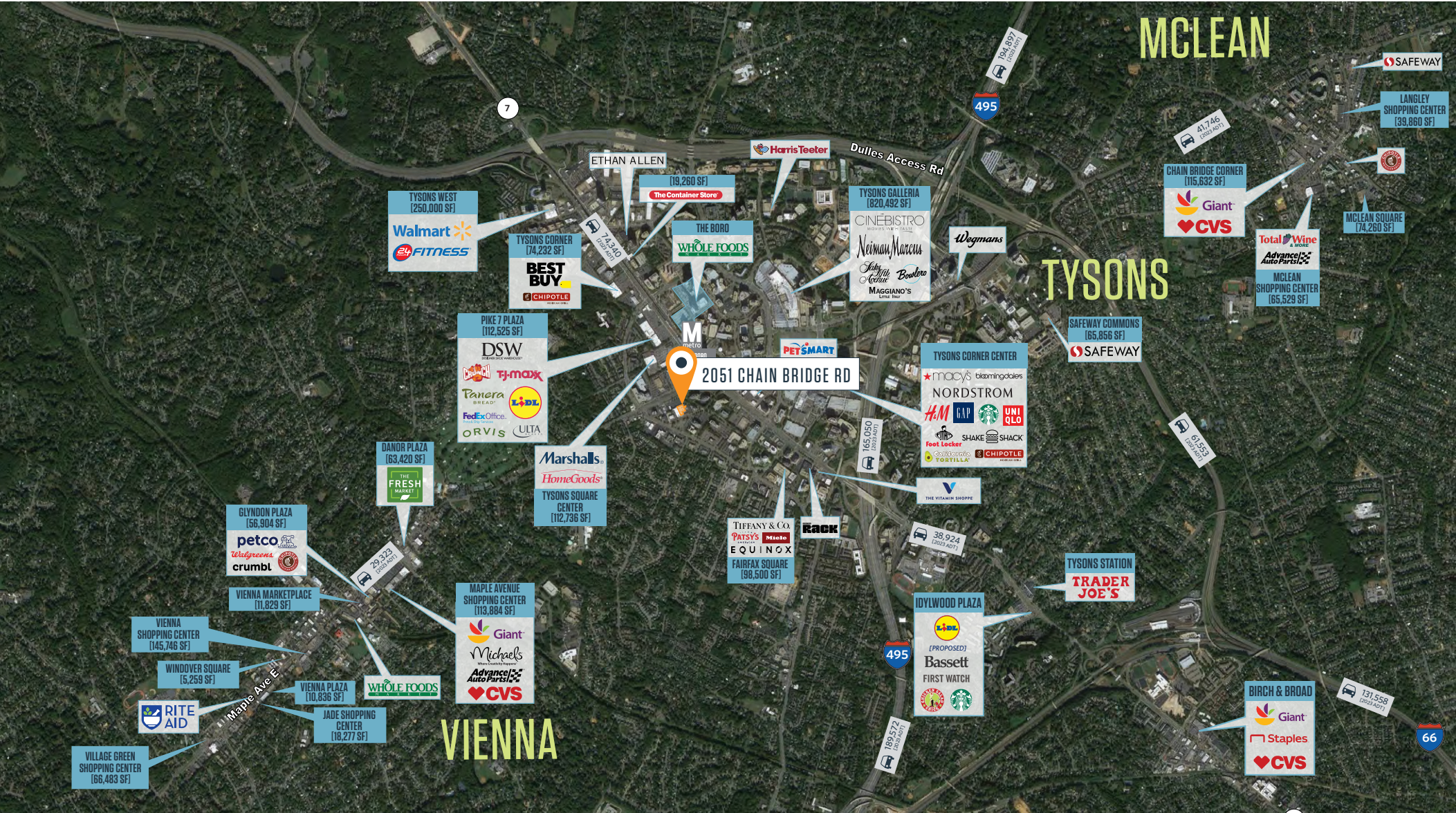
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MARKET AERIAL



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CLOSE-UP AERIAL



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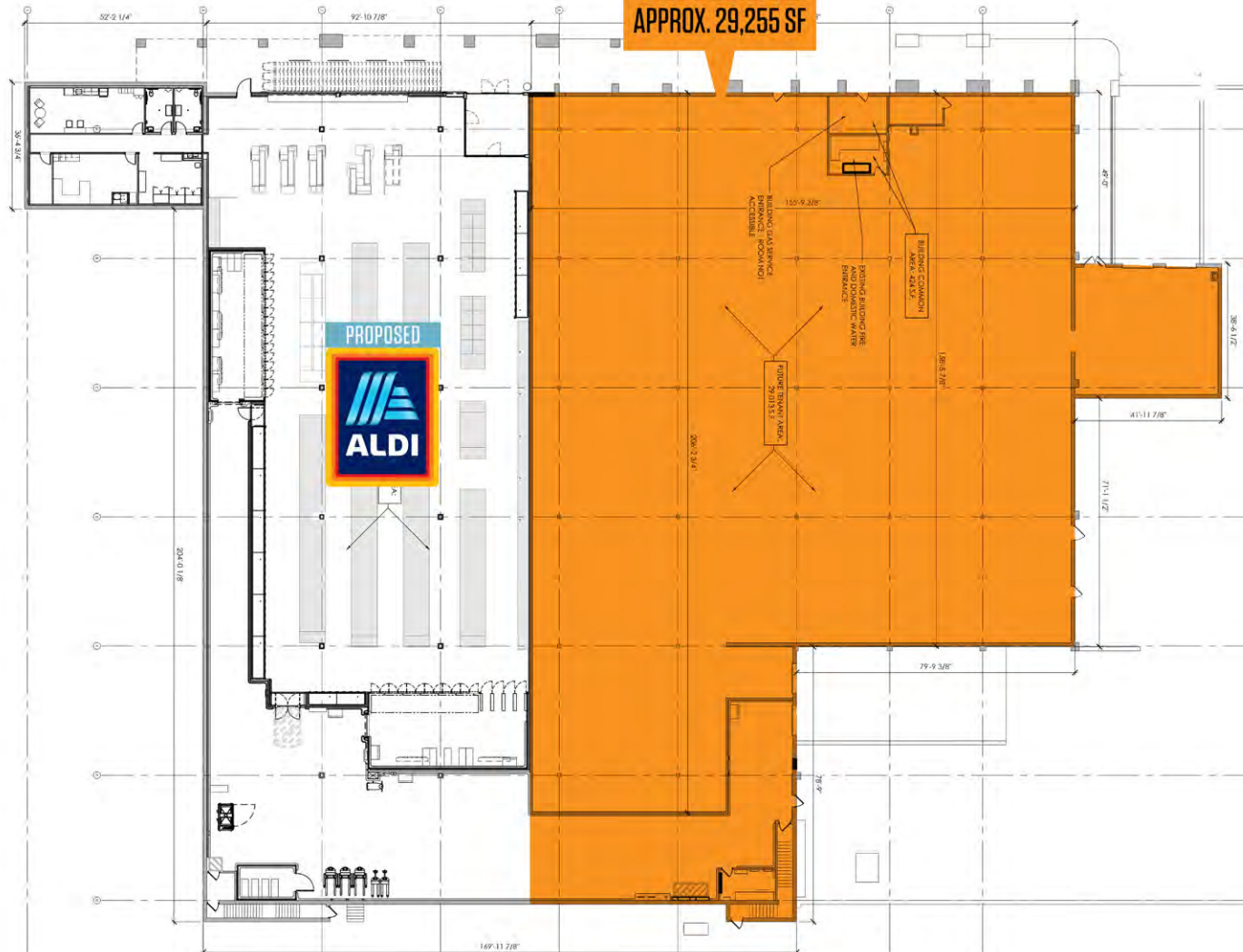
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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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