



BORO CENTRAL

3,310 SF Free-Standing Building with
Outdoor Seating at The Boro

1750 Tysons Central St, Tysons, VA

CONCEPTUAL RENDERING FOR VISUALIZATION PURPOSES ONLY.



TMG

THE
MERIDIAN
GROUP

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 ETHAN ALLEN
BLUESTONE LANE

NORTH   
 ITALIA

FLOWER CHILD  

CHAIN BRIDGE RD

CHURASUKO

BORO CENTRAL



M Greensboro
metro

LEESBURG PIKE | ROUTE 7

PIKE 7 PLAZA










TYSONS WEST

Walmart

Arhaus Moby Dick

DUNKIN'

SMOOTHIE KING

M metro

SPRING HILL

MARUFUJI JAPANESE MARKET

RUTH'S CREST STEAK HOUSE

The Container Store

Chick-fil-A

PIKE 7 PLAZA

LIDL TJ-MAXX

ORVIS

ULTA DSW

Panera BREAD Starbucks 7-ELEVEN

TRUIST honeygrow CAVA

SHAKE SHACK

Marshalls HomeGoods

Burlington PURE FITNESS

TYSONS SQUARE

THE BORO

WHOLE FOODS LOOK

FLOWER CHILD EL BEBE

ETHAN ALLEN

FISH TACO NORTH ITALIA

LaserAway tropical CAFE

ROOSTERS HOKKAIDO RAMEN SANTOUKA

jenie's myeyeDE

SANDBOX VR COOLUR BAR

tilebar

NOVA PLASTIC SURGERY AND DERMATOLOGY

BORO CENTRAL



M metro

GREENSBORO

8150 LEESBURG PIKE

Peets Coffee SALON LOFTS

ROLI FIN Pella ABC

PROPOSED

ALDI

CVS pharmacy

EQUINOX

TIFFANY & CO.

FAIRFAX SQUARE

BEST BUNS PATSY'S AMERICAN

Randy's

RESTAURANT BREWHOUSE

RANGERS Rack

Harris Teeter

TYSONS GALLERIA

ARHAUS BALenciAGA VERSACE

DOlCE & GABBANA TORY BURCH

Cartier CMX

Dior alo CHANEL

BURBERRY GUCCI

Crate & Barrel BONOBOS PRADA

MONTBLANC

SAINT LAURENT

M metro

TYSONS

Dulles Toll Rd 267

119,142 (2024 ADT)

495

Capital One HQ

Wegmans

Nothing in Between

STELLINA PIZZERIA

OME TEO

M metro

MCLEAN

Dolly Madison Blvd

60,239 (2024 ADT)

THE COMMONS

SAFeway

Starbucks

HEMING

Sunday Morning BAKEHOUSE

APPARATI

INSTYLE

MODAN

TYSONS CORNER CENTER

鼎泰豐 H&M

EATALY AMC THEATRES

macys

NORDSTROM ZARA

blommingdales

American Girl

BARNES & NOBLE &pizza

Madewell GAP

Eddie V's Earls

Seamless

123

Chain Bridge Rd

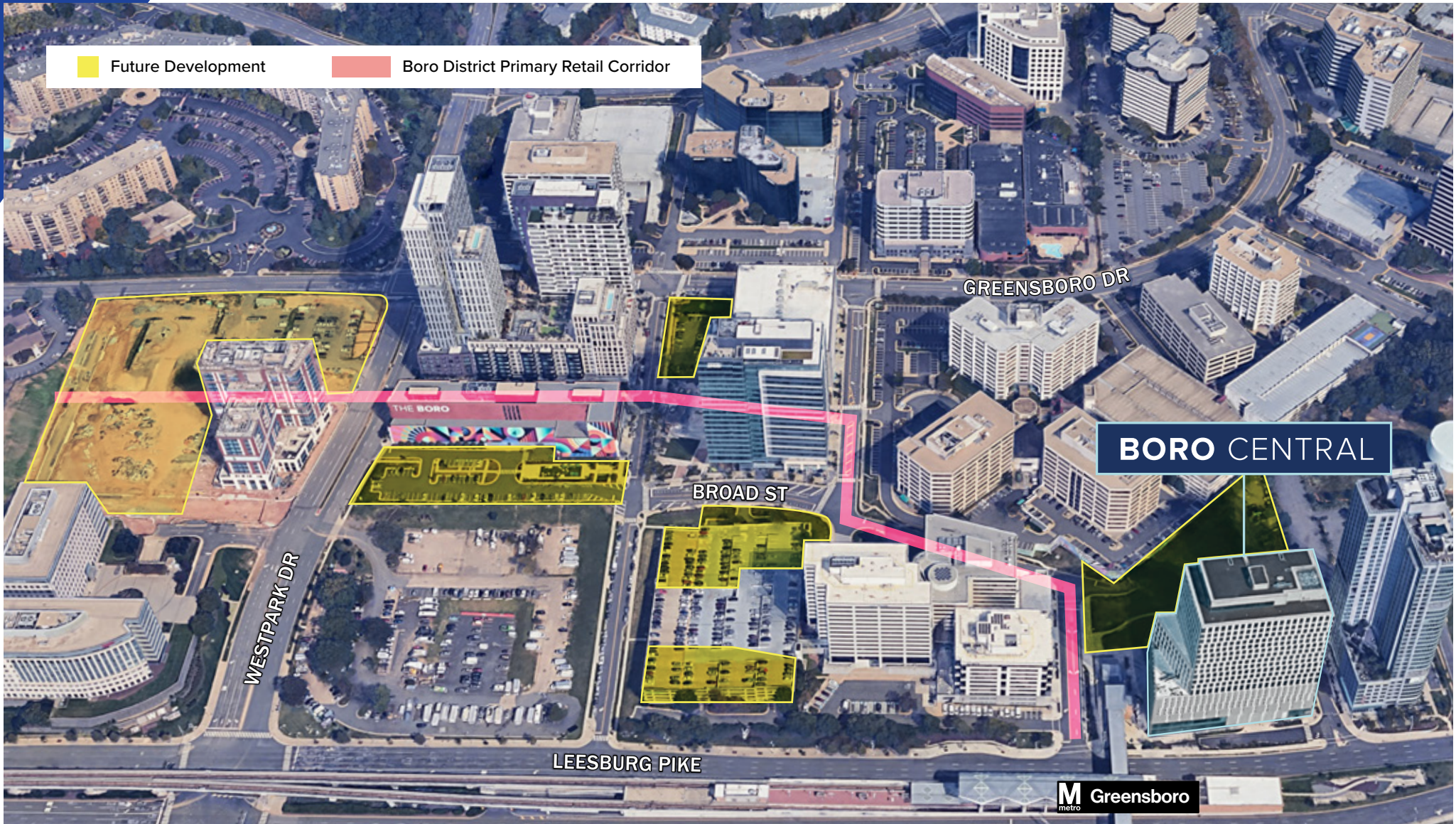
155,256 (2024 ADT)

495

7

Future Development

Boro District Primary Retail Corridor



BORO CENTRAL



THE BORO

RETAIL
372,000 SF

RESIDENTIAL
1,437 UNITS

OFFICE
2,655,000 SF

WHOLE FOODS MARKET

NORTH LOOK EL BEBE

FLOWER CHILD PAPER SOURCE

FISH TACO HOKKAIDO RAMEN SANTOUKA

ETHAN ALLEN BLUESTONE LANE



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	21,225	61,145	113,125
AVERAGE HH. INCOME	\$193,149	\$222,370	\$239,163
DAYTIME POPULATION	97,514	145,388	193,167
MEDIAN AGE	36.8	38.0	39.3
SPENDING ON FOOD AWAY FROM HOME	\$75.92 M	\$205.72 M	\$382.35 M

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



Leesburg Pike/Route-7
76,727 ADT



Adjacent to the
Greensboro Station

DAILY AVERAGE ENTRIES
2025: 1,188 | 2026: 1,153



REGIONALLY ACCESSIBLE

Boro Central has direct access to the Capital Beltway, Leesburg Pike/Route 7, I-66, and the Dulles Toll Road.

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

TOP TAPESTRY SEGMENT



Enterprising Professionals

43.9%



Top Tier

22.8%



Laptops & Lattes

12.1%



VIEW FROM GREENSBORO STATION PL & CENTER ST INTERSECTION

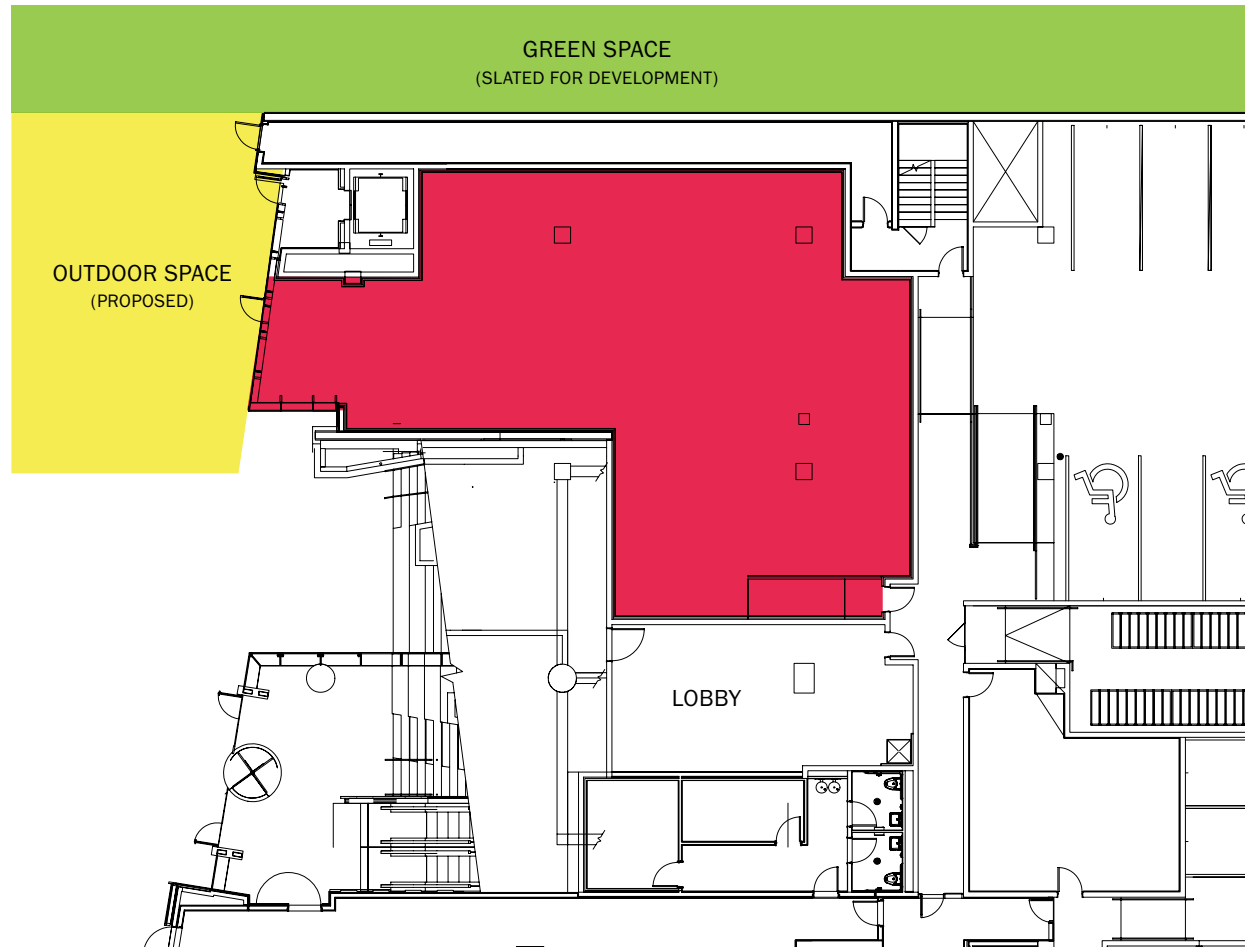
SITE PLAN METRO LEVEL

Size:

3,310 SF

Ceiling Height:

17'1"





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THEBOROTYSONS.COM

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