

BRENTFORD AT THE MILE

7970 MAITLAND ST, TYSONS, VA 22102
FAIRFAX COUNTY

RETAIL FOR LEASE

- 2,056 SF of highly visible, ground-floor retail with exclusive outdoor seating and exposure to both vehicle and foot traffic.
- Surrounded by over 100,000 residents within 3 miles and an average household income exceeding \$240,000, plus a daytime population over 176,000 and ability to service residents above (411 units).
- Accessible to regional thoroughfares such as Chain Bridge Rd (31,671 ADT) and I-495 (155,384 ADT); as well as such local connectors: Westbranch Dr (2,200 ADT) and Jones Branch Dr (8,300 ADT).
- Ideal for service or soft goods users: boutique fitness, wellness, salon/spa, specialty retail, non-vented food concepts.



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MARKET AERIAL

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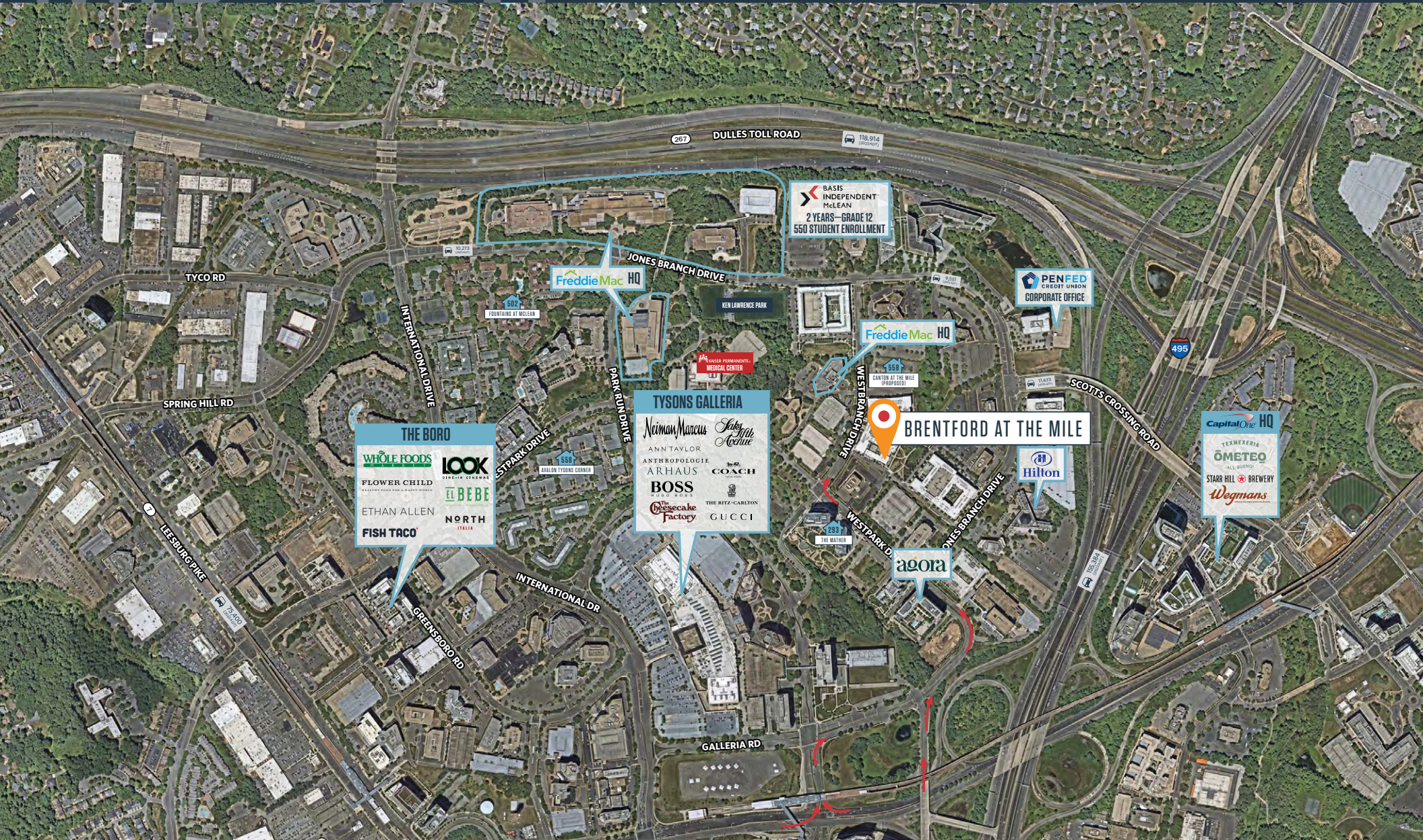
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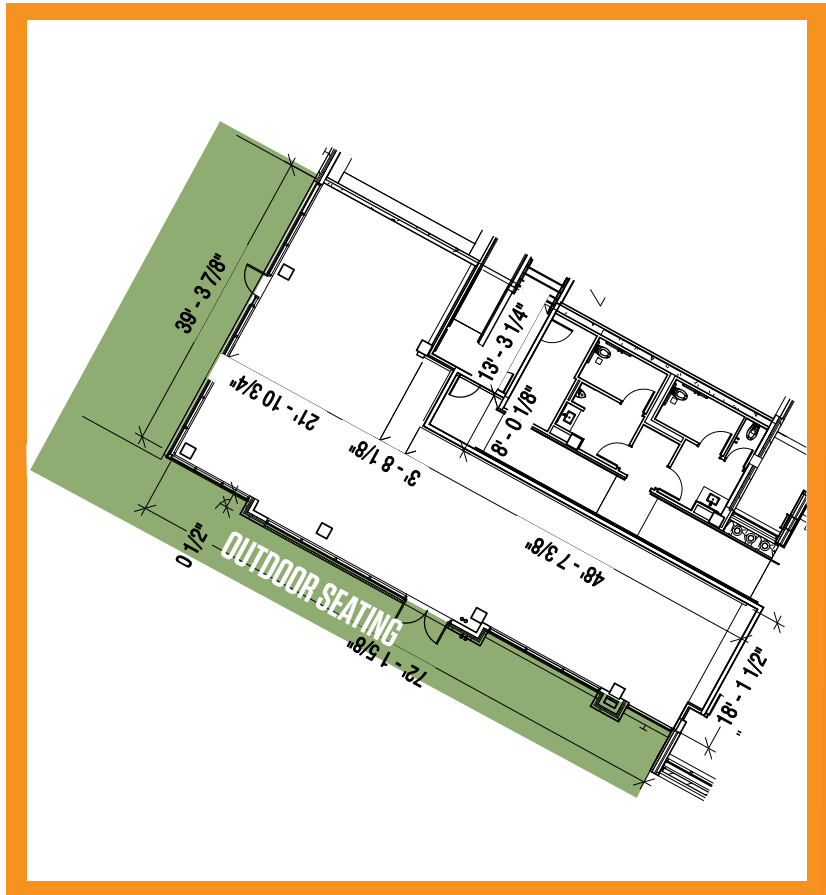


SITE PLAN

BRENTFORD AT THE MILE

7970 MAITLAND ST, TYSONS, VA 22102

2,056 SF AVAILABLE
(TEST-FIT ON NEXT PAGE)



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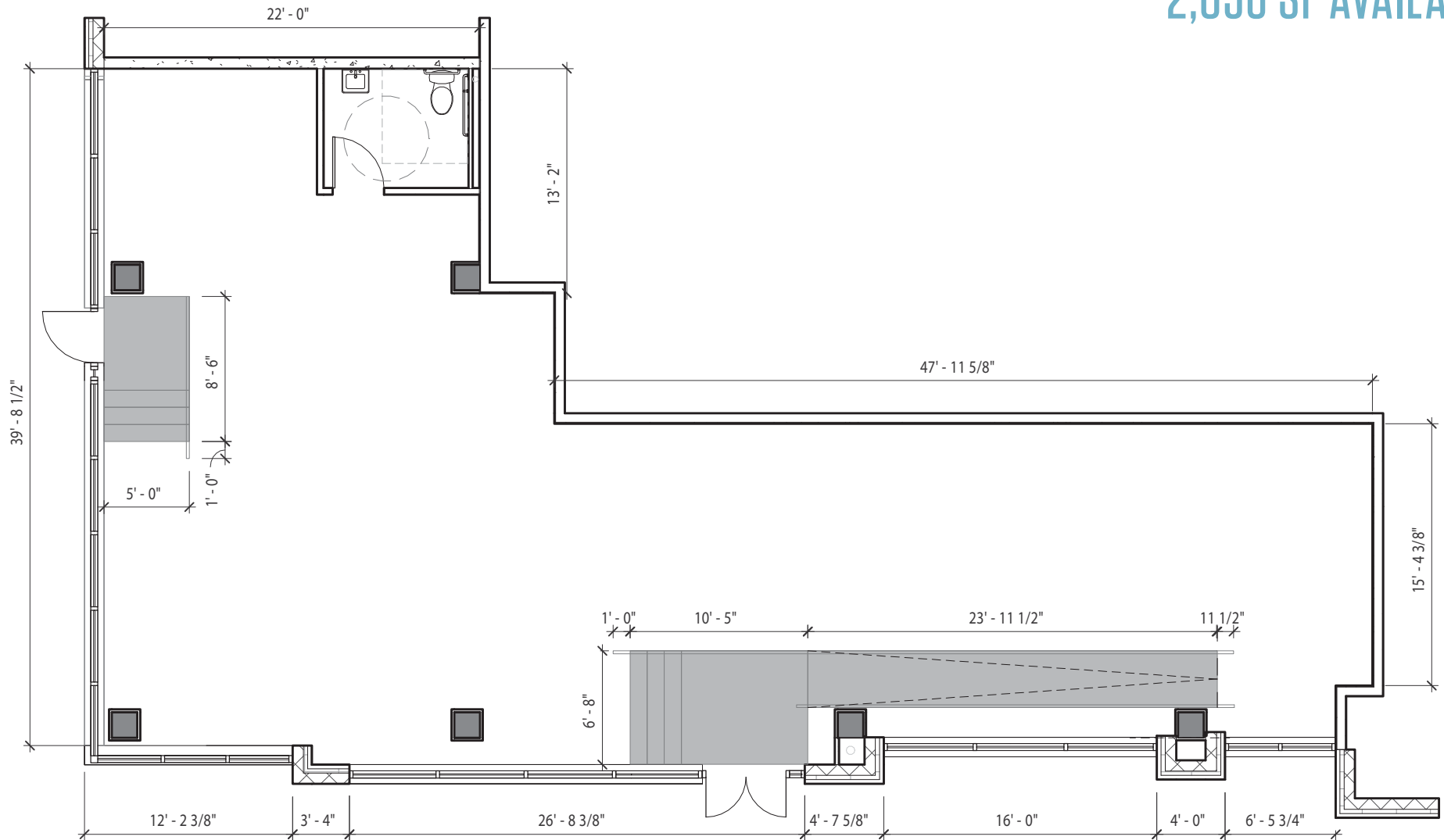
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TEST-FIT

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2,056 SF AVAILABLE



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PHOTOS

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PROPOSED RENDERING



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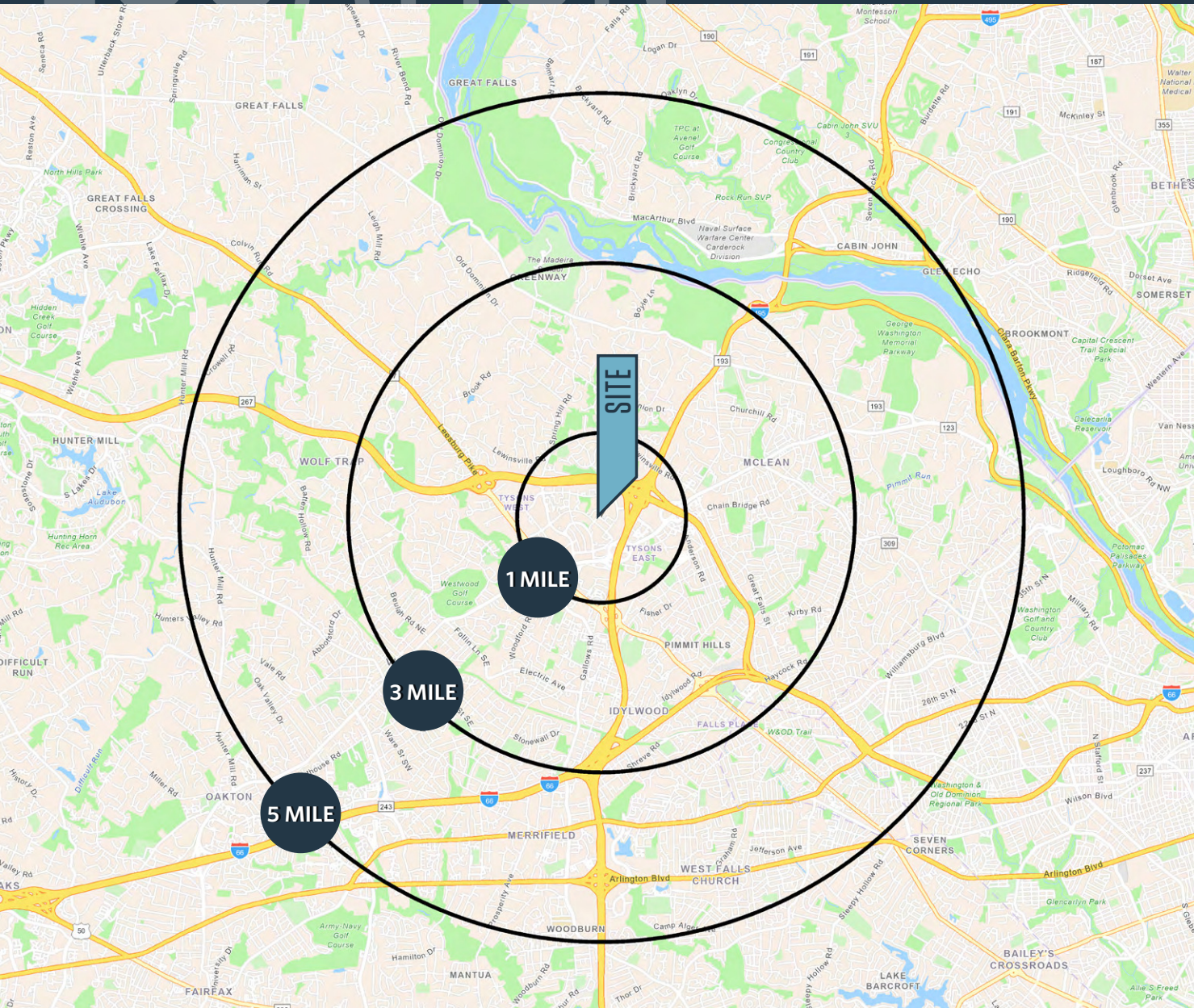
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LOCATION

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DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
20,491	100,075	256,941
Daytime Population		
68,821	176,282	337,213
Households		
10,430	39,234	95,107
Average HH Income		
\$178,819	\$241,265	\$243,795

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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