

RETAIL SPACE FOR LEASE

THE RETAIL AT TYSONS CORNER

849 LEESBURG PIKE
VIENNA, VA 22182



PROUD PARTNER
XTEAM
RETAIL ADVISORS

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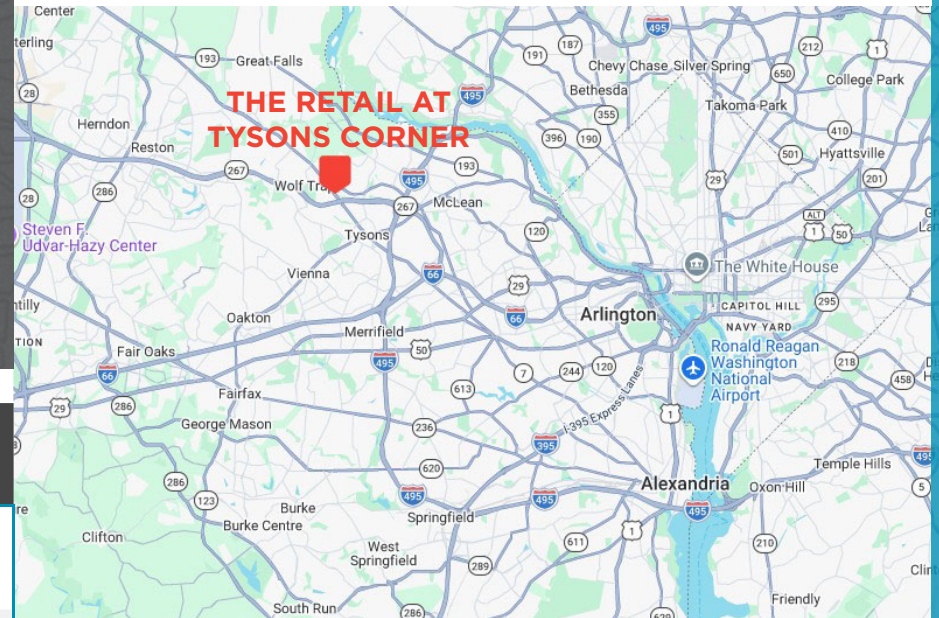
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PROPERTY HIGHLIGHTS

- 36,942 SF retail center in the heart of Vienna, VA
- One of the most affluent commercial hubs in the United States
- Only a one-minute walk to Tysons Galleria & a five-minute walk to the metro
- Over 70,000 cars passing the site daily



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:	15,900	99,299	255,396
AVERAGE HH INC:	\$158,971	\$156,088	\$150,157
# OF EMPLOYEES:	41,634	98,340	175,611

JOIN AREA RETAILERS:

 **The Container Store®**

**BEST
BUY®**

 **KURA SUSHI** 寿司
REVOLVING SUSHI BAR



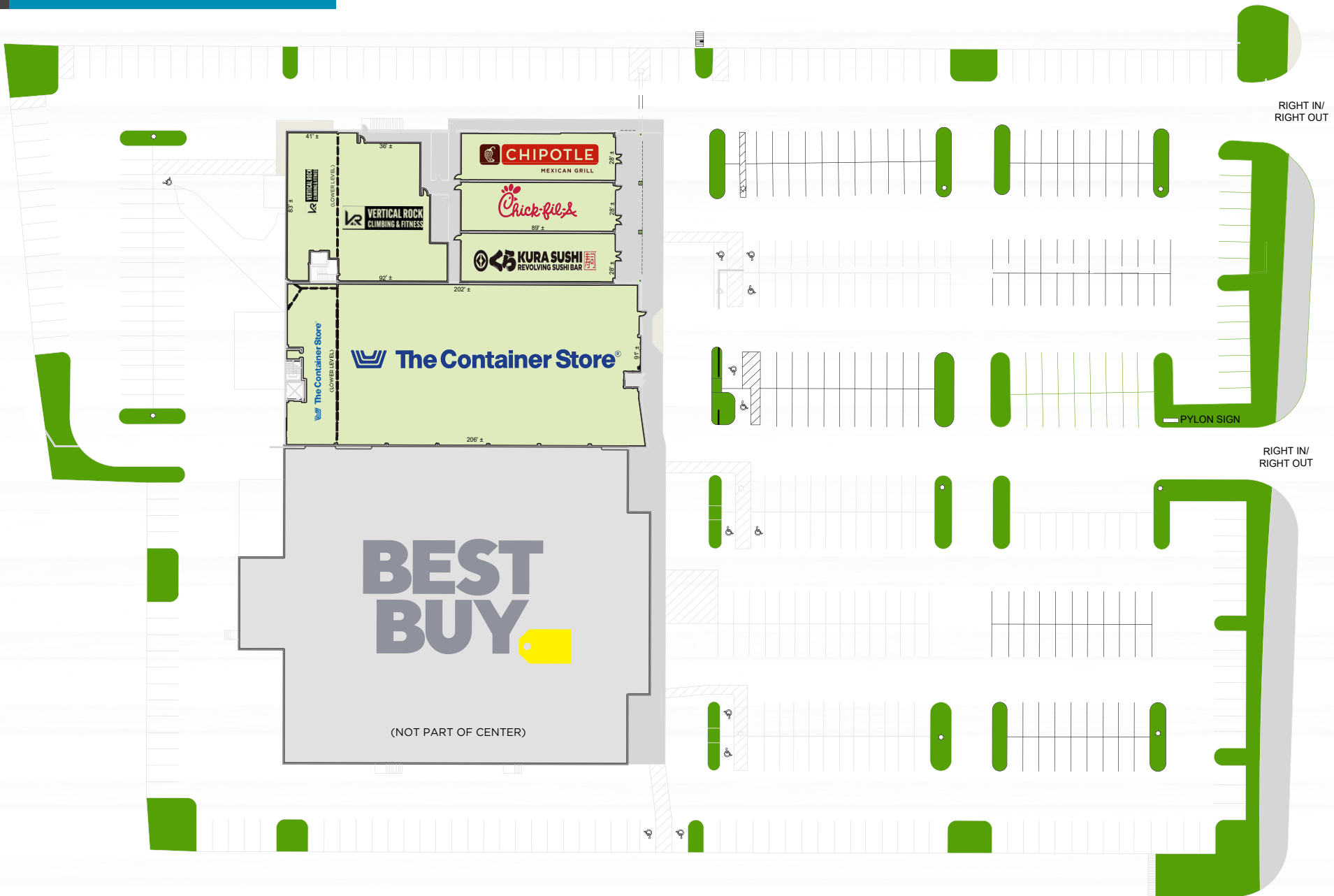
 **Chick-fil-A®**



 **VERTICAL ROCK**
CLIMBING & FITNESS

SITE PLAN

LEESBURG PIKE I 70, 4000 ADT



**THE RETAIL AT
TYSONS CORNER**

 The Container Store®

 KURA SUSHI
REVOLVING SUSHI BAR

 CHIRP
CHICKEN

 BASECAMP
EQUIPMENT

 VERTICAL ROCK
CLIMBING & FITNESS

 Chick-fil-z

