



RAIPAPORT

**TYSONS, VA**

**2,136 - 48,748 SF AVAILABLE**

# TYSONS WEST

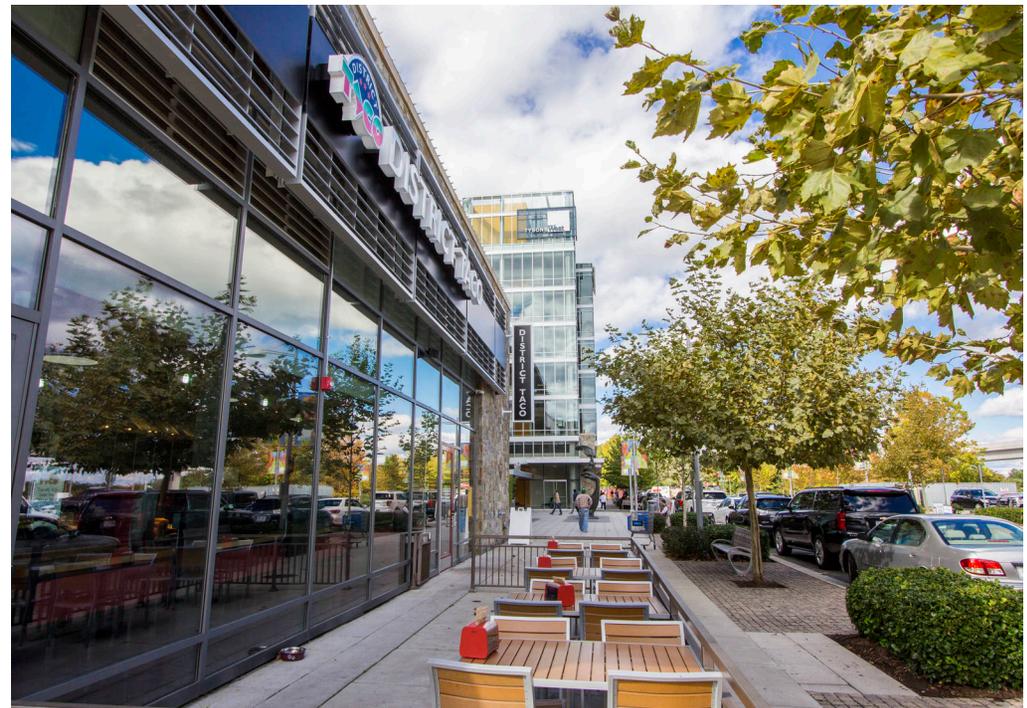
## TYSONS, VA

Ideally situated at the intersection of ease and convenience, Tyson's West is a mixed use center that provides the retail and medical needs for the sophisticated professionals and residents of Tyson's Corner. Tyson's West boasts extraordinary traffic counts with 72,000+ vehicles travel on Leesburg Pike (Rt. 7), between the Dulles Airport Access Road and Chain Bridge Road (Rt. 123).

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	14,442	85,104	229,444
 DAYTIME POPULATION	52,553	101,219	183,101
 HOUSEHOLD INCOME	\$186,253	\$241,051	\$231,053
 TRAFFIC COUNTS	61,000 on Route 7		

### CO-TENANTS





# SITE PLAN

TYSONS WEST | TYSONS, VA

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## LEVEL 1

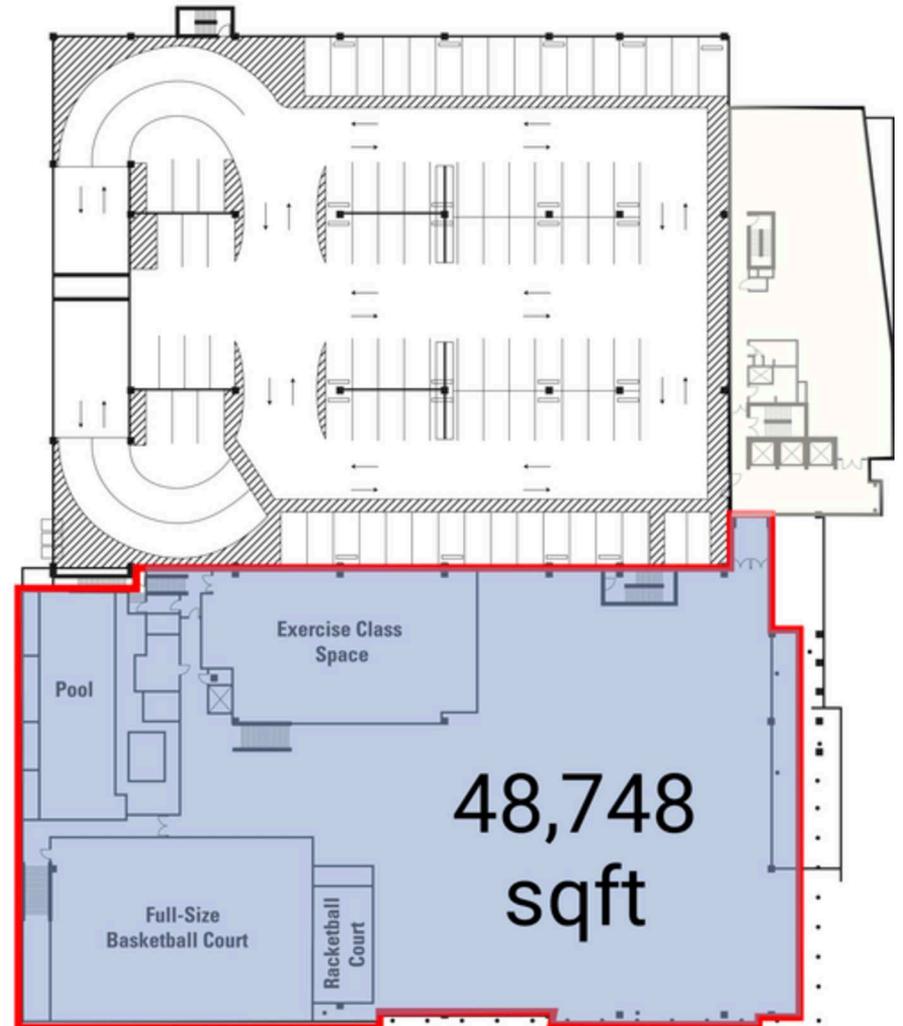
moby  
dick  
HOUSE  
OF KABOB

AVAILABLE  
2ND-GEN  
RESTAURANT  
1,981 SF

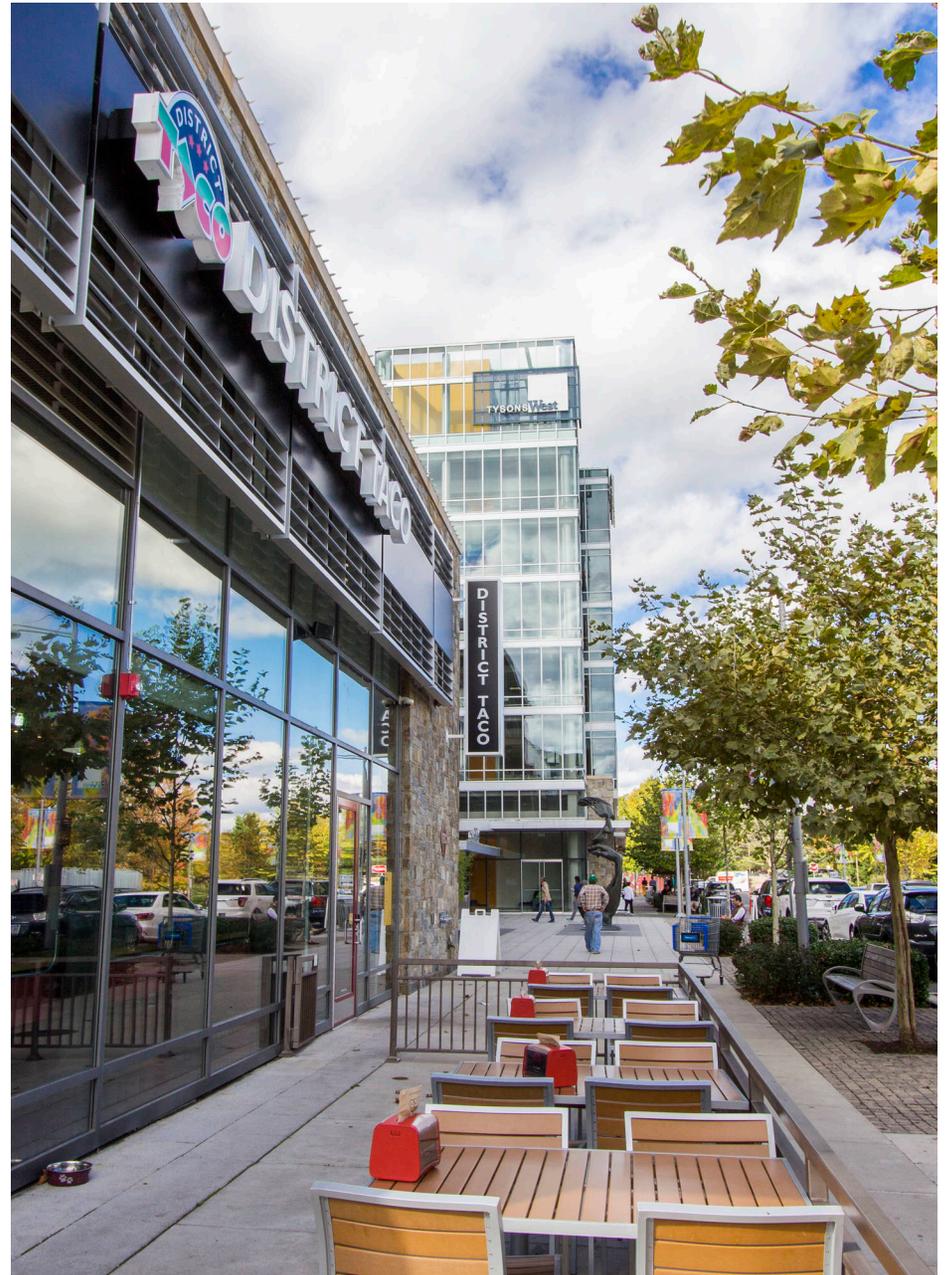
Walmart



## LEVEL 2



**TYSONS WEST**  
TYSONS, VA



# RAPPAPORT

**TYSONS WEST | 1500 CORNERSIDE BLVD, TYSONS, VA**

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