

8449
LEESBURG PIKE

Tysons Corner
VIENNA, VA

streetsense.
4600 east west highway, suite 800, bethesda, md 20814

SURFACE PARKED &
LONG-TERM LEASE

AVAILABLE SITE



SITE DETAILS

- Abundant surface parking
- Long-term lease available
- Pylon signage
- Great visibility on Rt. 7 - 68,000 vpd
- 2 Blocks from new Metro station
- Golfsmith now open

20,000 SF
FOR LEASE

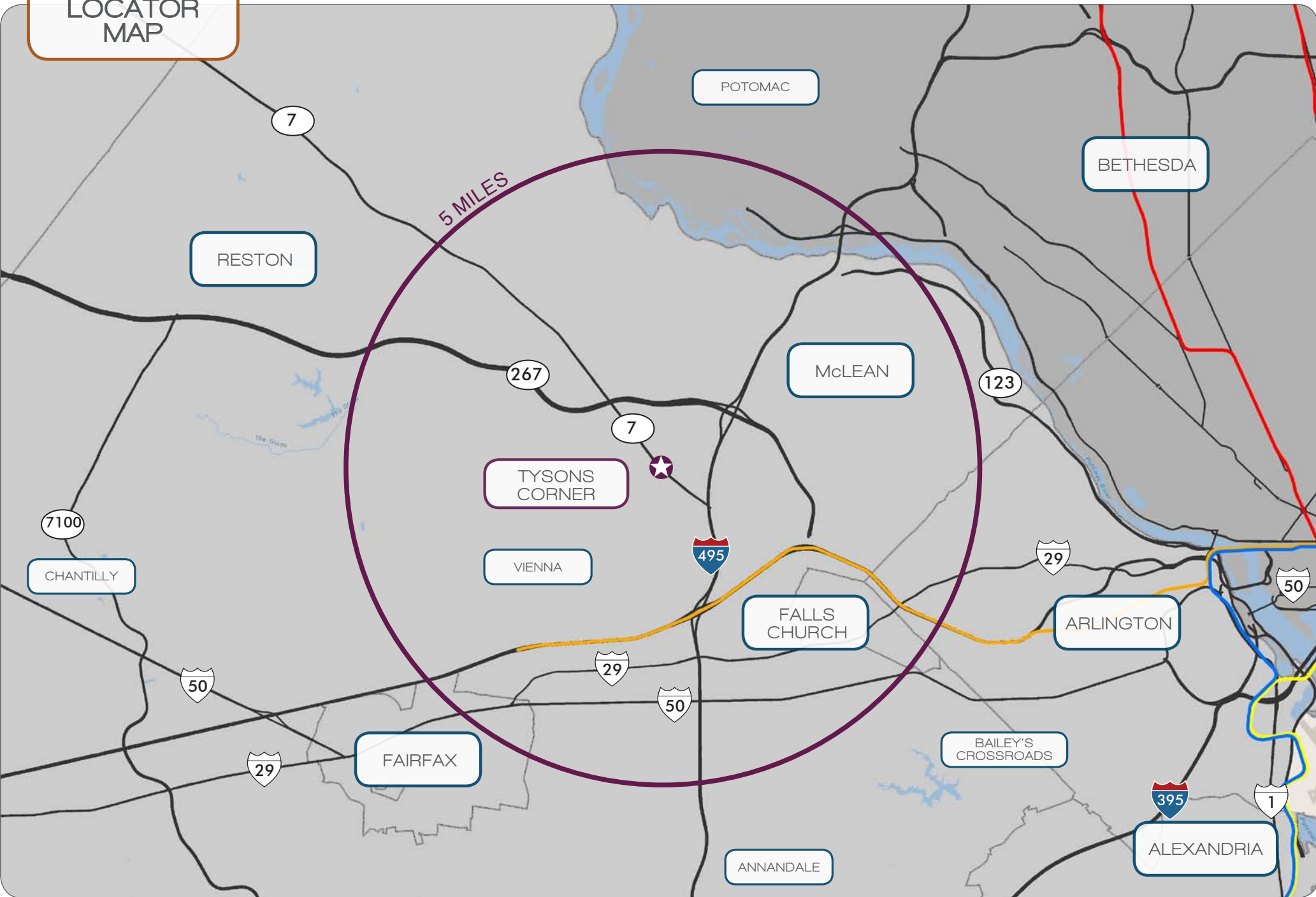
BEST BUY
Golfsmith AVAILABLE



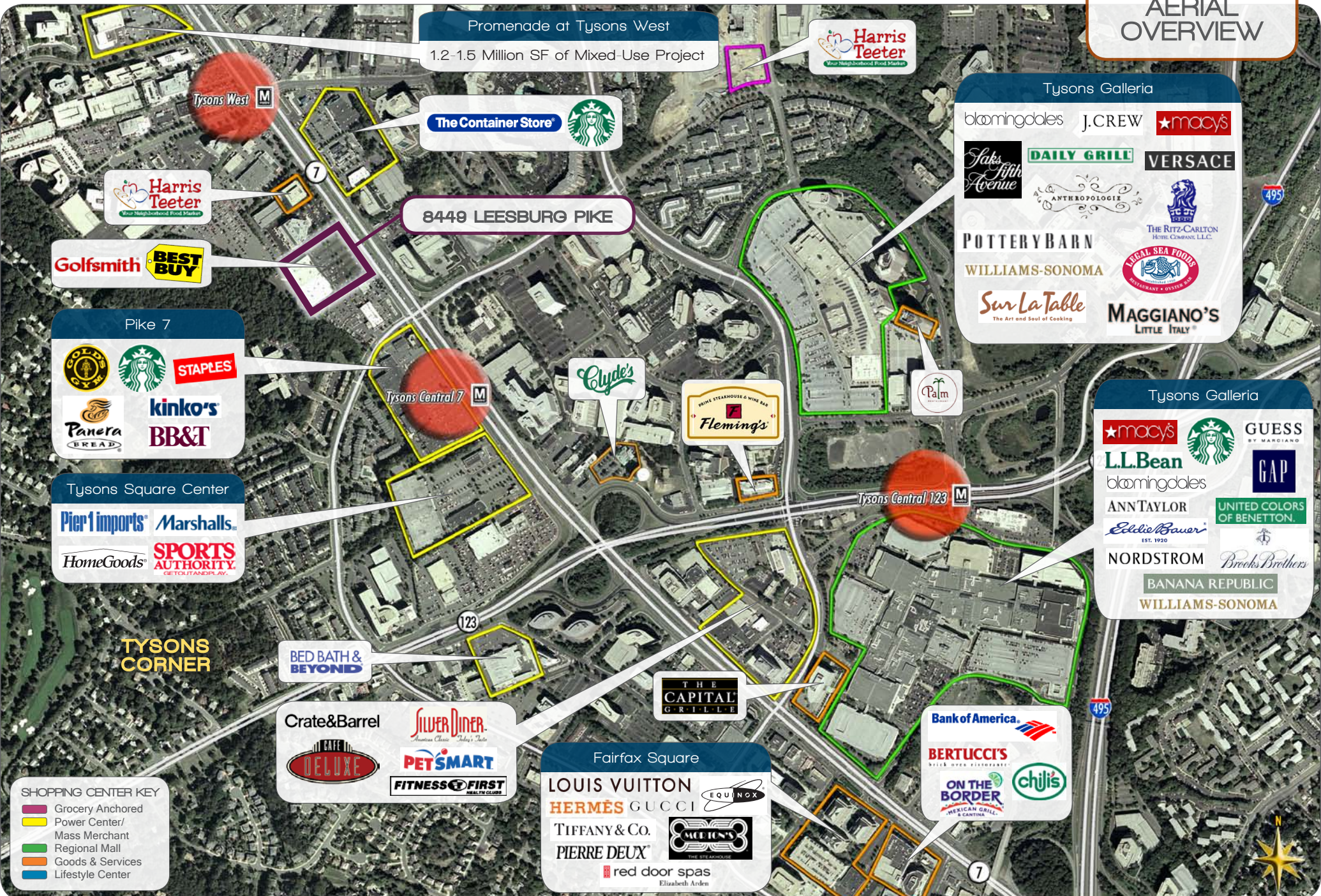
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,249	86,732	229,393
MHH INCOME	\$98,524	\$109,022	\$112,314
DAYTIME POPULATION	43,008	92,919	172,115
AVERAGE HH SIZE	2.15	2.56	2.63

LOCATOR MAP



AERIAL OVERVIEW



SITE AERIAL

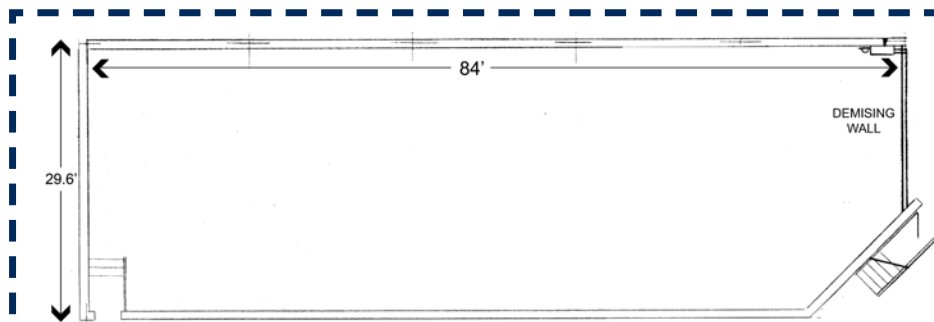
**BEST
BUY**

Golfsmith

**20,000 SF
AVAILABLE**

Golfsmith

SITE PLAN



LOWER LEVEL ON GRADE

