

RETAIL SPACE FOR LEASE

# TYSONS COMMERCE CENTER

8219 Leesburg Pike | Vienna, Virginia

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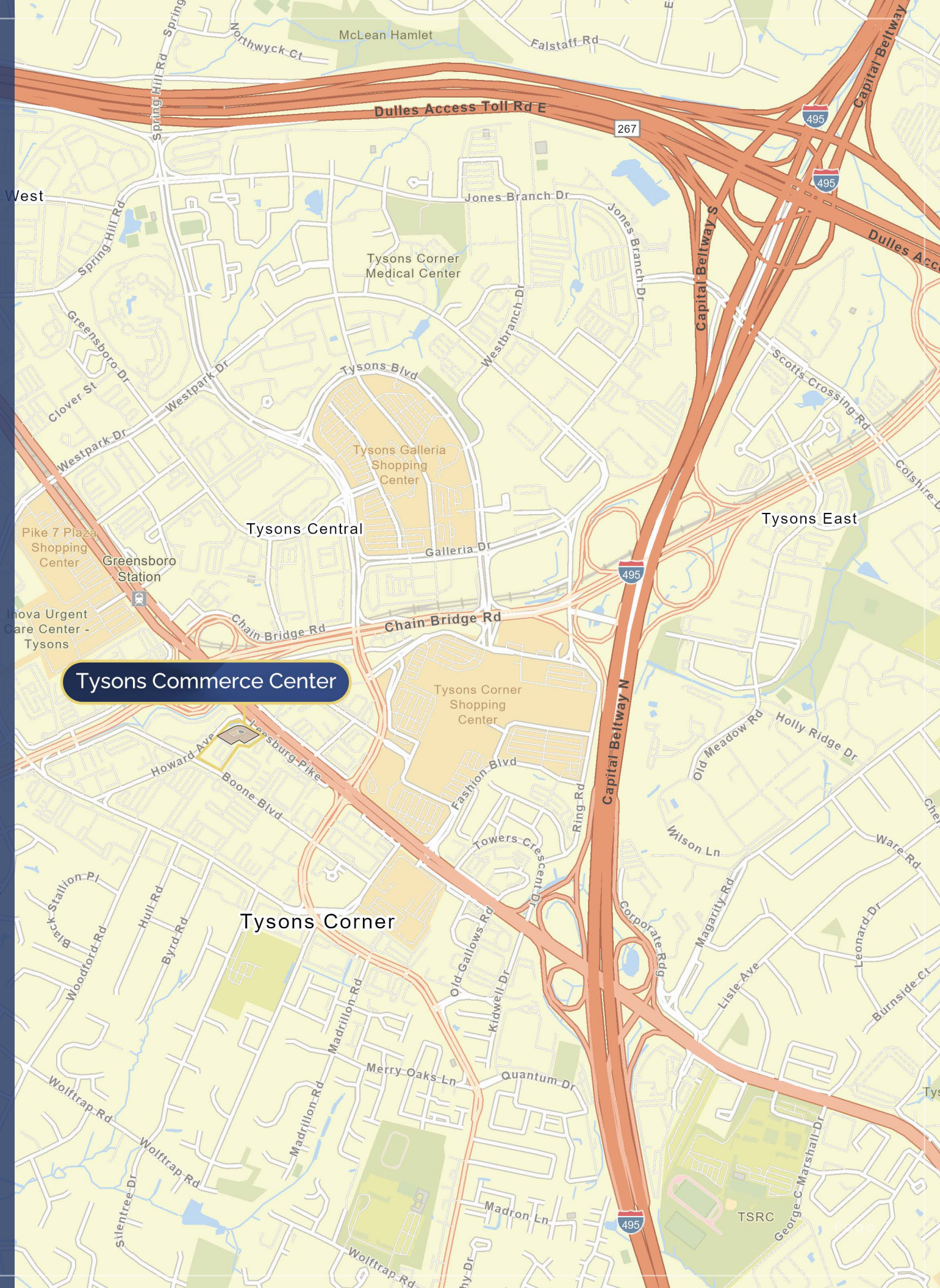
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**Prime Visibility from Leesburg Pike**

**Dedicated Dual Drive Thru Lanes**

## Property

# Overview

**Tysons Commerce Center** sits in one of the region’s most dynamic and affluent submarkets, Tysons Corner. The available endcap space offers rare dual drive-thru lanes and a sheltered walk-up deposit drop box.

Situated just off the interchange of Chain Bridge Road (Rt. 123) and Leesburg Pike, with the latter offering prime visibility through 71,000 VPD, this established building is an iconic structure along the path of many commuters. These commuters represent a portion of the powerful daytime population of 249,000, with many others arriving to work on the D.C. Metro Silver line at one of the four stops in the area.

Tysons Commerce Center has its own attached four-level parking garage with over 600 spaces, making lunchtime trips out of the office a breeze. Less than a mile from both Tysons Corner Center and Tysons Galleria, Tysons Commerce Center is minutes from the 8th largest mall in the United States, the largest within the Baltimore-Washington area.

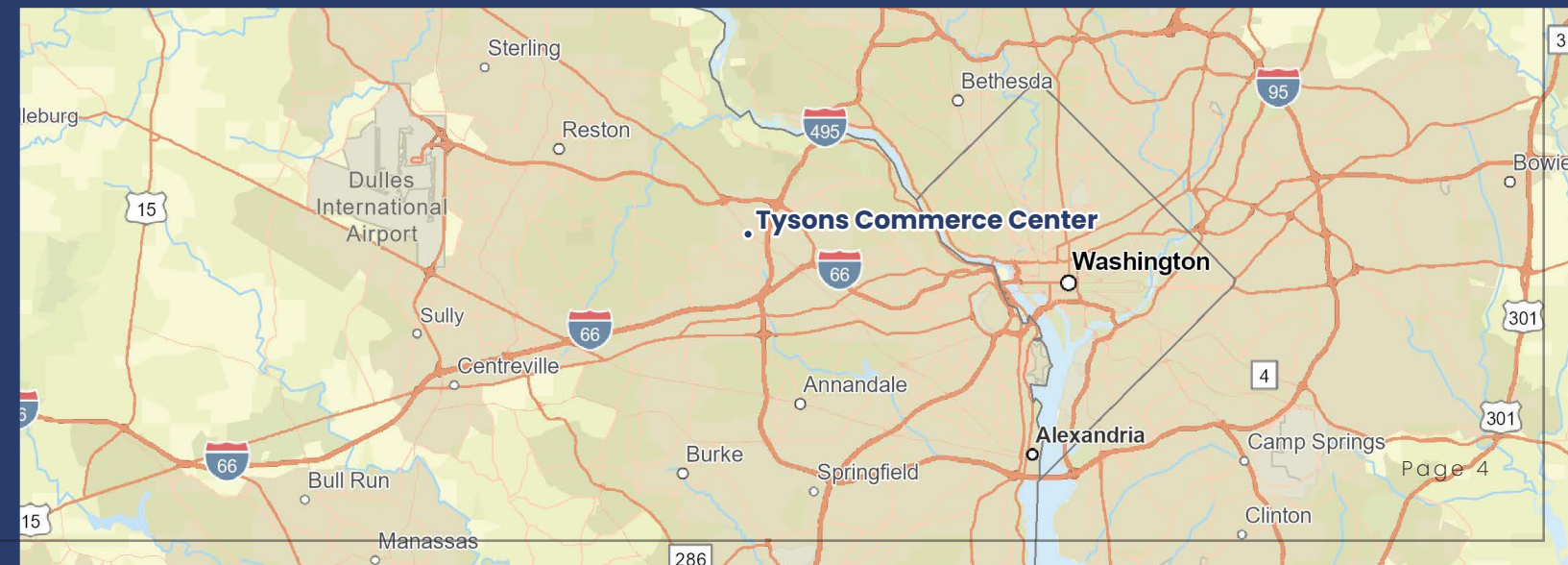
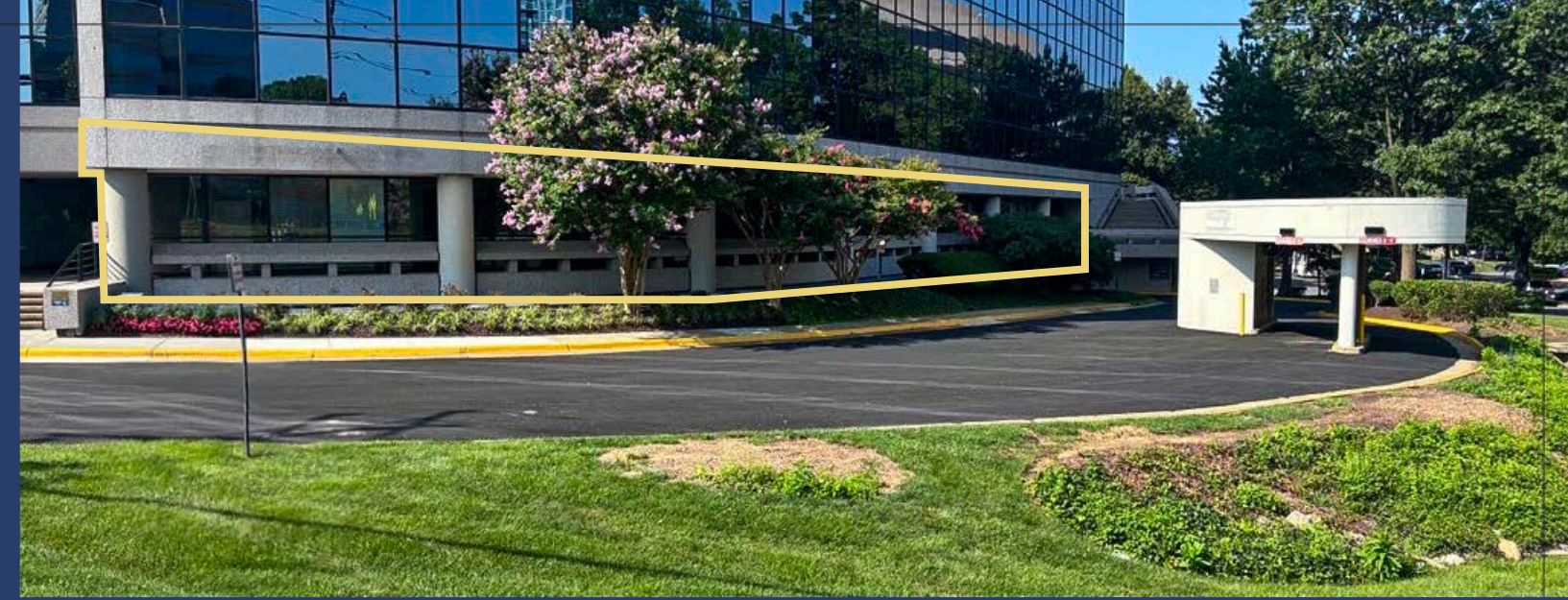
## Property Details

<b>ADDRESS</b>	8219 Leesburg Pike, Vienna, Virginia 22182
<b>LEASE TYPE</b>	(NNN)   Retail
<b>SPACE SIZE</b>	4,411 SF
<b>BUILDING SIZE</b>	181,542 SF
<b>BUILDING LEVELS</b>	8
<b>ZONING</b>	C-4 (High Density Office)
<b>YEAR BUILT/RENOVATED</b>	1985/2004
<b>PARKING</b>	3.20/1,000 SF

# Tyson's Commerce Center

## Highlights

- ✘ Prime high-visibility endcap space and signage opportunity displaying to 71,000 VPD on Leesburg Pike and 30,000 VPD on Chain Bridge Road.
- ✘ Abundant parking with both surface parking in front of the space and an attached four-level garage featuring two entrances on Howard Ave and one on Boone Blvd, for a total of 600 spaces.
- ✘ Over 275,516 residents and 102,700 households live within a 5-mile radius, creating a strong base for retail, banking, office, or service-oriented users seeking maximum exposure and access.
- ✘ Walking distance to the D.C. Metro Silver Line with access points at Greensboro, McLean, Spring Hill, and Tysons. McLean is one station away from the orange and silver line transfer station of East Falls Church.
- ✘ Tysons Corner is home to many Fortune 500 company headquarters including: Capital One, Freddie Mac, Booz Allen Hamilton, and Hilton Worldwide. Other industry leaders such as Northrop Grumman and General Dynamics are a short drive away.
- ✘ Less than 15 miles to the Dulles International Airport, which set a record in 2024, welcoming 27.25 million passengers. This represented the largest amount of airport travelers within the Baltimore-Washington region.



# Unparalleled Access

## Stopping in at Tysons Commerce Center

Offering prime visibility to both Rt. 123 Chain Bridge Road and Leesburg Pike, Tysons Commerce Center is an easy-access location for customers to stop in or roll through one of two drive-thru lanes while on the go.

The endcap space can be directly accessed by both north and southbound customers from Leesburg Pike. Additionally, customers can access one of three parking deck entrances on the roads behind Tysons Commerce Center, Boone Boulevard and Howard Avenue.

## Building Access and Parking Details

### PARKING SPACE AVAILABILITY

Parking Deck (4 Levels)	600
Surface Parking	7

### PARKING DECK ENTRANCES

Howard Avenue	2
Boone Boulevard	1
Building Front	1



Unparalleled

# Access

Tysons Corner: A Regional Draw and Transit Hub

Tysons Corner sits at the interchange of Rt. 267 and I-495 which is only 13 miles from Downtown D.C. Tysons acts as both a transit hub and destination, with 4 Metro stops and 2 of the most visited shopping centers in the D.C. area.

Point of Interest      DISTANCE      DRIVE TIME

### METRO STOPS (SILVER LINE)

Greensboro	0.5 mi	2 min
Tysons	0.7 mi	5 min
Spring Hill	1.2 mi	6 min
McLean	1.9 mi	8 min

### RETAIL CENTERS

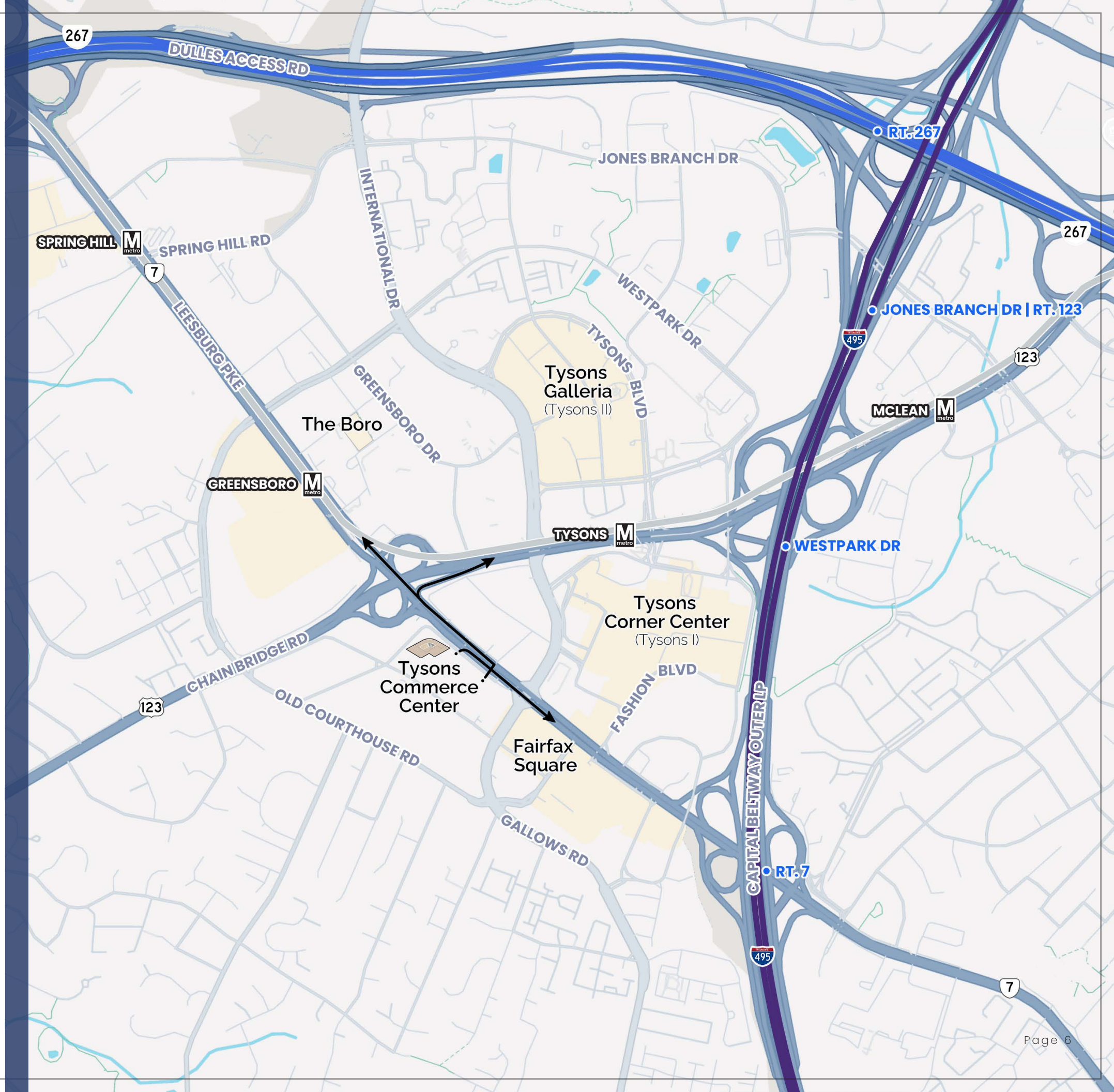
Tysons Corner Center	0.5 mi	2 min
Tysons Galleria	0.9 mi	7 min
Fairfax Square	0.7 mi	4 min
The Boro	0.6 mi	4 min

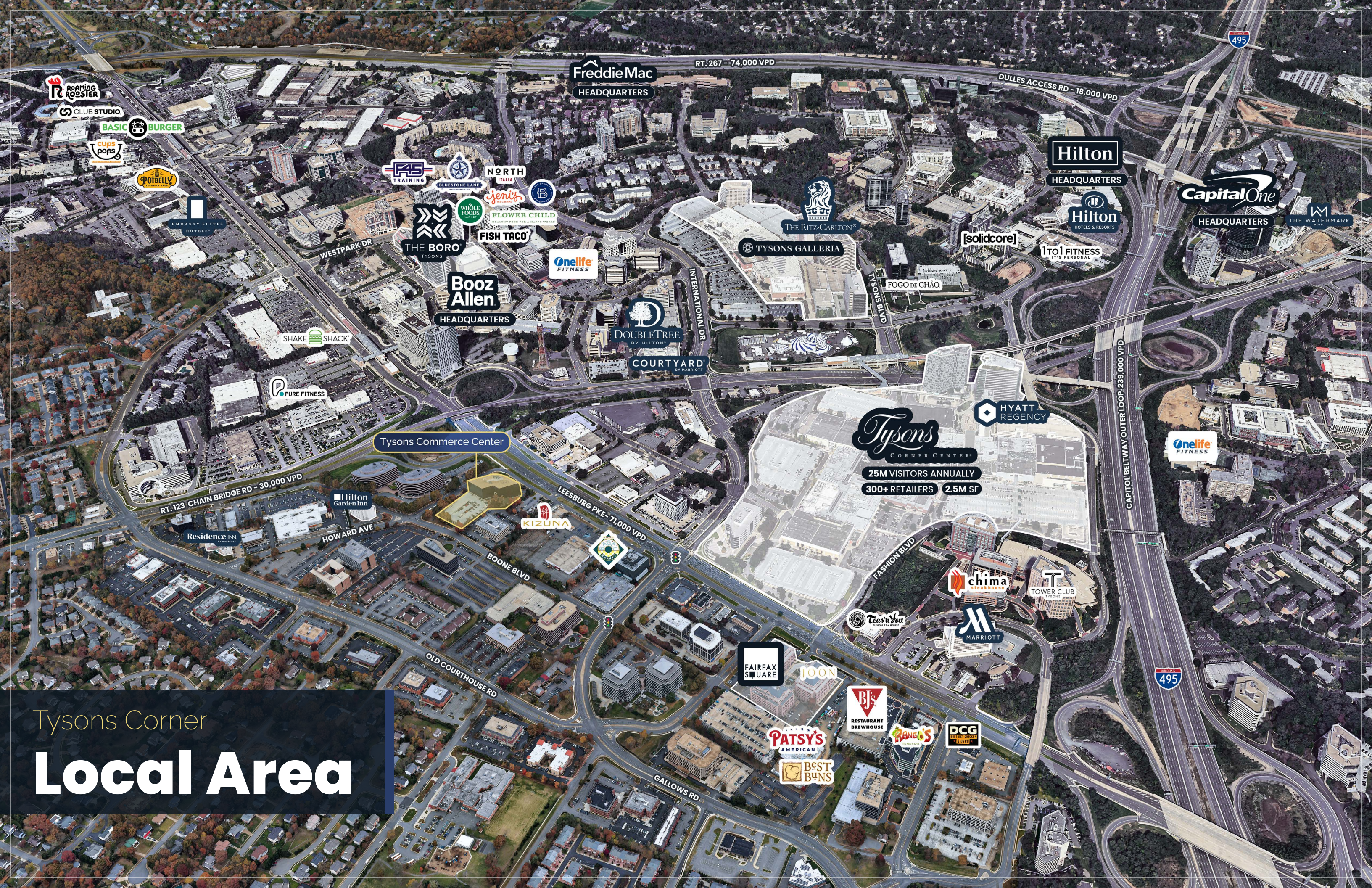
### I-495 EXPRESS LANE ACCESS

Rt. 7 Leesburg Pke.	0.8 mi	5 min
Westpark Dr.	1.1 mi	5 min
Jones Branch Dr.   Rt. 123	2.0 mi	7 min
Rt. 267	2.1 mi	7 min

 **DULLES**  
INTERNATIONAL      14 mi      20 min

 **REAGAN**  
NATIONAL      20 mi      40 min





**Freddie Mac**  
HEADQUARTERS

**Hilton**  
HEADQUARTERS

**Capital One**  
HEADQUARTERS

**Hilton**  
HOTELS & RESORTS

**THE WATERMARK**  
HOTELS

**THE RITZ-CARLTON**  
HOTELS

**[solidcore]**

**1 TO 1 FITNESS**  
IT'S PERSONAL

**Booz Allen**  
HEADQUARTERS

**DOUBLE TREE**  
BY HILTON

**COURTYARD**  
BY MARRIOTT

**HYATT**  
REGENCY

**Tysons**  
CORNER CENTER  
25M VISITORS ANNUALLY  
300+ RETAILERS 2.5M SF

Tysons Commerce Center

RT-123 CHAIN BRIDGE RD - 30,000 VPD

LEESBURG PKE - 71,000 VPD

CAPITOL BELTWAY OUTER LOOP 239,000 VPD

Tysons Corner  
**Local Area**

**ROAMING ROOSTER**

**CLUB STUDIO**

**BASIC BURGER**

**cups pops**

**POTBELLY**

**EMBASSY SUITE**  
HOTELS

**F45**  
TRAINING

**NORTH**  
ITALIA

**jeri's**

**FLOWER CHILD**  
HEALTHY FOOD FOR A HAPPY WORLD

**FISH TACO**

**Onelife**  
FITNESS

**THE BORO**  
TYSONS

WESTPARK DR

**SHAKE SHACK**

**PURE FITNESS**

**Hilton**  
Garden Inn

**Residence INN**

HOWARD AVE

BOONE BLVD

OLD COURTHOUSE RD

**FAIRFAX SQUARE**

**JOON**

**BJ'S**  
RESTAURANT  
BREWHOUSE

**PATSY'S**  
AMERICAN

**BEST BUNS**

**RANGLO'S**

**DCG**  
DISTINCT CHICKEN  
& GRAB

GALLOW'S RD

495

DULLES ACCESS RD - 18,000 VPD

495

# Demographics

## 5 MIN DRIVE

### KEY FACTS

**12,414**  
Population

**35.5**  
Median Age

**2.4**  
Average Household Size

**0.59%**  
2024-2029 Growth Rate: Population

### INCOME

**\$157,873**  
2024 Median Household Income

**\$89,012**  
2024 Per Capita Income

**\$280,732**  
2024 Median Net Worth

### BUSINESS

**3,093**  
Total Businesses

**61,909**  
Total Employees

## 10 MIN DRIVE

### KEY FACTS

**96,887**  
Population

**37.9**  
Median Age

**2.4**  
Average Household Size

**0.49%**  
2024-2029 Growth Rate: Population

### INCOME

**\$157,456**  
2024 Median Household Income

**\$89,584**  
2024 Per Capita Income

**\$418,233**  
2024 Median Net Worth

### BUSINESS

**8,074**  
Total Businesses

**138,119**  
Total Employees

## 15 MIN DRIVE

### KEY FACTS

**334,971**  
Population

**39.2**  
Median Age

**2.7**  
Average Household Size

**0.34%**  
2024-2029 Growth Rate: Population

### INCOME

**\$165,544**  
2024 Median Household Income

**\$84,457**  
2024 Per Capita Income

**\$685,661**  
2024 Median Net Worth

### BUSINESS

**17,366**  
Total Businesses

**247,274**  
Total Employees

# Market Insights & **Overview**

## Tysons Corner Submarket

Tysons Commerce Center sits within the Tysons Corner submarket, a fast-paced, dense, mixed-use environment that is both a transit center for D.C. commuters and destination itself. The area is home 275,516 residents, living in 102,070 households. Most residents are established in their careers with an average age of 39.7. 84.3% of residents work in white collar positions and take home an average income of \$243,326 per year.<sup>1</sup>

Tysons Corner is home to five Fortune 500 headquarters, and is one of the D.C. metro region's most compelling locales for office tenants. Despite post-pandemic office market challenges, Tysons is rapidly shifting into a dense mixed-use submarket embodying the live-work-play environment. This transformation is popular with employees, attracting new-to-market tenants to the area.<sup>2</sup>

Tysons Corner is shifting to embody the popular live-work-play market.

In a May 2025 presentation to investors, the real estate investment trust Macerich and owner of Tysons Corner Center unveiled a \$100 million-dollar strategic re-development plan for the west-end of the mall. Seeking to "reimagine the shopper experience," the owners also intend to include \$45 million-dollars in mall improvements.<sup>3</sup>

## Fairfax County

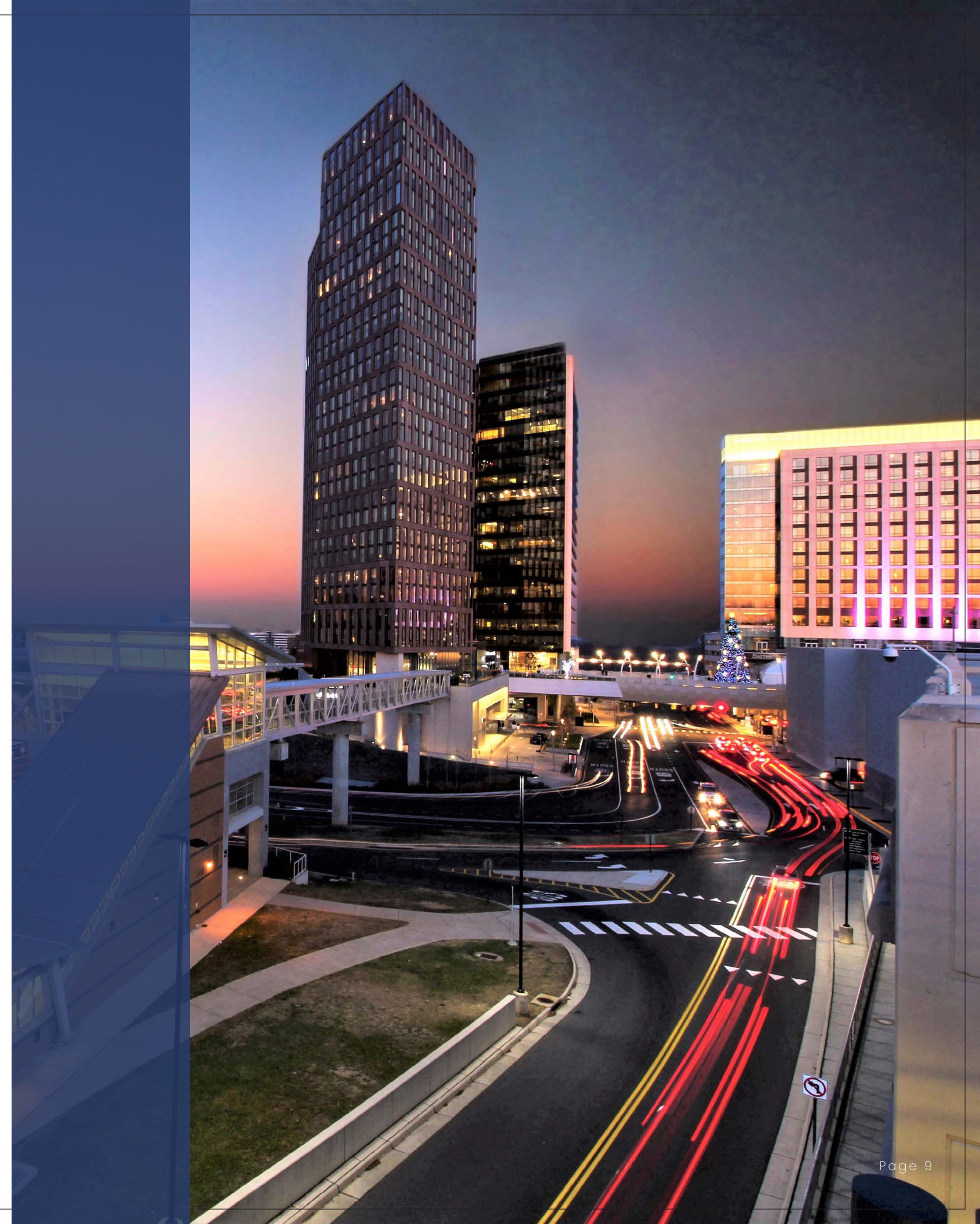
In 2023 the GDP of Fairfax County was \$167,456,388,000 which is an increase of 5.2% from 2022. Fairfax County accounts for 23.3% of Virginia's total GDP, making it a substantial part of the Washington-Arlington-Alexandria DC-VA-MD-WV Metropolitan Statistical Area. This MSA is one of the strongest within the United States, with its total GDP over 714 billion, ranking 6th nationally in 2023.<sup>4</sup>

<sup>1</sup> ArcGIS® Business Analyst; Esri 2025, "Demographic and Income Comparison Report"

<sup>2</sup> CoStar®, Market Reports "Tysons Corner Office Submarket 2025-07"

<sup>3</sup> Janney, Josh. [virginiabusiness.com](https://www.virginiabusiness.com), "Tysons Corner Center unveils plans for \$100M redevelopment"

<sup>4</sup> U.S. Bureau of Economic Analysis, "CAGDPI County and MSA gross domestic product (GDP) summary"





Tysons Commerce Center

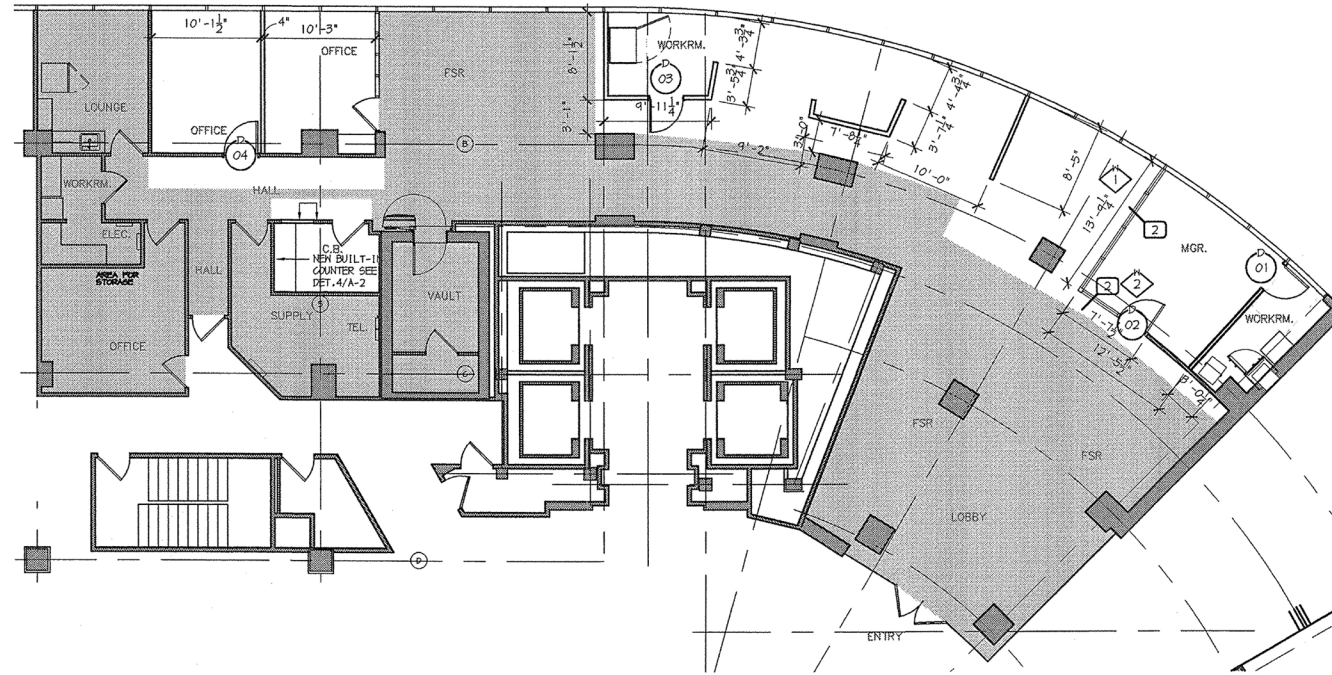
# Main Entrance & Parking Deck

FLFERY  
GA

1st Floor | 4,411 SF

# Bank Space

**AVAILABLE**





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