

See and be seen

8219 LEESBURG PIKE
TYSONS, VIRGINIA



4,411 SF

DEDICATED
DRIVE THRU LANES

7 LEESBURG PIKE 53,000 VPD

CHAIN BRIDGE ROAD
30,000 VPD 123

Retail Space for Lease

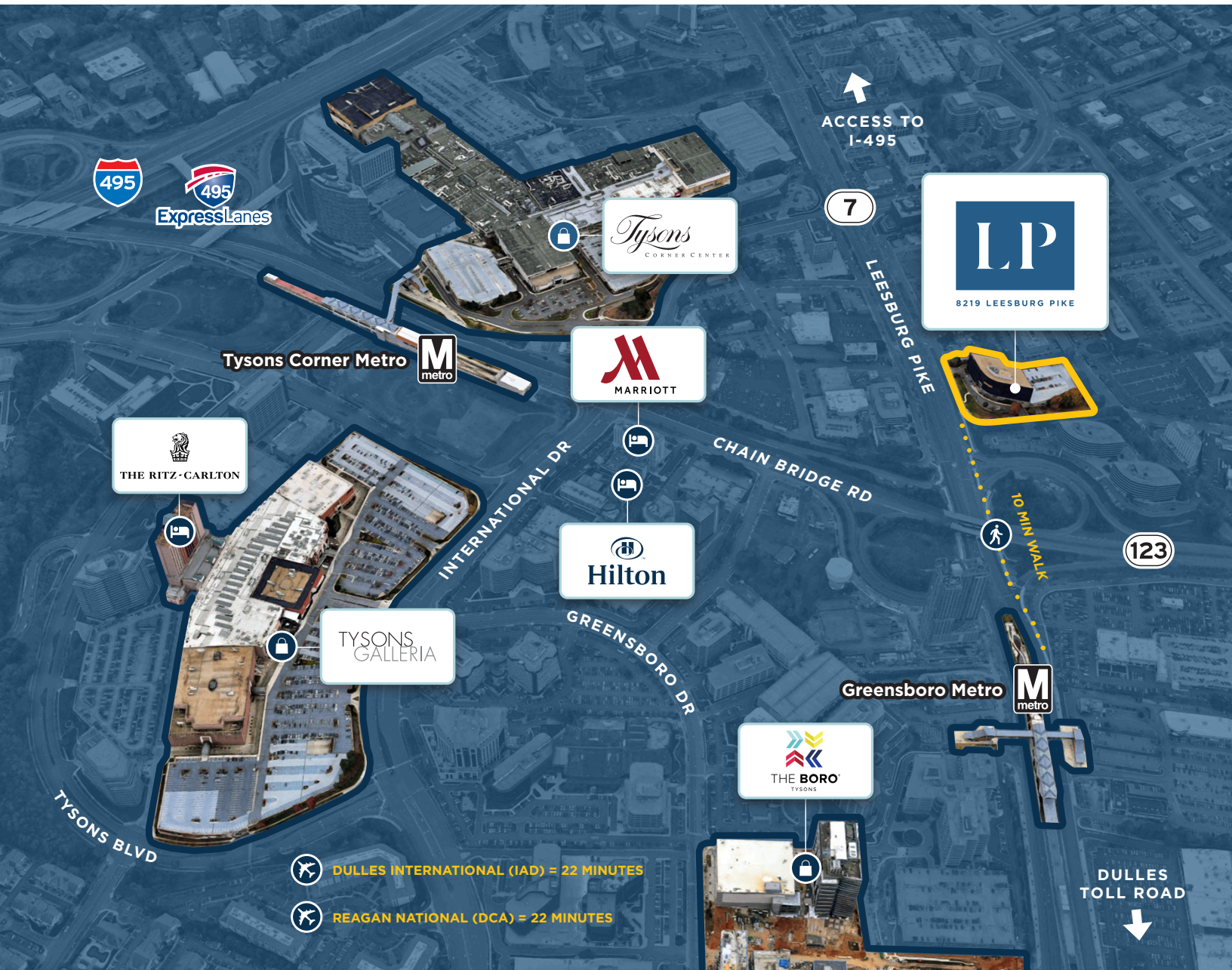
JLL

LP

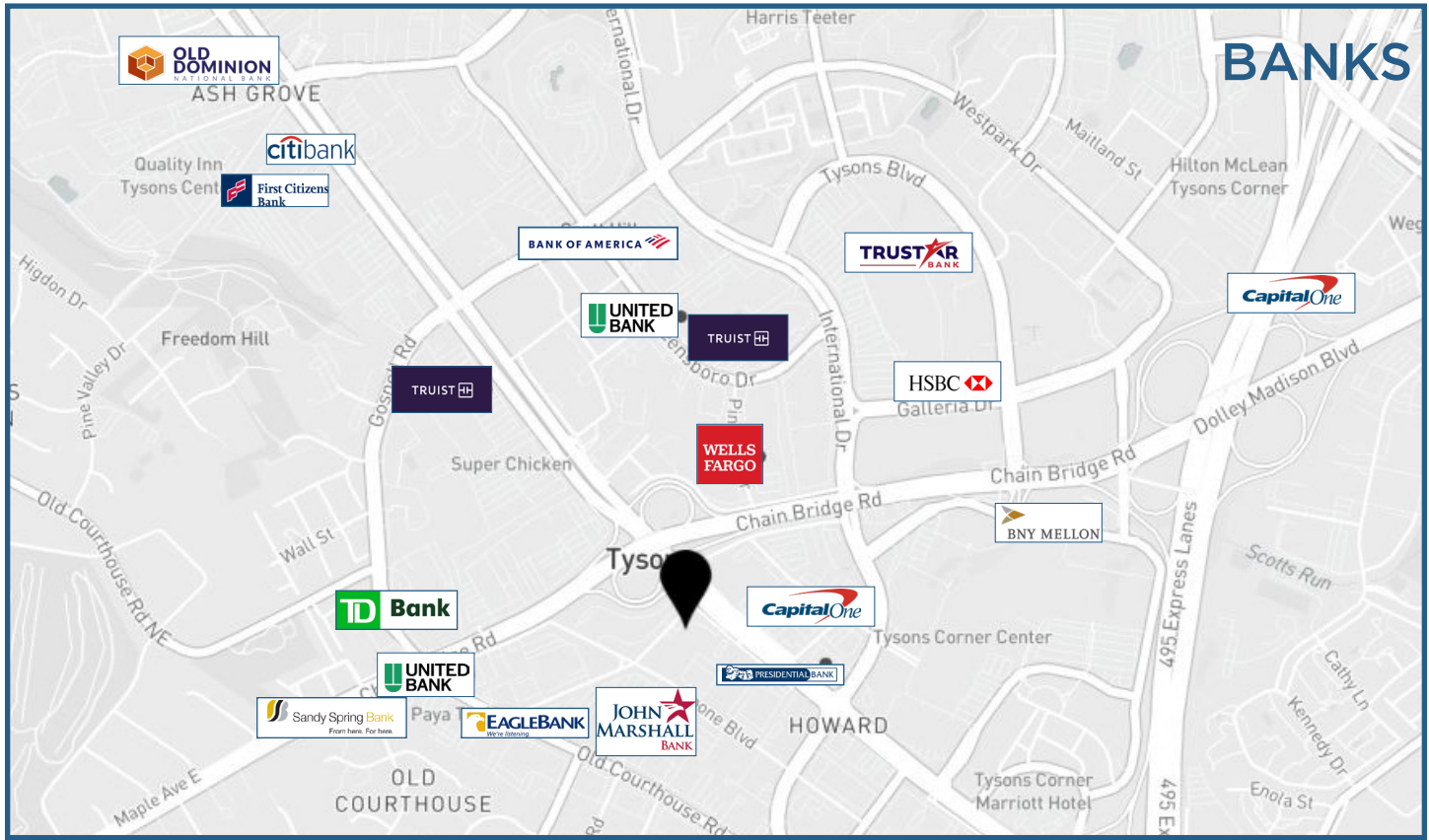
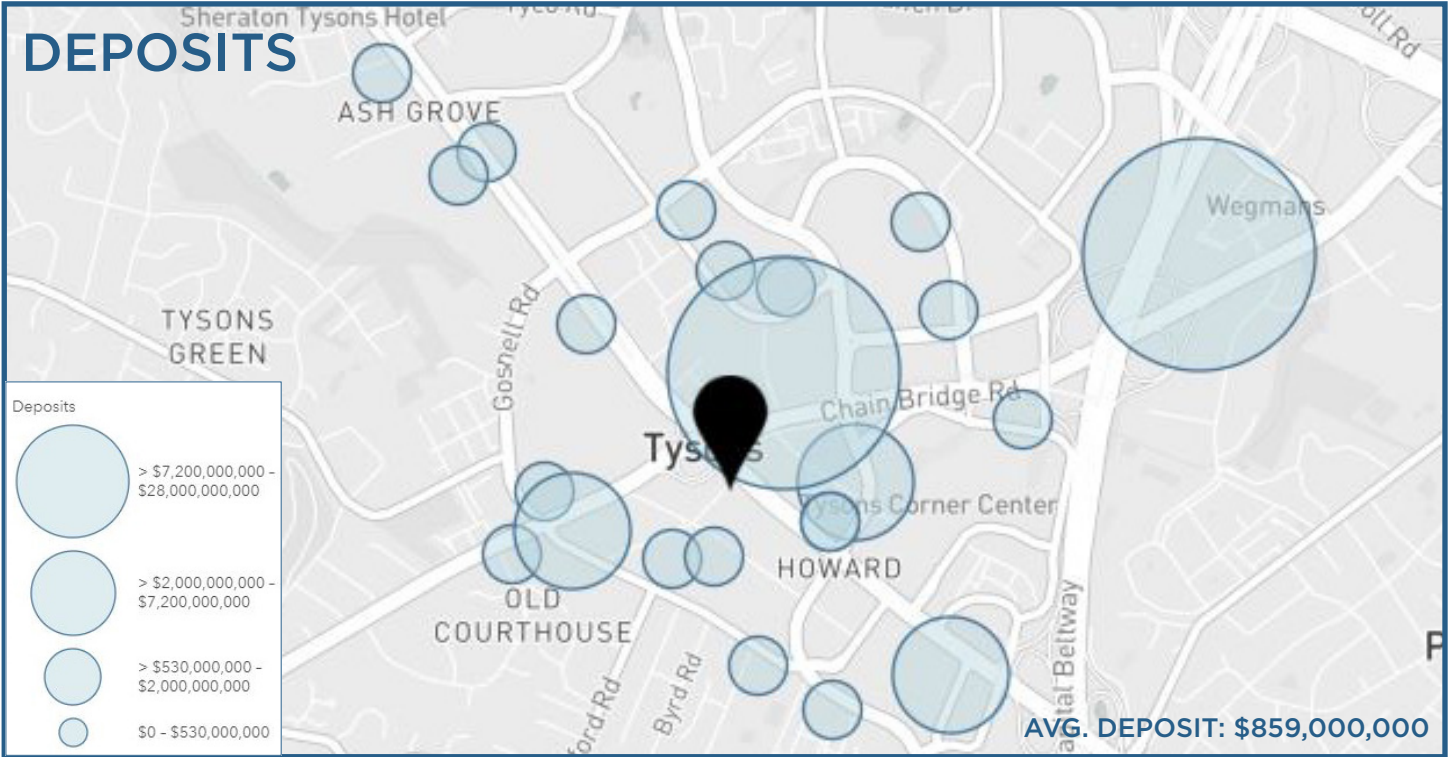
8219 LEESBURG PIKE

PROPERTY HIGHLIGHTS

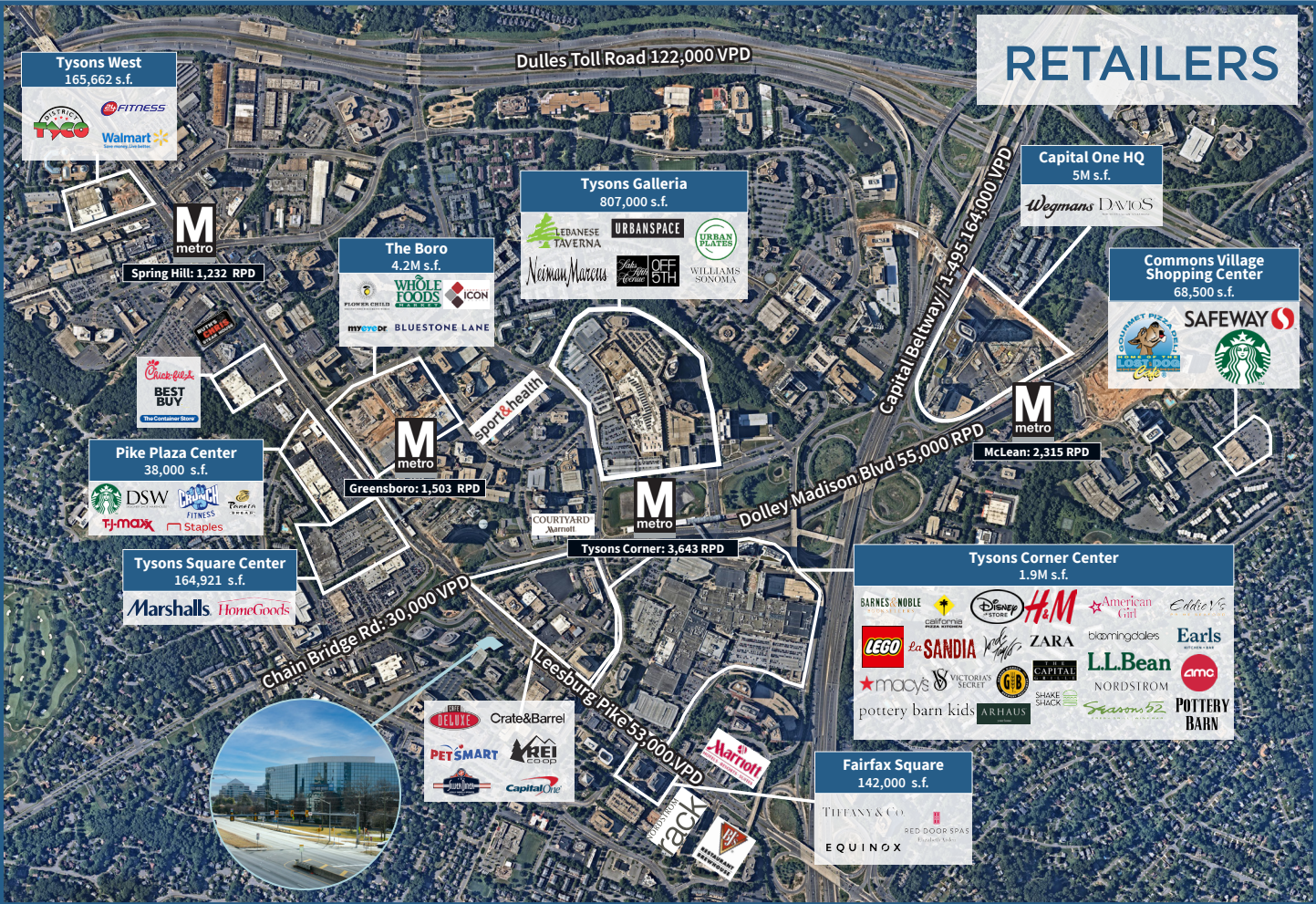
- 4,411 SF space with 2 dedicated drive-thru lanes, deposit drop box, and parking in front of space
- 11' slab-to-slab ceilings
- Excellent vehicle traffic with 53,000 VPD on Leesburg Pike and 30,000 VPD on Chain Bridge Road
- Great daytime population with 181,396 employees within 5 miles
- Within 1 mile of Tysons Corner (3,643 RPD) and Greensboro (1,503 RPD) Metro Stations
- 18.5M SF of office space within 1 mile of the property, with an additional 384,000 SF of space in the pipeline



TYSONS CORNER - FINANCIAL INSTITUTIONS

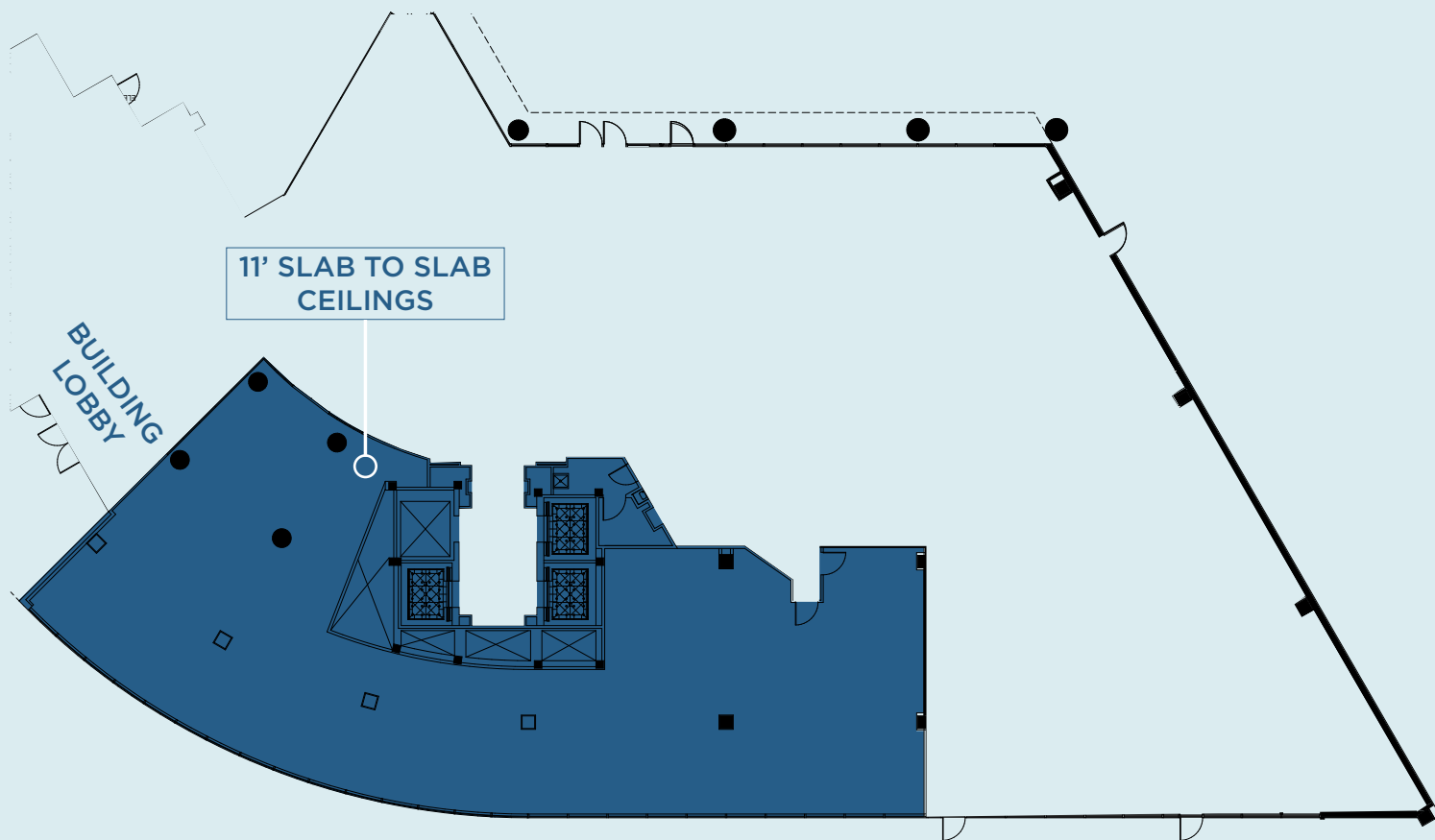


TYSONS CORNER - AREA HIGHLIGHTS



FIRST FLOOR

4,411 SF



LEESBURG PIKE 53,000 VPD

DEMOGRAPHICS

	Population	Average HH Income	Households	Employees	Median Age
1-mile	19,174	\$153,002	9,369	59,245	38.5
3-miles	111,720	\$191,183	44,420	110,080	39.7
5-miles	269,536	\$195,839	102,183	181,396	40.0



SIGNAGE OPPORTUNITY

4,411 SF

**DEDICATED
DRIVE THRU LANES**

LEESBURG PIKE 53,000 VPD

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