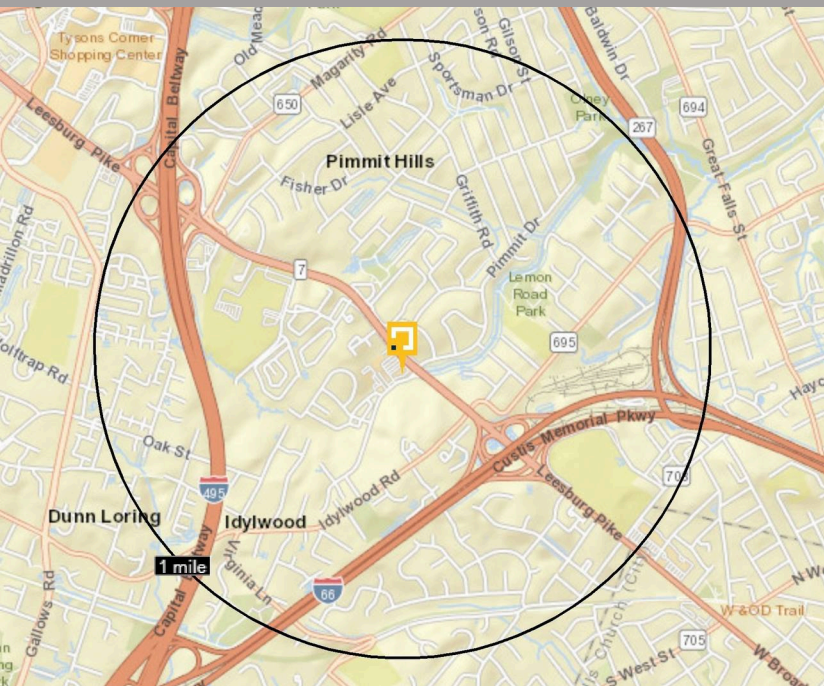


# TYSONS STATION

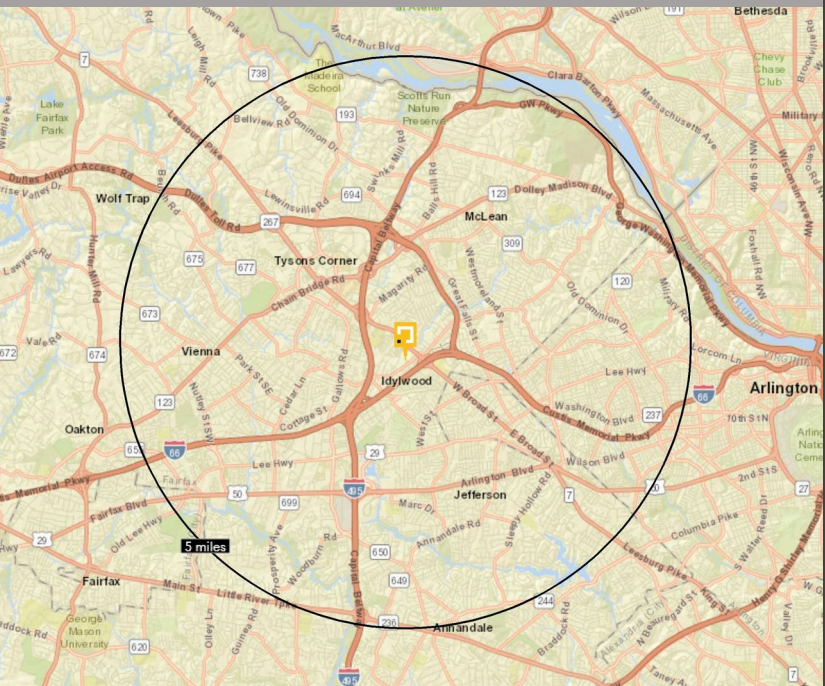
Falls Church, VA



1 MILE RADIUS



5 MILE RADIUS



Tyson Station is located in Fairfax County, at the intersection of Route 7 (Leesburg Pike) and Pimmett Drive in Falls Church, VA. This property has a total of 50,000 square feet and 232 parking spaces. The population in a 3-mile radius is approximately 144,000 with an average household income of \$55,000. The property includes a Trader Joe's and a Peet's Coffee & Tea among many others.

## TYSONS STATION

7500 Leesburg Pike  
Falls Church, VA 22043



**GLA**  
50,000 SF

**ACREAGE**  
5

**COUNTY**  
Fairfax

**TYPE**  
Neighborhood

**PARKING SPACES**  
232

## DEMOGRAPHICS

	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	MEDIAN HHI	AVERAGE HHI	MEDIAN AGE	COLLEGE EDUCATED
1 MILE	20,897	15,435	8,514	\$106,732	\$139,378	37	71%
3 MILE	150,225	226,936	59,443	\$121,313	\$171,025	39	71%
5 MILE	324,848	403,640	121,658	\$130,042	\$186,366	40	70%

### LEASING CONTACT:

**Emily Gagliardi**  
 egagliardi@federalrealty.com  
 (301) 998-8158

# TYSONS STATION

Falls Church, VA



**LEASING CONTACT:**

Emily Gagliardi | [egagliardi@federalrealty.com](mailto:egagliardi@federalrealty.com) | (301) 998-8158

[www.federalrealty.com/tysonsstation](http://www.federalrealty.com/tysonsstation)

The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions shown exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.