

LUMEN

A T T Y S O N S

The Opportunity

- 9,600 SF of ground floor retail with 2,515 SF mezzanine space (totaling ~12,000 SF of space)
- ~23 foot ceiling heights
- Ample frontage wrapping 3 sides of the building
- Retail situated below brand new 400-unit residential building
- ~110 potential parking spaces dedicated to retail
- Opportunity for valet parking onsite
- Located within the heart of Tysons Corner and Tysons Central planned development
- Direct access and maximum visibility from Route 7 and Route 123
- Multiple high-profile signage opportunities

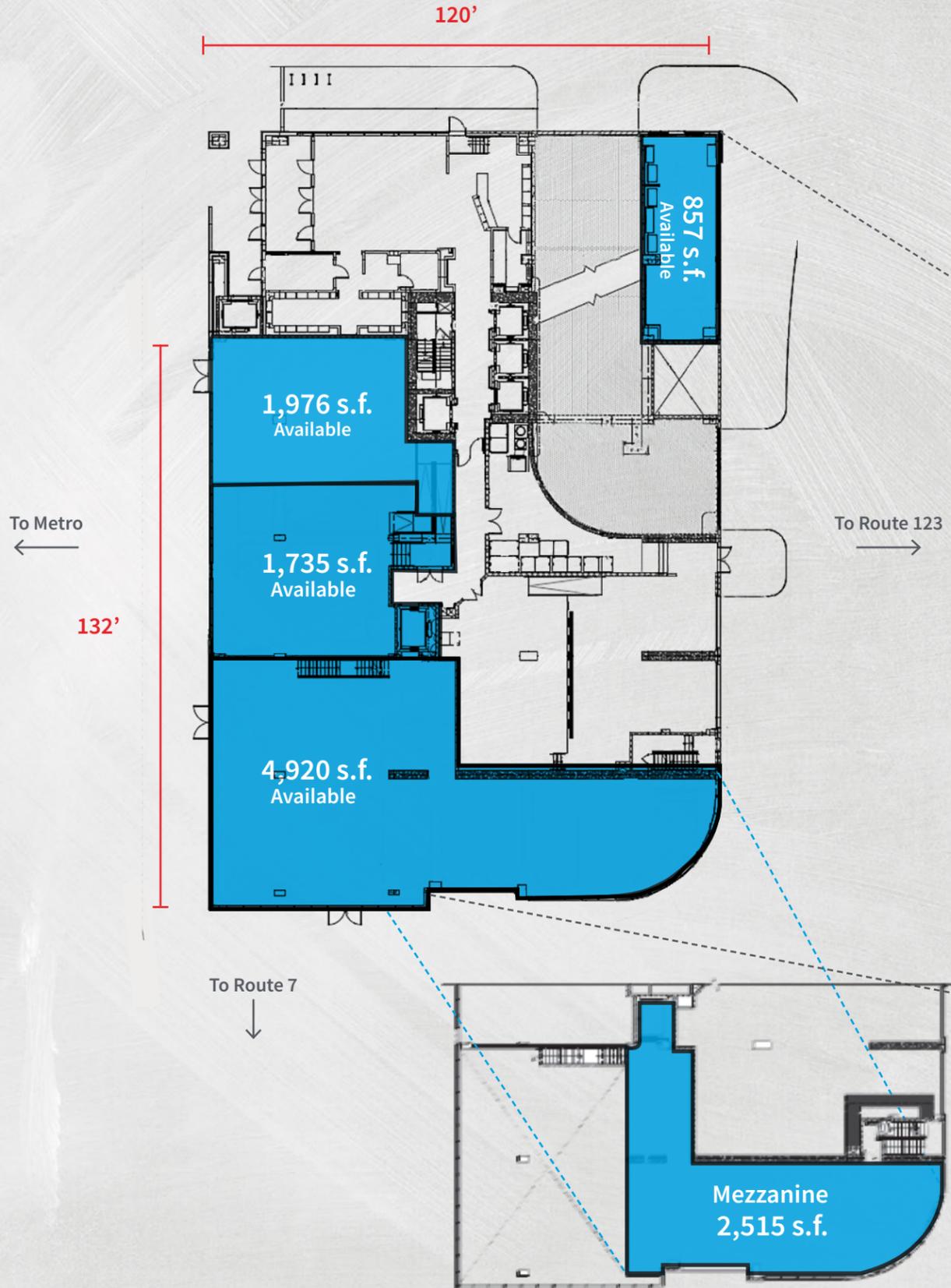


A *Lumen* tous retail opportunity

8334 Leesburg Pike, McLean, VA 22182



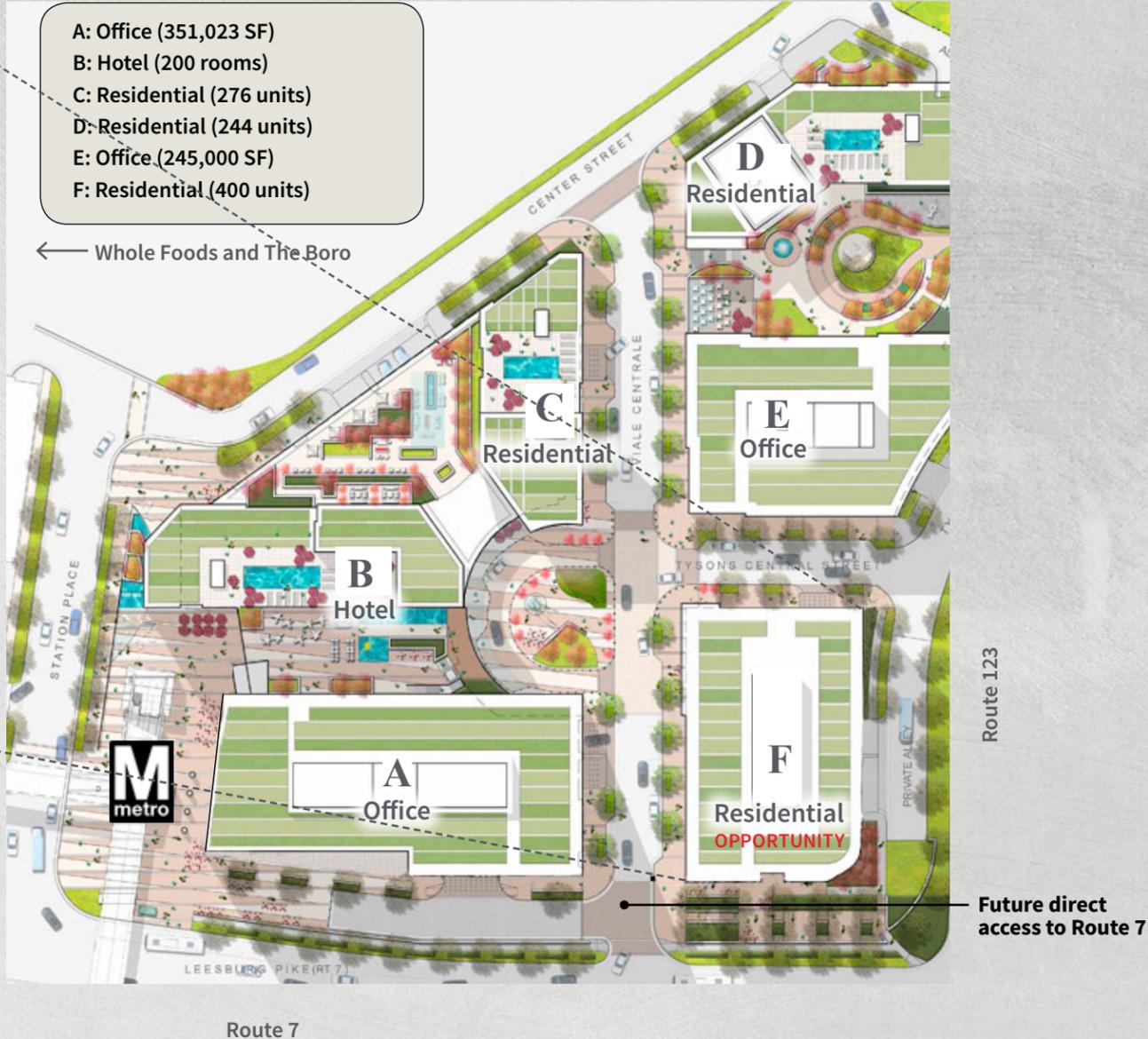
Floorplans



Tyson's Central 24/7 Environment

Lumen at Tysons is situated in the heart of Tysons Central, directly off the Greensboro Metro/Silver Line, with incredible visibility off the Route 123 ramp, facing Route 7, with over 63,000 vehicles per day.

The Tysons Central development plan boasts over 500 planned hotel units, 600,000 square feet of office space, nearly 1,000 new residential units, and approximately 100,000 square feet of retail.



Visibility and Access



Tysons, VA

Powerhouse of potential

The immediate area is also home to some of the highest paid residents in the country with an estimated average household income of \$172,689 within a five mile radius. These residents are busy and well-connected, environmentally active and financially stable, and strive to stay youthful and healthy.

Demographics	5-mile	10-mile	15-mile
Total Population	249,045	1,294,204	2,900,661
Daytime Population	211,711	880,491	2,106,956
Total Households	93,496	517,757	1,141,979
Average Household Income	\$172,689	\$154,349	\$134,138
Median Age	39.9	37.9	37.1

Source: Esri, March 2017.



Strong market fundamentals

12th

Largest employment center in the United States and the largest in Virginia

200,000

By 2050, Tysons is expected to be home to 200,000 jobs and up to 100,000 residents

6,000

Over 6,000 new residential units are approved with thousands more in the approval pipeline

9th

Tysons Corner Center is the 9th largest mall in the United States





*Achieve
Ambitions*

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Intelligence to achieve your retail ambitions

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