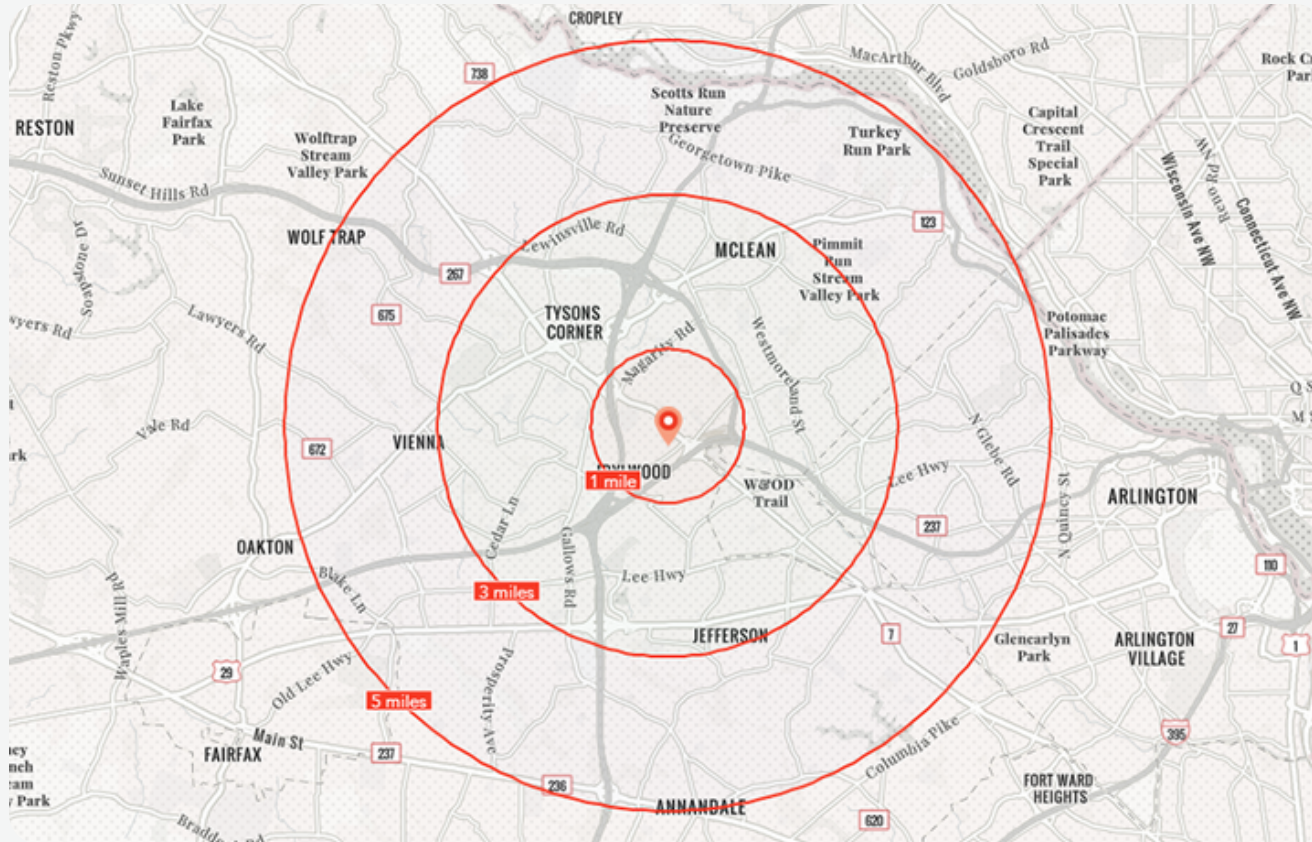


Tysons Station

7500 Leesburg Pike, Falls Church, VA 22043

Tysons Station is located in Fairfax County, at the intersection of Route 7 (Leesburg Pike) and Pimmett Drive in Falls Church, VA. Home to a newly expanded Trader Joe's, this neighborhood center also includes Veterinary Emergency Group, Java Loco, Ledo Pizza, Tysons Dentist, and European Wax Center among others.



Highlights

Fairfax
County

Washington, DC
Metro Area

48,000
Total SF

5
Acres

232
Parking Spaces

Neighborhood
Center Type

Demographics (3-Mile Radius)



159,692
Population



62,219
Households



\$160,287
Median HHI



\$225,122
Average HHI



38
Median Age



75%
College
Educated

Leasing

Rich Abruscato
(301) 998-8188
rabruscato@federalrealty.com

federalrealty.com/tysons-station



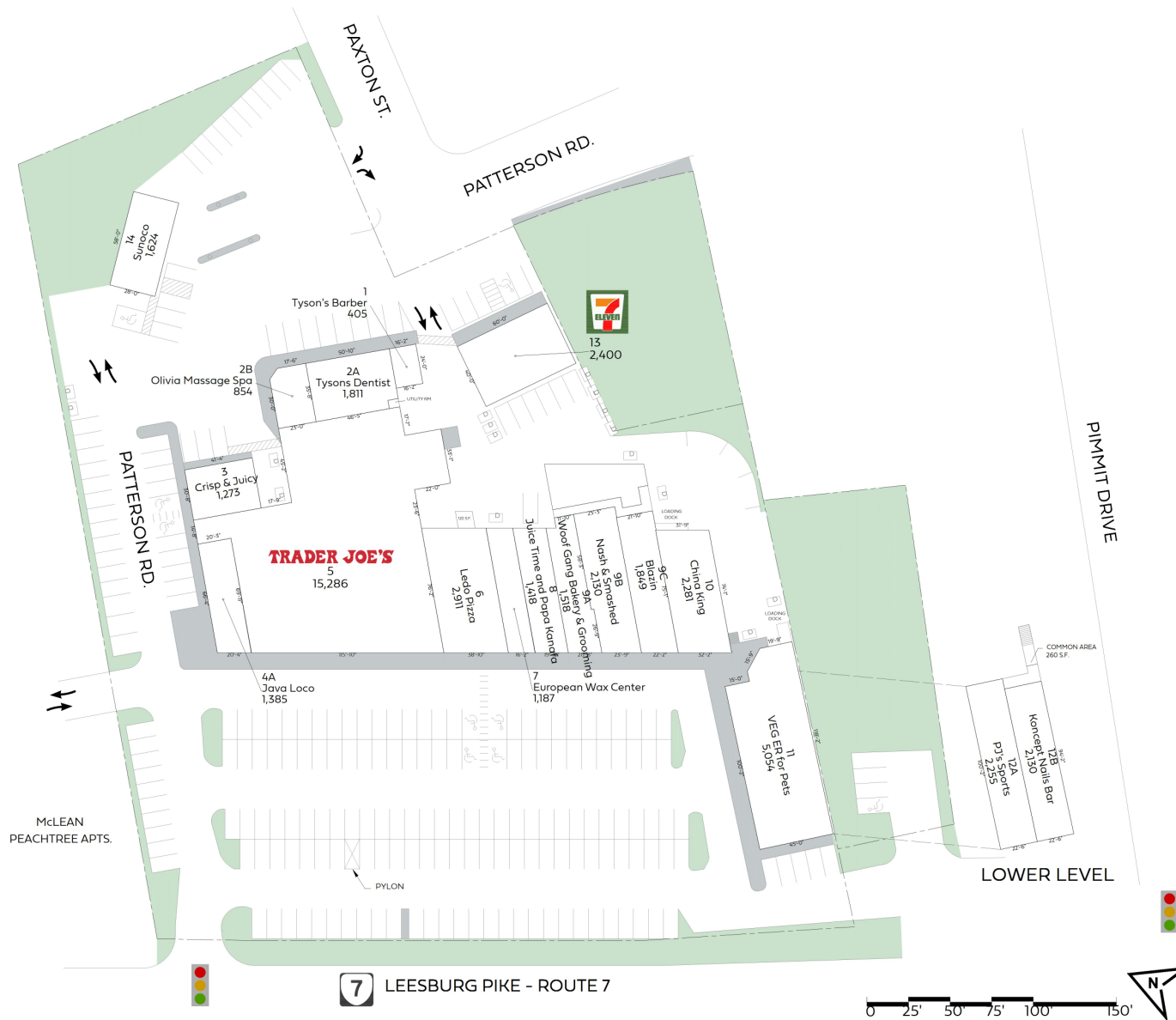
Tyson's Station

7500 Leesburg Pike, Falls Church, VA 22043

Rich Abruscato

(301) 998-8188

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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 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.



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