

RAPPAPORT

8484 WESTPARK DRIVE
Tyson's Corner, Virginia

9,718 RSF Restaurant Space Available



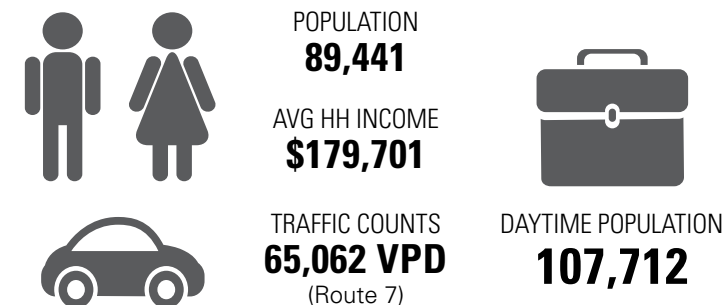
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STATISTICAL SNAPSHOT 3-MILE RADIUS, 2016 DEMOS



NEIGHBORHOOD RESTAURANTS
Founding Farmer's, Ruth's Chris, Clyde's, American Eats, Cafe Deluxe, Capital Grille, Maggiano's

8484 WESTPARK DRIVE FACTS AT-A-GLANCE

- Second generation restaurant space available at the Westpark Corporate Center in Tyson's Corner, at the corner of Westpark and Route 7
- 1 block from Greensboro and Spring Hill Metro stations
- Accessible to 495, Route 7 & the Dulles Toll Road
- Street level retail space in fully leased LEED Gold Building, a part of the 486,078 SF corporate center
- Parking available in 5 level, 400 space garage, including dedicated retail parking

DEMOGRAPHICS (2016)	1 MILE	3 MILES	5 MILES
POPULATION	10,203	89,441	237,368
AVG HH INCOME	\$145,365	\$179,701	\$175,379
EMPLOYEES	51,030	107,712	210,513

SITE FACTS

SPACE: Second Generation Restaurant Space

TRAFFIC COUNTS: 65,062 VPD Route 7

CONTACT:

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8484 WESTPARK DRIVE
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9,161 SF Restaurant Space Available





Potential Signage/Branding Opportunity

