

TYSONS CORNER CENTER

1800 INTERNATIONAL DRIVE, TYSONS CORNER, VA

# The Pointe

MAKE YOUR RETAIL PRESENCE FELT



FREESTANDING RETAIL

44,849 SF + 203 Parking Spaces

**CBRE** + **MACERICH**<sup>®</sup>

# Home to Elite Clientele

The Tysons Corner area is a thriving hub of commerce and luxury living, boasting a significant net worth and \$217,000 average household income that reflects its status as one of the region's most desirable communities. With a highly educated and upscale population, Tysons Corner is a magnet for high-end retailers and luxury brands. At the heart of it all is Tysons Corner Center, the region's premier shopping destination, which offers an unparalleled retail experience and attracts millions of visitors each year.

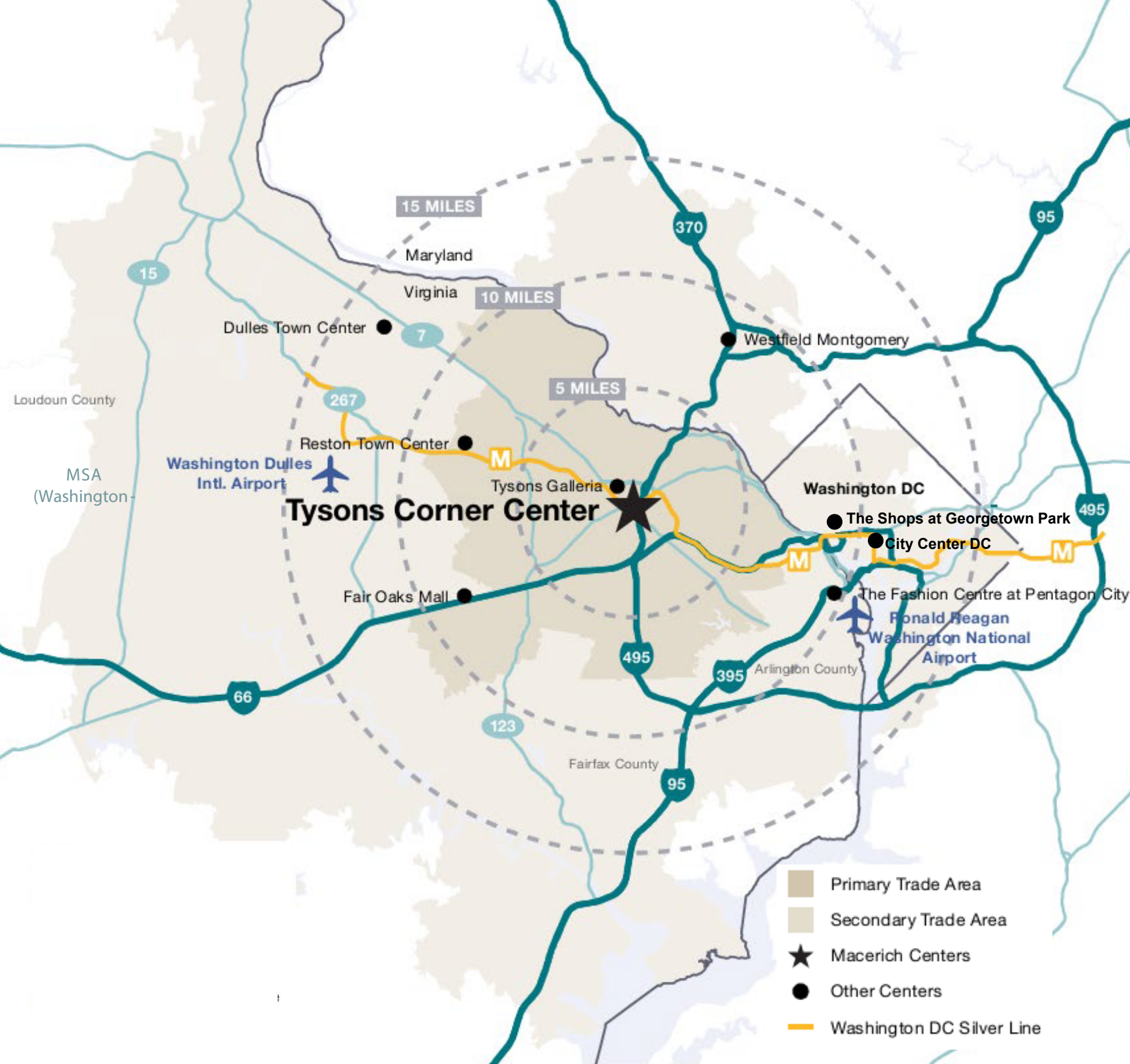
## AVERAGE NET WORTH

**\$2.9M**  
Within 5 miles

**\$2.4M**  
Primary trade area

**5 of the 10**  
wealthiest counties in  
the country are located  
in the trade area

**#1**  
Most educated region  
in the us U.S.





TYSONS WEST  
Walmart

SPRING HILL  
1,218 RPD

THE BORO  
WHOLE FOODS  
ETHAN ALLEN  
NORTH ITALIA



The Container Store  
BEST BUY

PIKE 7 PLAZA  
DSW TJ-maxx  
STAPLES Starbucks

GREENSBORO  
1,081 RPD

TYSONS GALLERIA  
Neiman Marcus Crate&Barrel  
Saks Fifth Avenue ARHAUS  
CB2 RH  
WILLIAMS-SONOMA

MCLEAN  
1,571 RPD

CAPITAL ONE CENTER  
Wegmans STARR HILL

TYSONS CORNER  
2,971 RPD

TYSONS SQUARE  
Burlington HomeGoods  
Marshalls PURE GYM

**SITE**

TYSONS CORNER CENTER  
macy's VICTORIA'S SECRET  
NORDSTROM UNI QLO  
bloomingdales ZARA

FAIRFAX SQUARE  
TIFFANY & Co. Miele  
EQUINOX rochebobeis

NORDSTROM  
rack

BANK OF AMERICA

YARDBIRD

# The Offering: World Class Retail for Lease

- Freestanding Building with 203 Parking Spaces
- 44,849 SF Across Two Levels
- Located in the Top Shopping Destination in all of the DC Metro Area
- Highly visible from International Drive (22,119 VPD) and Chain Bridge Road (30,353 VPD)
- Regionally accessible from:
  - Route 7
  - I-495
  - Dulles Toll Road
- Directly Across from the Premiere Shopping Mall Tysons Corner Center (17 Million Visitors Per Year)



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