



# RARE PAD SITE OPPORTUNITIES

2000 - 2050 CHAIN BRIDGE RD | TYSONS, VA



Gosnell Road



Greensboro Station

Leesburg Pike 84,619 VPD



Chain Bridge Road 59,970 VPD



A NEW RETAIL LANDMARK IN THE HEART OF TYSONS CORNER  
CBRE | RPA

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# TYSONS CORNER

Where I-495, I-95, I-66, and Route 7 converge—retail demand follows!



# TYSONS TO BECOME AMERICA'S NEXT GREAT CITY



A rural farming community centered around a general store and Esso Station at the corner of Route 7 and Route 123



Construction of the Capital Beltway, Dulles Airport, and a major shopping mall



First wave of office tenants to move to the area, transforming Tyson's into a major employment / retail center, offering over 100,000 jobs



A thriving "Edge City", 13 miles from Downtown Washington, DC, that witnessed over 9M SF office development over a 20 year span



Delivery of the \$2.75B Silver Line Metrorail service and \$1.4B Express Lanes (Capital Beltway) create a multi-dynamic infrastructure platform providing the ability to transform Tyson's into a 24/7 urban center



By 2050, Tyson's will be home to over 100K residents, 200K jobs, and a plethora of new commercial development. This includes 14.1M SF multifamily, 2.4M SF hotel, and 1.1M SF retail. 75% of the growth is planned to be concentrated within 1/2 mile of the Silver Line Metro



## LOCATION ADVANTAGES

- I-495, Toll Road, I-66, Lee Hwy, and Rt 123 all serve Tyson's Corner
- 13 Miles west of Washington, DC or halfway between Dulles International Airport and downtown Washington, DC
- Surrounded by Northern VA's most desired residential neighborhoods and best schools
- First commercial district in Virginia off of I-495 from Maryland (5 Miles to the state line) allowing employers to attract Maryland's highly educated workforce

## NEW, COMPLETED INFRASTRUCTURE

- Phase I of the Silver Line Metrorail service, completed in July 2014. This \$2.75 billion project delivered four (4) new stations in Tyson's Corner
- The \$1.4 billion Capital Beltway (I-495) Express Lanes provides additional points of ingress/ egress onto I-495 for Tyson's commuters
- These combined major transportation infrastructure investments solidify Tyson's status as a 21st century city with premier access in the Washington, DC MSA

## ONGOING INFRASTRUCTURE

- \$75 Million in ongoing enhancements to pedestrian accessibility and streetscape is designed to transform how tenants and visitors travel within Tyson's
- The second phase of the Silver Line Metrorail to Loudoun County via Dulles International Airport further increased the regional, national, and international accessibility to the Tyson's office market
- First class mixed-use projects like Tyson's West, The Boro, and Capital One campus anchored by new 24-hour grocery stores set the stage for continued growth

## COMPREHENSIVE PLAN & DEVELOPMENTS

- 75% of future development is expected to be within a half mile of Metrorail
- By 2050, Fairfax County anticipates employment to include 200,000 jobs and the residential base to increase to 100,000 from 17,000 in 2010
- The plan envisions Tyson's at Fairfax County's "downtown", with a 24-hour urban experience
- A sustainable Tyson's with restored streams, a green network of public parks, open spaces, and trails, and green buildings

# TYSONS, VA MARKET OVERVIEW

- Anchored by two super-regional malls: Tysons Galleria and Tyson's Corner Center
- Includes more than 6M SF of retail
- The market has recently seen a resurgence of development spurred by the delivery of the Silver Line metro station, which extend to the Dulles International Airport
- The Boro and Capital One HQ have brought a new Whole Food Market flagship, a Wegman's, and a new concert venue, Capital One Hall to the neighborhood
- Encompasses 12M SF of office space and houses 105,000+ weekday employees. By 2050, Tyson's is projected to be home to more than 100,000 residents and 200,000 jobs



**32K**

*Total Population*  
*(Tysons Community Alliance, 2025)*

**4.6%**

*Annual Growth*  
*(Tysons Community Alliance, 2025)*

**4,621**

*Total Businesses*  
*(Tysons Community Alliance, 2025)*

# THE RETAIL MARKET

**\$236,899**

Average Household Income



**79%**

Bachelor's Degree or Higher



**45,265**

Households



**193,583**

Daytime Population



# THE OPPORTUNITIES



## UNMATCHED LOCATION AND VISIBILITY

- Rare pad site opportunities, part of a 14-acre redevelopment anchored by a planned Home Depot and Garden Center.
- High visibility frontage on Chain Bridge Road (59,970 VPD) and Leesburg Pike (84,619 VPD).
- Positioned at one of Northern Virginia's busiest and most established retail corridors with strong national co-tenancy.

## IN THE HEART OF THE REGION'S MOST POWERFUL RETAIL MARKET

- Tysons Corner is home to 300+ national retailers creating a powerful retail draw both regionally and nationally.
- More than \$2.4 Billion of annual retail spending in Tysons Corner, underscoring its status as the dominant destination for national retailers.

## EXCEPTIONAL ACCESS & REGIONAL CONNECTIVITY

- Situated at the crossroads of Chain Bridge Road and Leesburg Pike - two major Northern Virginia arterials connecting directly to I-495 (191,784 VPD), Dulles Toll Road (112,545 VPD), and I-66 (190,636 VPD), enabling quick access across the DC Region.
- Less than one mile from four Metro Stations and only a 4-minute walk from the Greensboro Station (Tysons 2,255 RPD, McLean, 2,009 RPD, Springhill 721 RPD, Greensboro 1,033 RPD), expanding customer reach and supporting dense daytime activity.

## AFFLUENT AND DENSE TRADE AREA - AND GROWING!

- Average Household Incomes of \$236,899; ranking some of the highest incomes in the Mid-Atlantic.
- Daytime population exceeds 197K offering strong lunch, service, and convenience-oriented demand.

# SITE PLAN



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# TTC

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