



BUILDING HIGHLIGHTS

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- Located in the heart of "Downtown Tyson's Corner"
- One acre + site (47,997 SF) with great visibility on International Drive
- Signalized intersection at Tyson's Corner Center (Bloomingdale Entrance)
- Sought after location with easy access and circulation
- Less than 1/4 mile from new Tyson's Central 123 Metro Rail Station
- Landlord looking for long term ground lease with A+ credit tenant or Purchase.
- Restaurant in operation - lease expires June 30,

- 14 Hotels with 3,900 Rooms
- 230,000 Employees
- 18,000 Residents
- 70% Bachelors Degree

.....

ANN MCLEAN
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8130 Watson Street

Tysons Corner, VA

TRANSWESTERN

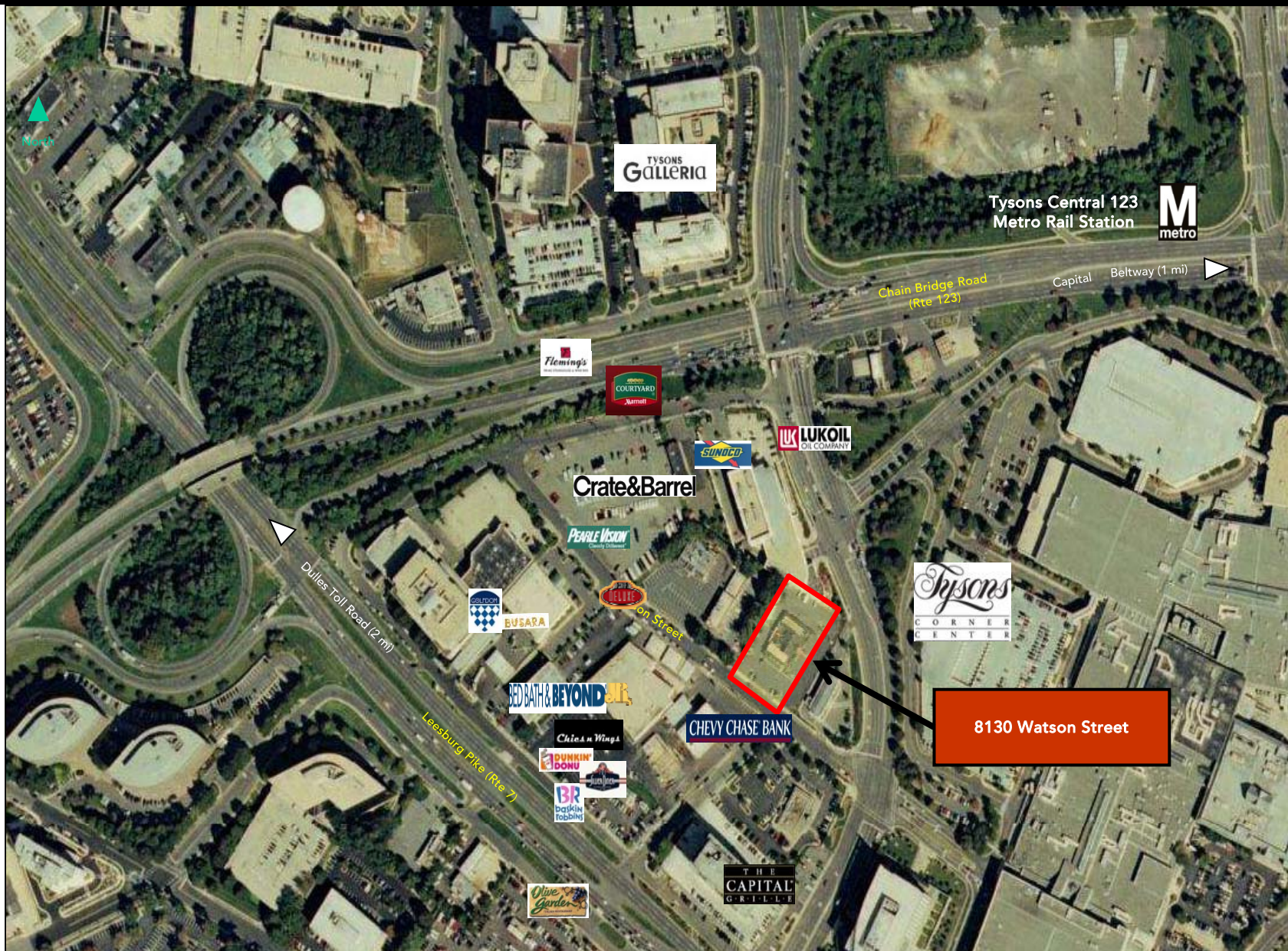
RETAIL



8130 WATSON STREET

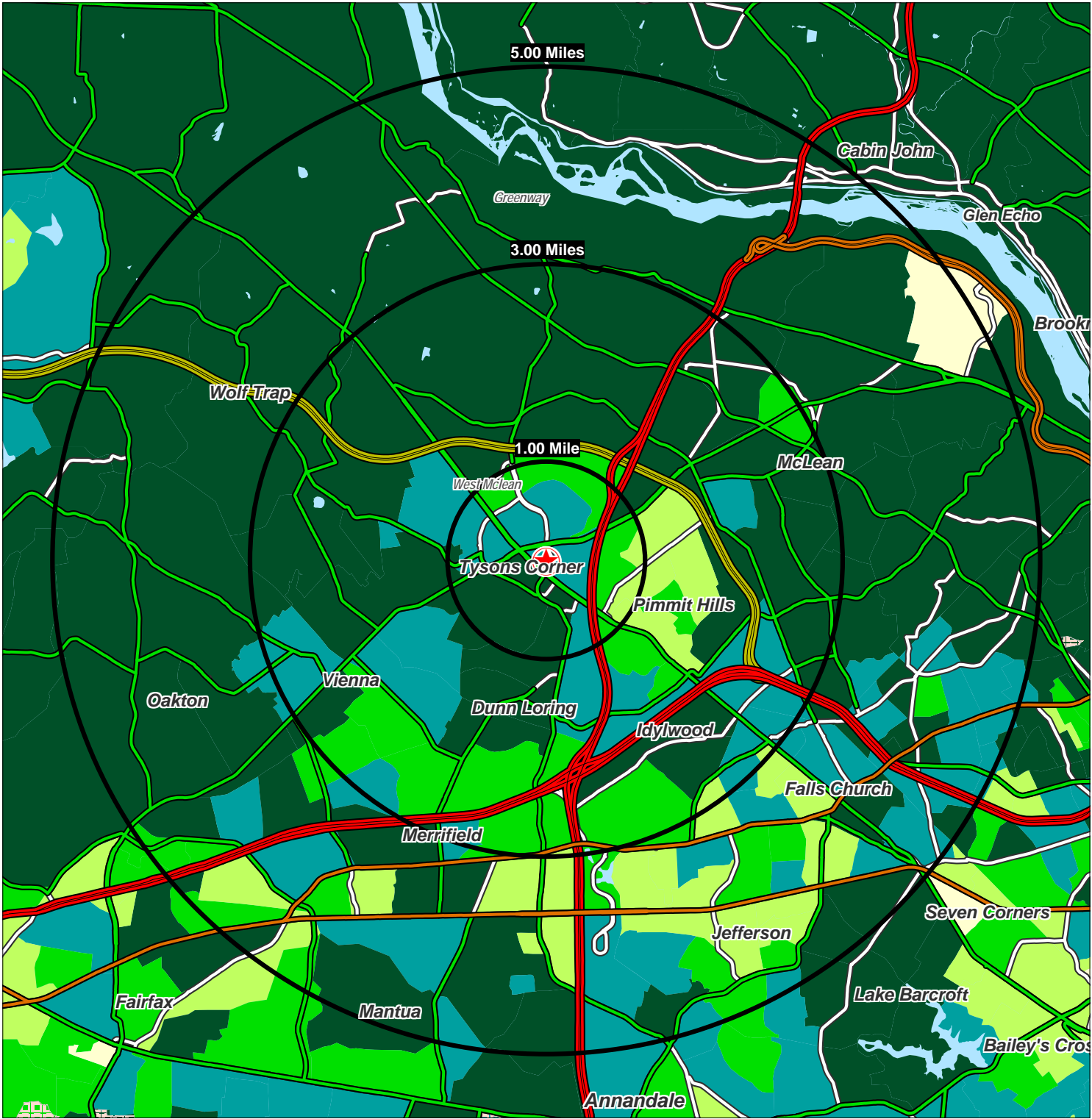
Tysons Corner, MD

TRANSWESTERN
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8130 Watson Street

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Urban Average HH Income
By Block Groups

- \$125,000 or more
- \$100,000 to \$125,000
- \$75,000 to \$100,000
- \$50,000 to \$75,000
- Less than \$50,000

8130 Watson St
Mc Lean, Virginia

Average Household Income

May 2010

Average HH Income

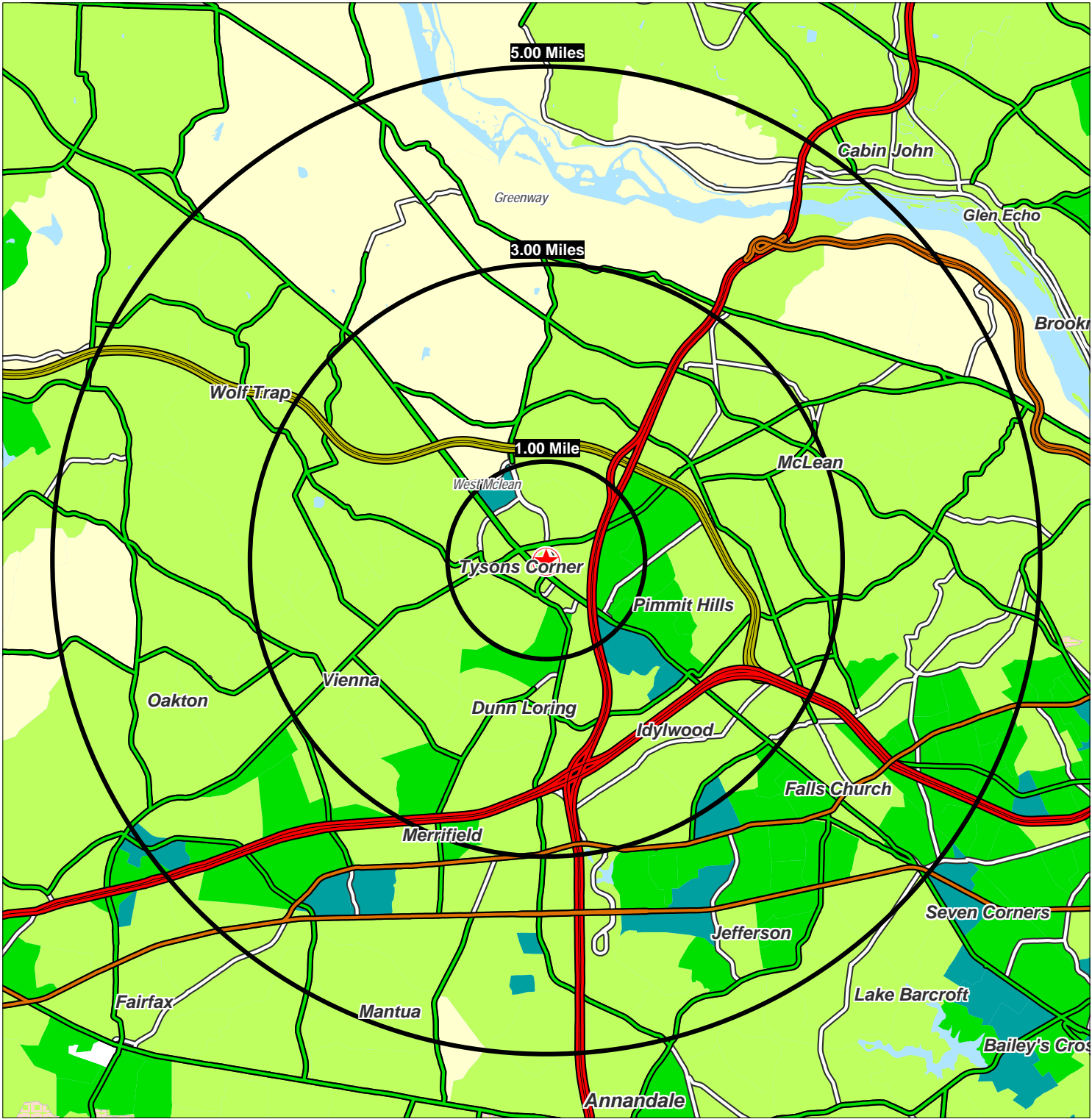
- 1 Mi - \$115,370**
- 3 Mi - \$127,973**
- 5 Mi - \$133,758**

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Urban Population Density
By Block Groups

- 50,000 or more
- 10,000 to 50,000
- 5,000 to 10,000
- 1,000 to 5,000
- Less than 1,000

8130 Watson St
Mc Lean, Virginia

Persons per Square Mile
May 2010

Urban Population Density

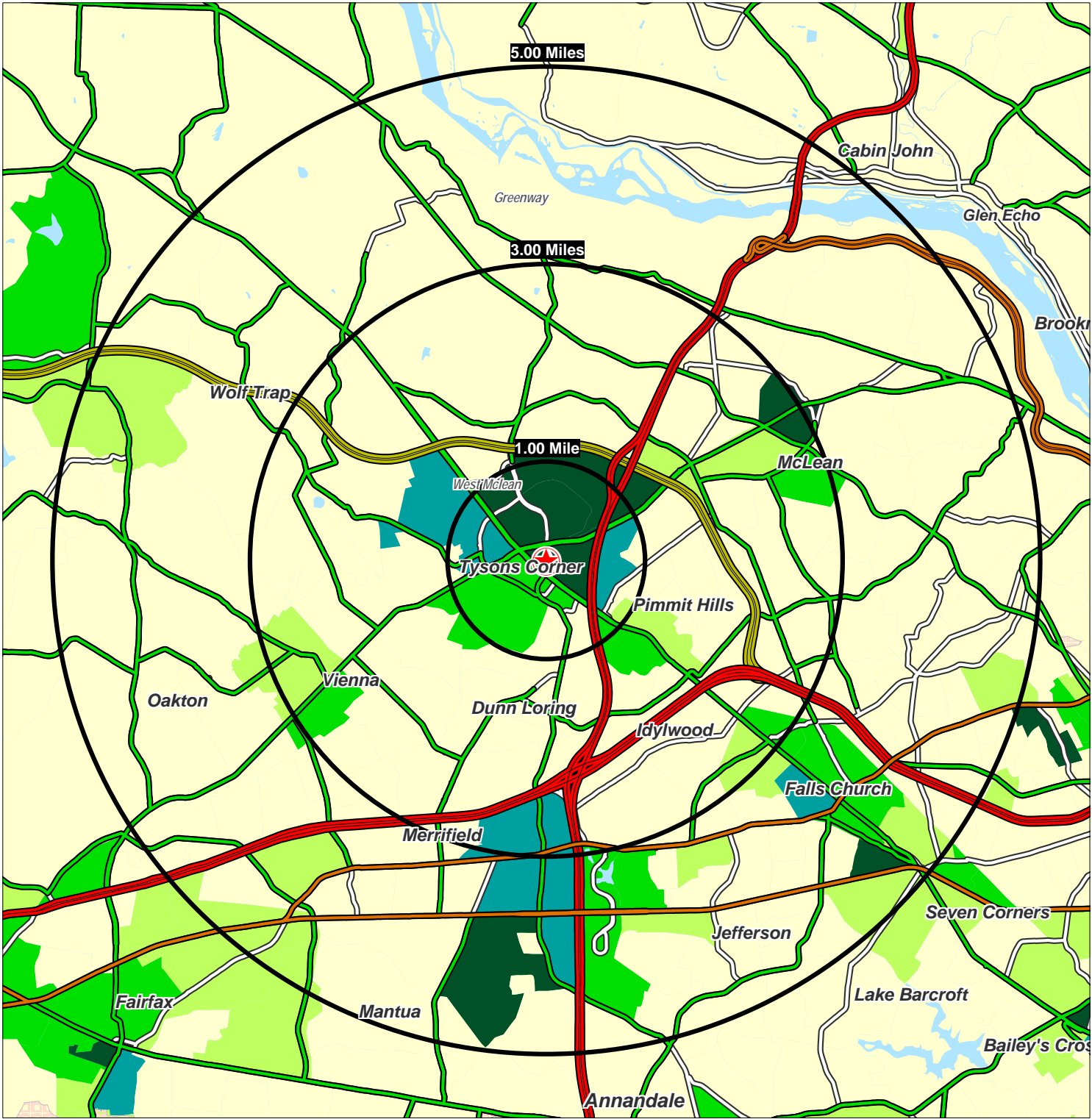
- 1 Mi - 13,230
- 3 Mi - 94,483
- 5 Mi - 232,308

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Urban Employment Density
By Block Groups

- 15,000 or more
- 10,000 to 15,000
- 5,000 to 10,000
- 2,500 to 5,000
- Less than 2,500

8130 Watson St
Mc Lean, Virginia
Employees per Square Mile

May 2010

Urban Employment Density

- 1 Mi - 7,668**
- 3 Mi - 49,352**
- 5 Mi - 121,737**

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