

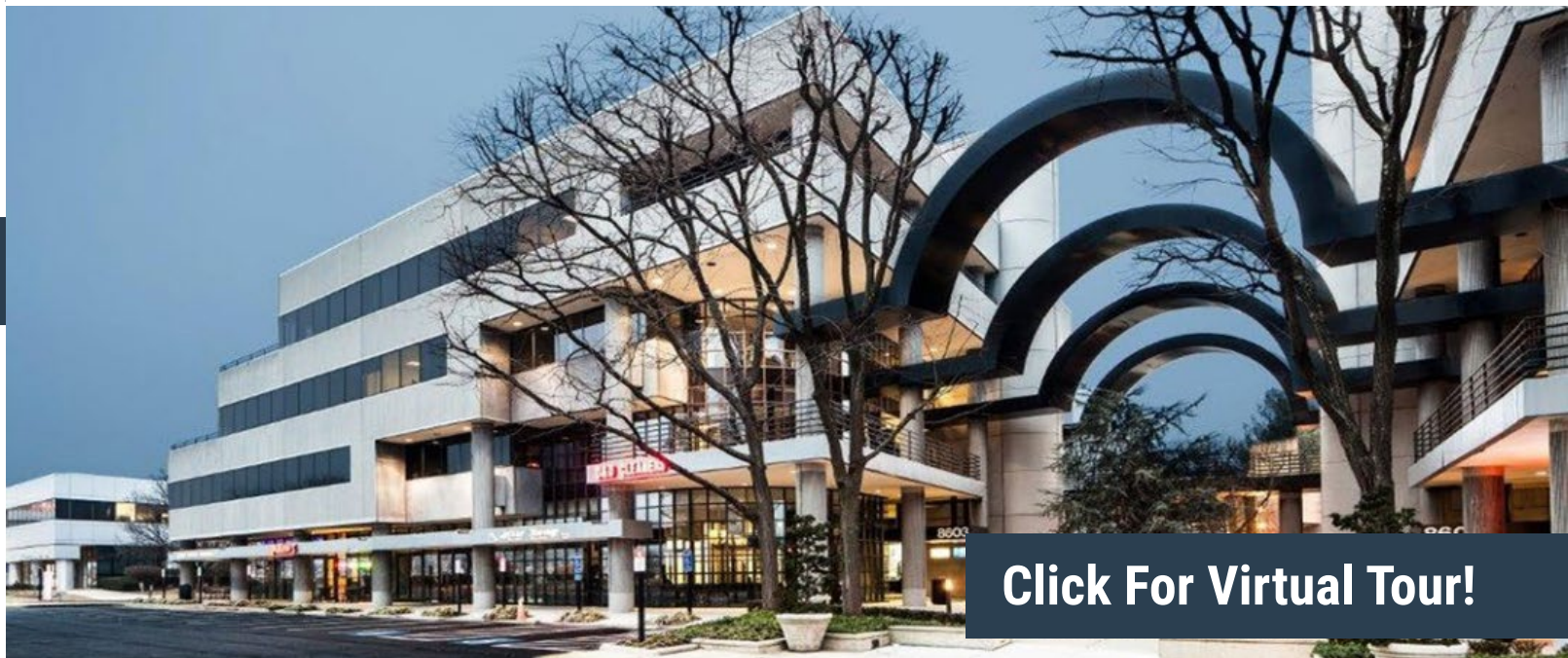


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 COMMERCIAL REAL ESTATE

# Westwood Center

8603-8605 Westwood Center Drive, Vienna, VA 22182

**Retail Space Available**



## Quick Facts

### PROJECT SIZE

32,307 SF

### AVAILABILITY

8605: 1,350 SF Available  
 (Premise can accommodate an exhaust hood)

8603: Fully Leased

### DEMOGRAPHICS

POPULATION    AVG. INCOME    EMPLOYEES

	POPULATION	AVG. INCOME	EMPLOYEES
1 mile	12,303	\$150,900	32,181
3 mile	82,119	\$185,638	112,558
5 mile	218,317	\$175,131	208,193

**Click For Virtual Tour!**

Leonard Pick

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This property has great access from Rt. 7, next to Dulles Toll Road (267) and Capitol Beltway; next to the new metro stop. The location is in a rapidly developing part of Tyson's Corner across from retailers like WalMart, 24 Hr. Fitness, Smashburger, Moby Dick, District Taco, and apartments (coming soon).

### JOIN THESE RETAILERS:



**Click For Street View**



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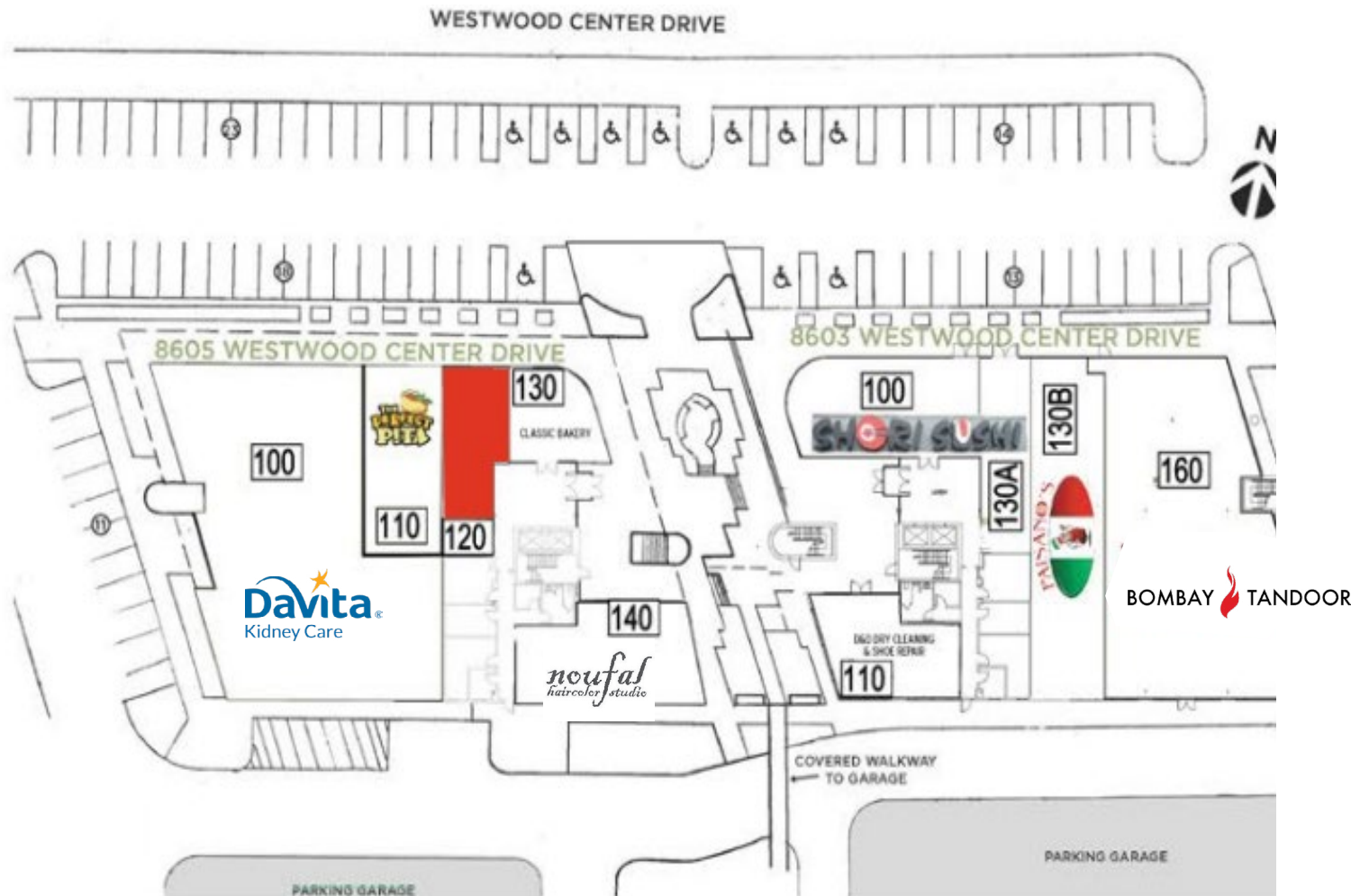
# Leasing Plan

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### Tenants

100	Shori Sushi	1,831
110	D&D Dry Cleaning & Shoe Repair	1,180
130A	Shori Sushi	1,079
130B	Paisano's Pizza	2,101
160	Bombay Tandoor	5,550
	<b>SubTotal</b>	<b>11,741</b>
100	DaVita Dialysis	6,870
110	Perfect Pita	1,018
120	Available (can accommodate an exhaust hood)	1,350
130	Classic Bakery	1,512
140	Noufal Hair Salon	11,874
	<b>SubTotal</b>	<b>23,615</b>

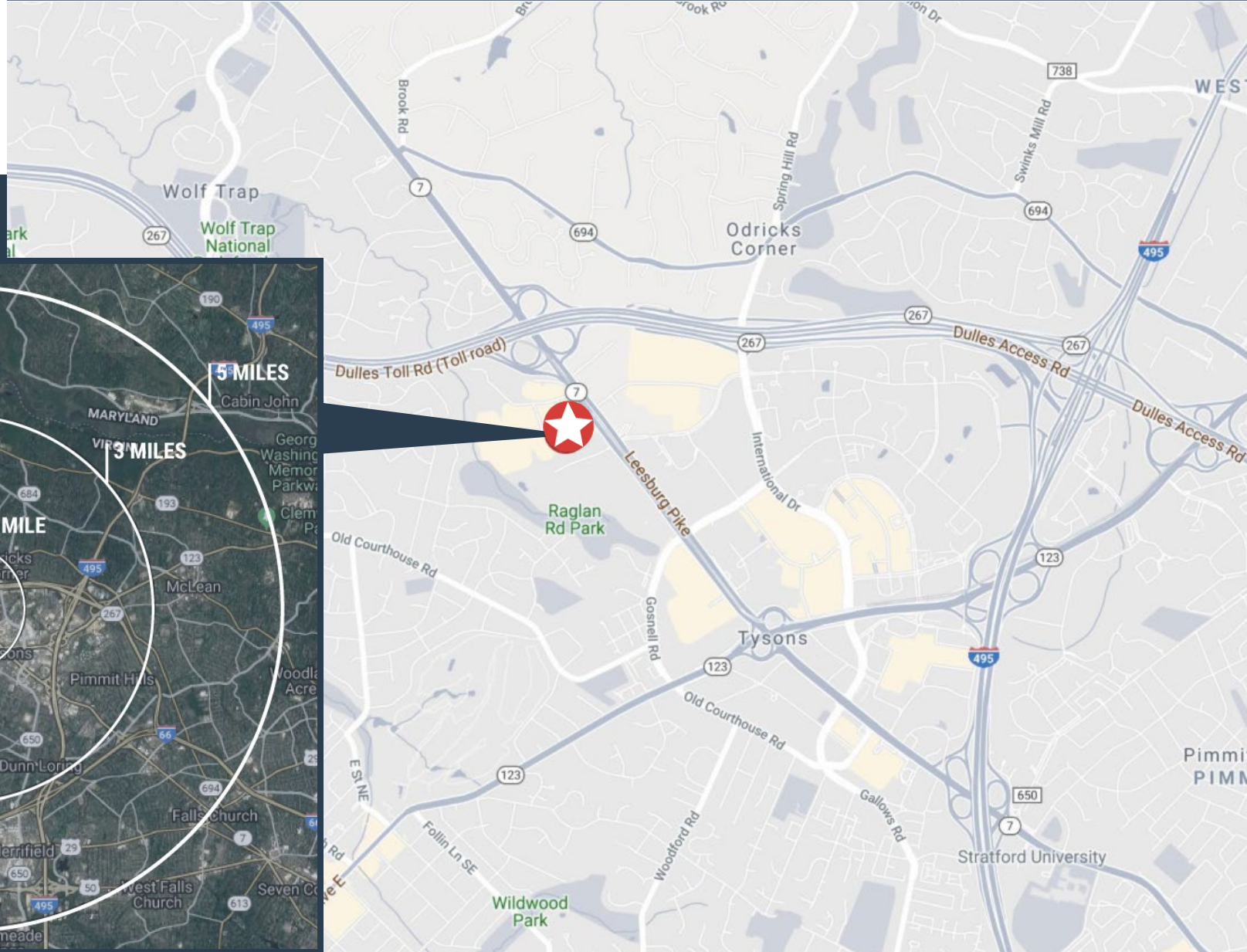




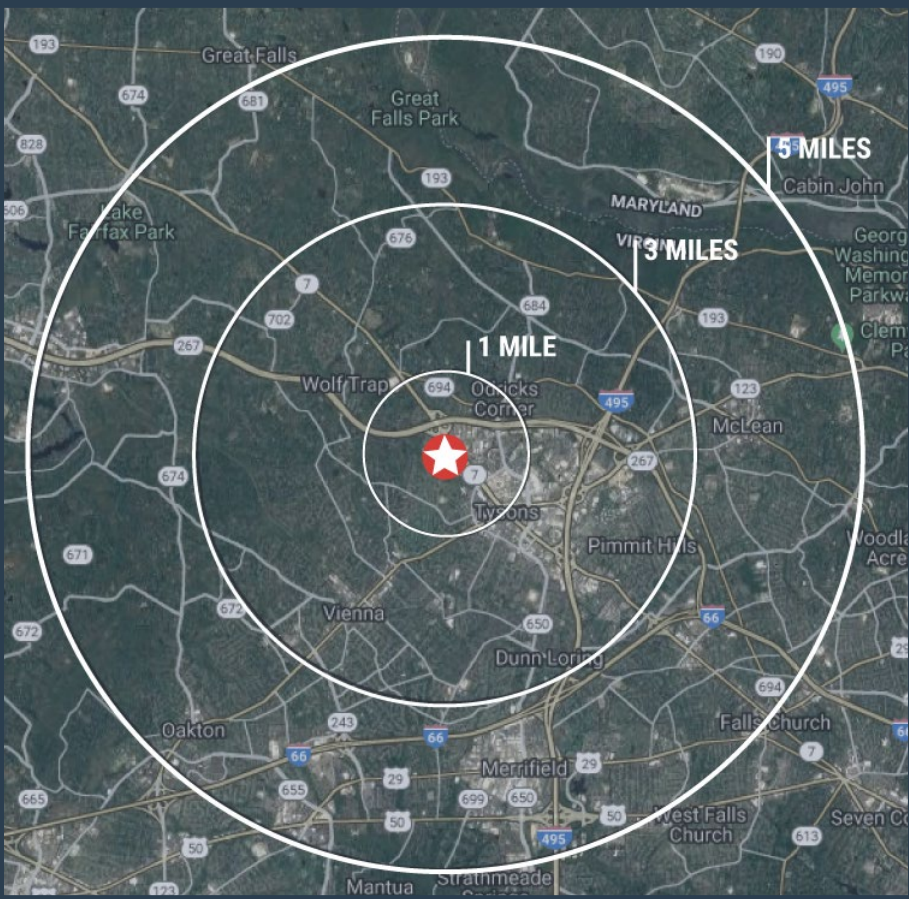


# Location Map

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# Radius Map







# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Walmart
- 24 Hour Fitness
- Potbelly
- Exxon
- McDonald's
- Starbucks
- Best Buy
- Roti
- Chick-fil-a
- The Container Store
- DSW
- TJ Maxx
- Panera bread
- Marshalls
- Pier 1 Imports
- Macy's
- Coach

