The Commons

Join:
SAFEWAY

Join nearby retailers:
CAPITAL ONE CENTER
Wegmans
Lost Dog Cafe

- Safeway anchored neighborhood center in close vicinity to Capital One Center and Tysons Corner Center.
- Easy access to I-66, Dulles Toll Road, and the Capital Beltway.
- Average household income of $211,134 within 3-mile radius.
- Walking distance to 8,000+ employees at Capital One corporate headquarters, Northrop Grumman and Mitre.

Available space:

<table>
<thead>
<tr>
<th>SIZE</th>
<th>RATE</th>
<th>CONDITION</th>
<th>TIMING</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,588 SF</td>
<td>“MARKET”</td>
<td>“AS-IS” (2ND GEN SALON)</td>
<td>IMMEDIATE</td>
</tr>
</tbody>
</table>

*Est. NNN: $8.44 PSF

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com
### Location & Demographics

**1-MILE**

- **Population**: 18,663
- **Daytime Population**: 18,383
- **Households**: 8,441
- **Average HH Income**: $163,705
- **3-MILE**
  - **Population**: 107,024
  - **Daytime Population**: 108,946
  - **Households**: 42,237
  - **Average HH Income**: $211,134
- **5-MILE**
  - **Population**: 282,103
  - **Daytime Population**: 198,358
  - **Households**: 107,102
  - **Average HH Income**: $207,976

**Traffic Counts | 2019:**

- **Anderson Rd**: 3,370 ADT
- **VA-267**: 49,140 ADT
- **Dolly Madison Blvd**: 55,000 ADT
- **I-495**: 161,800 ADT

**Click to download demographic report**
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