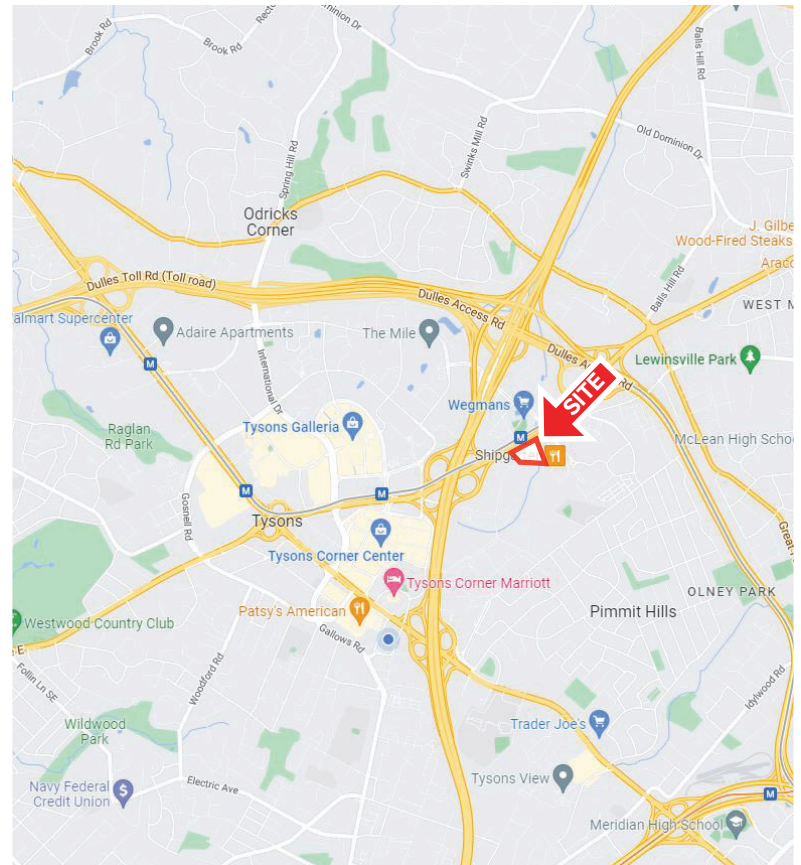




PROPERTY FEATURES:

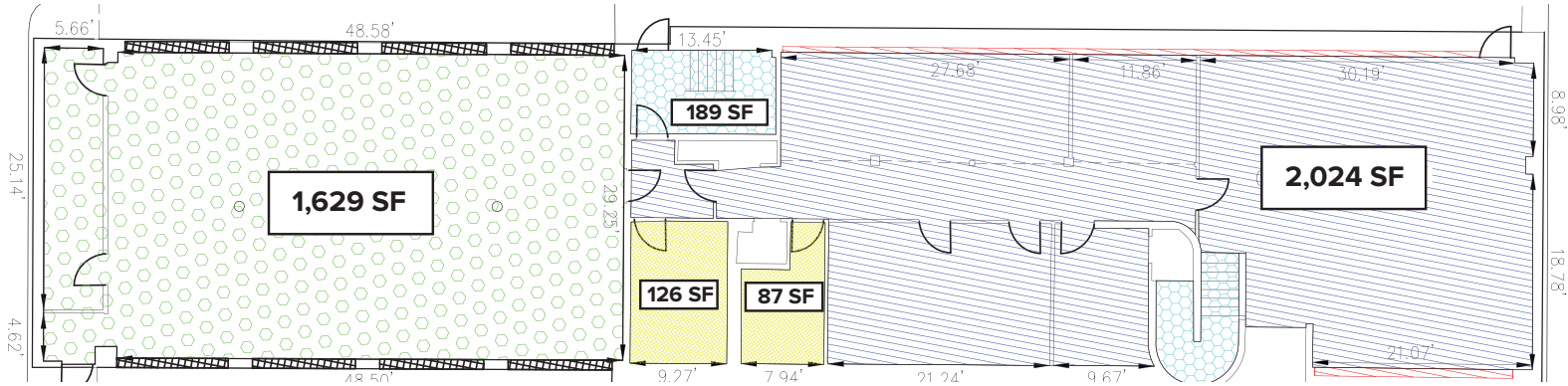
- **11,873 SF 2-LEVEL RETAIL/FLEX/OFFICE WITH SURFACE PARKING FOR LEASE**
- Hard corner, signalized location fronting Rte 123 at the intersection with I-495 in Tysons Corner
- Located in Scotts Run submarket, across from McLean Metro Station and Capital One Center
- Each level features garage roll-up door bays plus an office suite, 1+ acre parcel with 59 surface parking spaces
- Perfect for various/multiple uses; retail, flex, office, and light industrial



| | Population | Avg HH Income | Daytime Population |
|---------|------------|---------------|--------------------|
| 1 Mile | 21,568 | \$141,366 | 16,689 |
| 3 Miles | 125,242 | \$149,982 | 86,414 |
| 5 Miles | 229,506 | \$143,463 | 156,050 |



GROUND LEVEL - 4,055 SF



SECOND LEVEL - 7,818 SF

