

LUMEN

A T T Y S O N S



ROUTE 7

ROUTE 123

A *Lumen* tous retail opportunity

8334 Leesburg Pike
McLean, VA 22182

Coming March 2019
Exclusive Representation by JLL



Lumen at Tysons

The Opportunity

- 9,600 SF of ground floor retail with 2,515 SF mezzanine space (totaling ~12,000 SF of space)
- ~23 foot ceiling heights
- Ample frontage wrapping 3 sides of the building
- Retail situated below brand new 400-unit residential building
- ~150 potential parking spaces dedicated to retail
- Opportunity for valet parking onsite
- Located within the heart of Tysons Corner and Tysons Central planned development
- Direct access and maximum visibility from Route 7 and Route 123
- Multiple high-profile signage opportunities



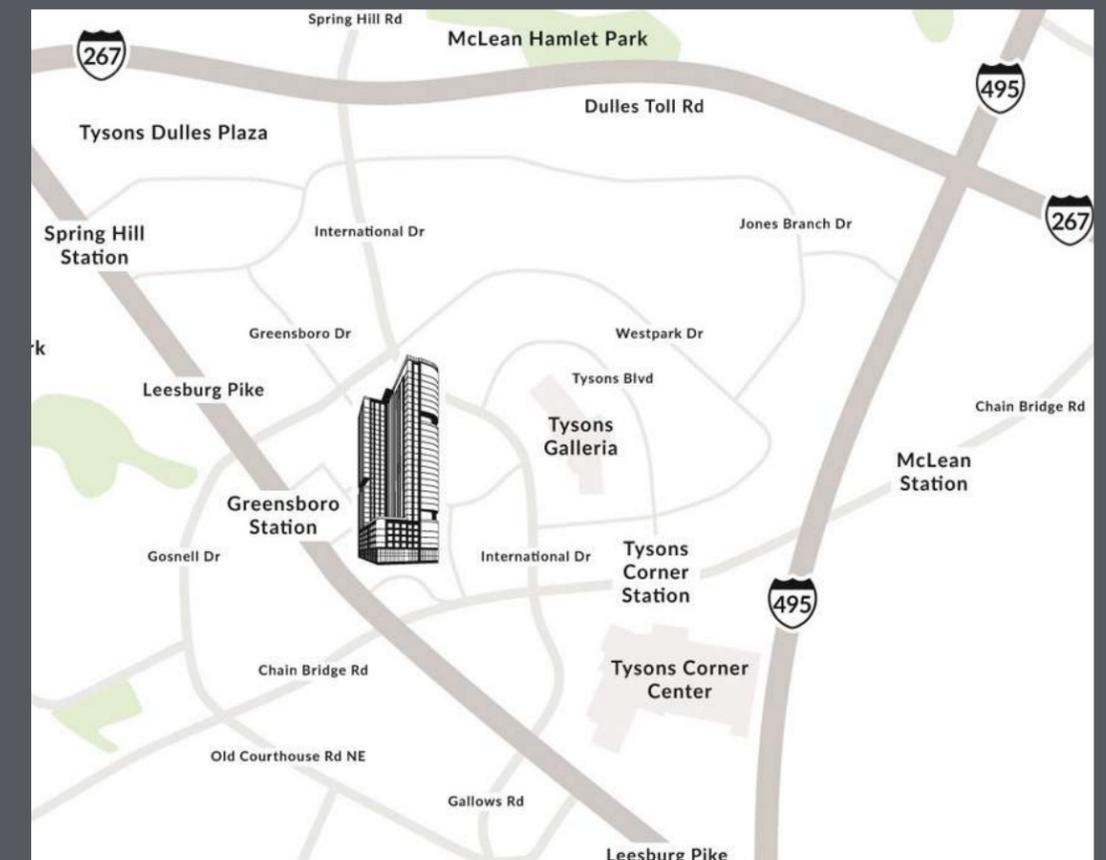
Tysons, VA

Unparalleled retail trade area

Lumen at Tysons is one of the most iconic retail opportunities within Tysons Corner, located at the foot of the Greensboro metro and the intersection of Route 123 and Route 7. The project is part of a larger 2.2 million square foot mixed-use development, Tysons Central, which will boast high traffic throughout all times of the day. The building itself is a first class residential development with just under 400 apartment units with state of the art features.

Tysons is known for its enriched shopping experiences and is considered the prime retail and fashion destination in the entire Washington, D.C. area.

Tysons draws about 55,000 visiting shoppers each day. Employees and shoppers alike are treated to a bevy of shopping and dining experiences. The well-served retail landscape is anchored by two of the top performing super regional malls in the country; Tysons Galleria and Tysons Corner Center; which at a combined 3 million square feet, represent the largest mall amenity in the country.



Powerhouse of potential

Situated in the heart of a strong daytime population and robust and growing residential population, Lumen at Tysons offers premier retail and restaurant opportunities with excellent visibility to thousands of high-end residents and consumers in the Tysons, VA trade area.

The immediate area is also home to some of the highest paid residents in the country with an estimated average household income of \$172,689 within a five mile radius. These residents are busy and well-connected, environmentally active and financially stable, and strive to stay youthful and healthy.

Demographics	5-mile	10-mile	15-mile
Total Population	249,045	1,294,204	2,900,661
Daytime Population	211,711	880,491	2,106,956
Total Households	93,496	517,757	1,141,979
Average Household Income	\$172,689	\$154,349	\$134,138
Median Age	39.9	37.9	37.1

Source: Esri, March 2017.



Strong market fundamentals

12th
Largest employment center in the United States and the largest in Virginia

200,000
By 2050, Tysons is expected to be home to 200,000 jobs and up to 100,000 residents

6,000
Over 6,000 new residential units are approved with thousands more in the approval pipeline

9th
Tysons Corner Center is the 9th largest mall in the United States

LUMEN

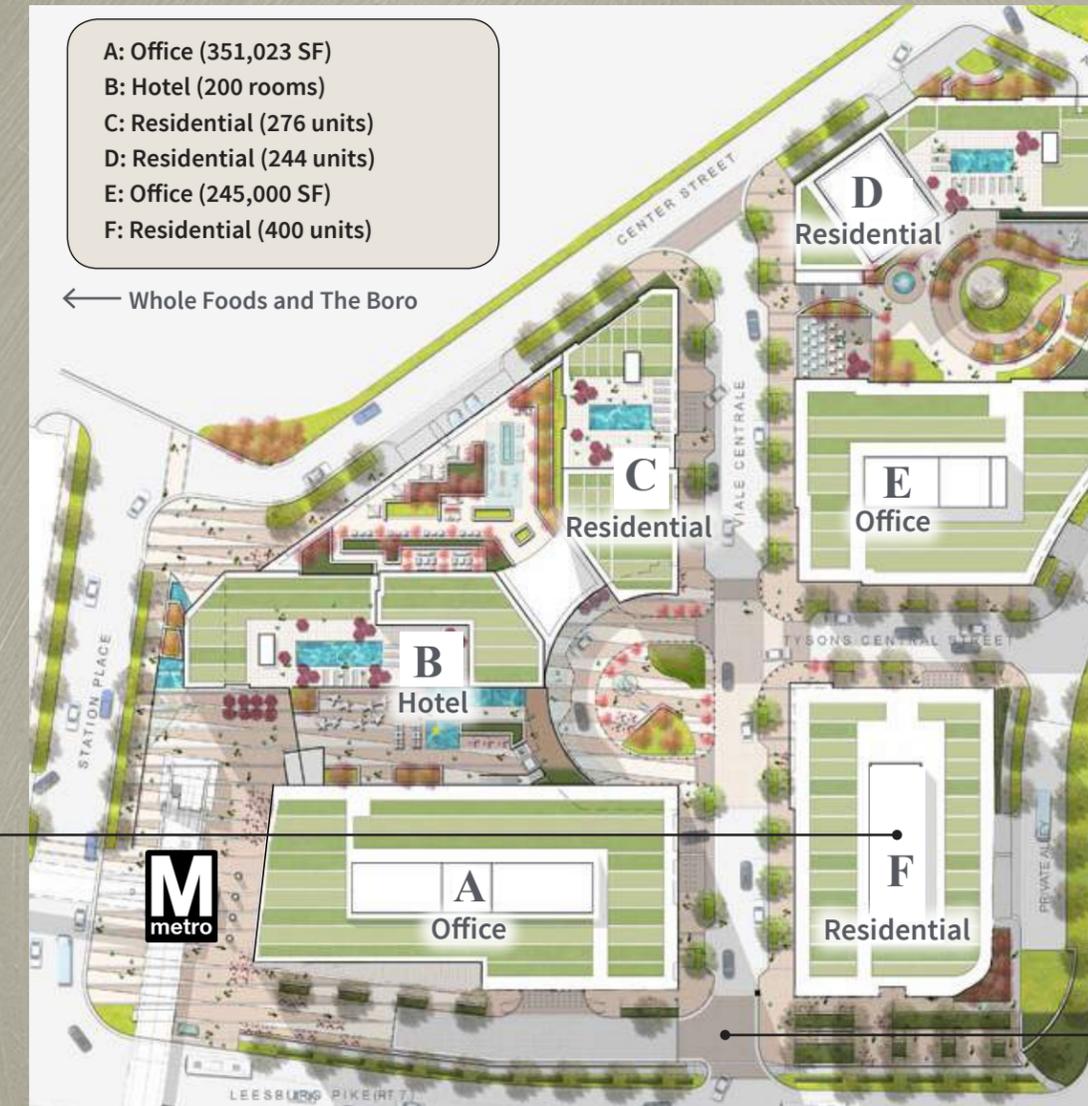
AT TYSONS



Tysons Central 24/7 Environment

Lumen at Tysons is situated in the heart of Tysons Central, directly off the Greensboro Metro/Silver Line, with incredible visibility off the Route 123 ramp, facing Route 7, with over 63,000 vehicles per day.

The Tysons Central development plan boasts over 500 planned hotel units, 600,000 square feet of office space, nearly 1,000 new residential units, and approximately 100,000 square feet of retail.

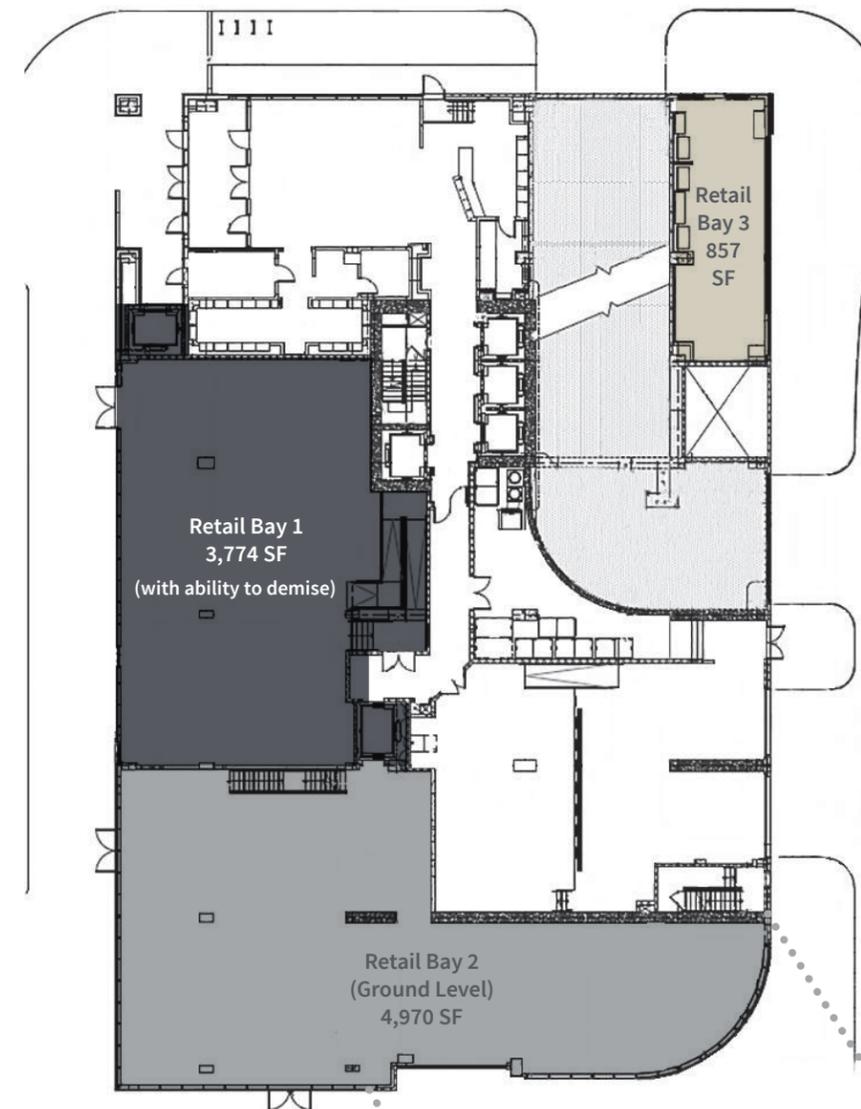


The Space

Floorplans

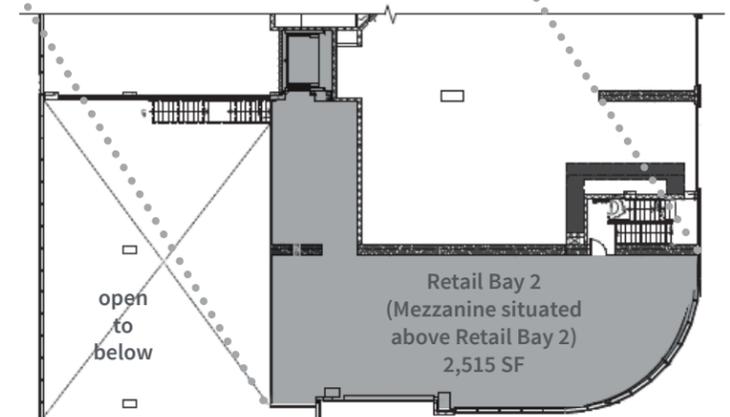


To Metro
←



To Route 123
→

To Route 7
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*Achieve
Ambitions*

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Intelligence to achieve your retail ambitions

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