

TYSONS GALLERIA

McLEAN, VIRGINIA

GGPlatinum
P R O P E R T I E S



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THE MID-ATLANTIC'S DESTINATION FOR LUXURY

- Washington D.C.'s premier destination for luxury shopping and dining in style.
- Conveniently located near the Capital Beltway (I-495) for residents of Washington, D.C., Virginia, and Maryland.
- Less than 15 miles from Ronald Reagan National and Dulles International Airports, the center is a destination for the millions of domestic and international tourists who visit the nation's capital each year.
- The mall is the center of a two million square foot mixed-use development including a 400 room Ritz-Carlton and four Class A office towers.
- Tysons Galleria was voted by readers as The Washington Post's "Best Bet in Shopping Centers" for the Washington, D.C. area.
- National Geographic has stated: "Tysons Galleria is the Rodeo Drive of the East Coast."
- WWD rated Tysons Galleria as one of the United States' top 15 sales-producing shopping centers in terms of dollars per square foot.

ONE OF THE MOST AFFLUENT MARKETS IN THE COUNTRY

- According to the latest PRIZM survey, Tysons Galleria's top three lifestyle segments represent the most affluent suburban social group, Elite Suburbs. It is a world of six-figure incomes, post-graduate degrees, single family homes and managerial and professional occupations. The segments here are predominantly white with significant concentrations of well-off Asian Americans. People in this group are big consumers of large homes, expensive clothes, luxury cars and foreign travel, befitting of their lofty salaries. Despite representing a small portion of the U.S. population, they hold a large share of the nation's personal net worth.
- In 2007, more than 60% of the households in a 5 mile radius earned a household income of over \$100,000 with more than 13% having a household income over \$250,000.
- In 2007, more than 50% of home owners in a 5 mile radius owned homes valued greater than \$500,000, with 13% owning homes greater than \$1,000,000 in value.

EXPERIENCE LUXURY AND STYLE

- Anthropologie, Bally, BCBGMAXAZRIA, Betsy Johnson, Bose, Hugo Boss, Burberry, Cartier, Chanel, Coach, Cole-Haan, De Beers, Eileen Fisher, Eremenegildo Zegna, Iridesse, Karen Millen, Lacoste, L'Occitane, Max Mara, Montblanc, Oilily, Ralph Lauren, Salvatore Ferragamo, Stuart Weitzman, Thomas Pink, Tumi, Versace, and Wolford.
- Soon debuting at Tysons Galleria: Bottega Veneta, David Yurman, and Jesse.

A WORLD OF DINING OPTIONS

- Daily Grill, Legal Sea Foods of Boston, P.F. Chang's China Bistro, Maggiano's Little Italy, The Cheesecake Factory, Lebanese Taverna, Wildfire, Corner Bakery and The Piazza di Georgio Café.
- The Grape opening soon.

MALL INFORMATION

LOCATION

Route 123 Chain Bridge Road and International Drive

MARKET

Washington, D.C.

DESCRIPTION

Three-level, enclosed, upscale-regional

ANCHORS

Macy's, Neiman Marcus, Saks Fifth Avenue, The Ritz-Carlton

TOTAL RETAIL SQUARE FOOTAGE 824,000

PARKING SPACES 4,600

OPENED 1988

EXPANDED 1997

OTHER FEATURES

The Tysons Corner area offers the second largest concentration of retail space on the east coast, outside of Manhattan

PERIPHERAL LAND USE Office

TRADE AREA PROFILE

2007 POPULATION 2,237,884

2012 PROJECTED POPULATION 2,394,919

2007 HOUSEHOLDS 872,619

2012 PROJECTED HOUSEHOLDS 934,781

2007 MEDIAN AGE 37.2

2007 AVERAGE HH INCOME \$116,524

2012 PROJECTED AVERAGE HH INCOME \$129,953

5-MILE RADIUS PROFILE

2007 POPULATION 220,365

2012 PROJECTED POPULATION 225,152

2007 HOUSEHOLDS 84,658

2012 PROJECTED HOUSEHOLDS 87,052

2007 MEDIAN AGE 40.8

2007 AVERAGE HH INCOME \$139,273

2012 PROJECTED AVERAGE HH INCOME \$154,005

DAYTIME EMPLOYMENT

3-MILE RADIUS 120,037

5-MILE RADIUS 204,705

SOURCE: CLARITAS, INC.