

TYSONS GALLERIA

MCLEAN, VIRGINIA



THE DESTINATION FOR LUXURY

- Beginning in 2012, Tysons Galleria added an exciting mix of dynamic new retailers, including Mulberry, Zilli, St. Laurent, Lilly Pulitzer, Intermix, Porsche Design, Henri Bendel, Kate Spade New York, Prada, J.Crew Men's and Emporio Armani.
- Other key designers represented in the center's tenant mix include Bally, BOSS Hugo Boss, Bottega Veneta, Burberry, Cartier, Chanel, David Yurman, De Beers, Elie Tahari, Ermenegildo Zegna, Gucci, Louis Vuitton, Max Mara, Montblanc, Ralph Lauren, Salvatore Ferragamo, Thomas Pink, Tory Burch, Versace and Wolford.
- More than 30 exclusive-to-market retailers.
- 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.

PREMIER STATUS

- Tysons Galleria is Washington D.C.'s premier destination for luxury shopping and dining in style.
- 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.
- The mall is the center of a 2 million-square-foot mixed-use development, including a 400-room Ritz-Carlton and four class A office towers.

ONE OF THE MOST AFFLUENT MARKETS IN THE COUNTRY

- Tysons Galleria's immediate trade area consists of the United States' top two wealthiest counties, Loudon County and Fairfax County, with median household incomes of \$119,540 and \$103,010 respectively.
- In 2011, more than 55% of the households in a 5-mile radius earned a household income over \$100,000, with more than 20% earning a household income over \$200,000.
- As of 2010, approximately 25% of homes in McLean, VA, were valued at \$750,000 or more.

A WORLD OF DINING OPTIONS

Experience one of the 13 dining options available at Tysons Galleria, including newly added Paul, Vino Volo and Kraze Burger.

- Other dining options include Legal Sea Foods of Boston, P.F. Chang's China Bistro, Maggiano's Little Italy, Neiman Marcus Café, The Cheesecake Factory, Lebanese Taverna, Wildfire, Corner Bakery, Piazza di Giorgio, and ENTYSE Restaurant & Lounge at The Ritz-Carlton.

TOP THREE PERFORMING CATEGORIES

- Apparel and accessories
- Jewelry
- Family apparel

MALL INFORMATION

LOCATION: Route 123 Chain Bridge Road and International Drive

MARKET: Washington, D.C.

DESCRIPTION: Three-level, enclosed, upscale regional center

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

TOTAL RETAIL SQUARE FOOTAGE: 824,000

PARKING SPACES: 4,600

OPENED: 1988

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

2013 POPULATION 2,114,640

2018 PROJECTED POPULATION 2,262,226

2013 HOUSEHOLDS 822,821

2018 PROJECTED HOUSEHOLDS 883,988

2013 MEDIAN AGE 37.1

2013 AVERAGE HOUSEHOLD INCOME \$147,100

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$165,020

5 - MILE RADIUS

2013 POPULATION 243,992

2018 PROJECTED POPULATION 256,874

2013 HOUSEHOLDS 91,548

2018 PROJECTED HOUSEHOLDS 96,511

2013 MEDIAN AGE 39.6

2013 AVERAGE HOUSEHOLD INCOME \$177,901

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$199,749

DAYTIME EMPLOYMENT

3 - MILE RADIUS 114,673

5 - MILE RADIUS 210,922

Source: Nielsen

