

Tyson's Galleria

MCLEAN, VIRGINIA

GGPlatinum

PROPERTIES

Fashioning Elite Opportunities



Tysons Galleria

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DYNAMIC UPSCALE SHOPPING CENTER

- 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.
- The December 2002 issue of National Geographic stated: "Tysons Galleria is the Rodeo Drive of the East Coast."
- In 2003, 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

- Fairfax County rates as the county with the highest median household income in the entire U.S., plus 50% of primary trade area households have incomes in excess of \$100,000 and 29% earn in excess of \$150,000.
- More than 200,000 daytime employees work within 5 miles.
- In 2005, residents with families in a 5 mile radius earned an average household income of \$155,582.
- In 2005, more than 43% of home owners owned homes valued greater than \$500,000, with more than 10% of owners owning homes greater than \$1,000,000 in value.

PREMIER SPECIALTY STORES

- Anthropologie, Bally, BCBG Max Azria, Betsy Johnson, Bose, Hugo Boss, Burberry, Cartier, Chanel, Coach, Cole-Haan, Eileen Fisher, Iridesse, Lacoste, L'Occitane, Max Mara, Montblanc, Oilily, Salvatore Ferragamo, Sisley, Stuart Weitzman, Thomas Pink, Tumi, Versace, Vidal Sassoon and Wolford.

FINE DINING

- Daily Grill, Legal Sea Foods of Boston, PF. Chang's China Bistro, Maggiano's Little Italy, The Cheesecake Factory, Lebanese Taverna and The Piazza di Georgio Cafe.

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 819,216

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

2005 POPULATION 2,186,329

2010 PROJECTED POPULATION 2,366,919

2005 HOUSEHOLDS 845,026

2010 PROJECTED HOUSEHOLDS 912,354

2005 MEDIAN AGE 36.9

2005 AVERAGE HH INCOME \$111,195

2010 PROJECTED AVERAGE HH INCOME \$124,526

5-MILE RADIUS PROFILE

2005 POPULATION 219,390

2010 PROJECTED POPULATION 225,299

2005 HOUSEHOLDS 83,347

2010 PROJECTED HOUSEHOLDS 85,823

2005 MEDIAN AGE 40.2

2005 AVERAGE HH INCOME \$133,934

2010 PROJECTED AVERAGE HH INCOME \$149,169

DAYTIME EMPLOYMENT

3-MILE RADIUS 119,264

5-MILE RADIUS 201,098

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AMERICA'S PREMIER
SHOPPING PLACES

Retail, Restaurants, Entertainment, Nationwide