

# Area Business Report

## Tysons Corner



Fairfax County

VIRGINIA • USA

# Tysons Corner

Tysons Corner, the “downtown” of Fairfax County, is ideally situated at the intersection of the Capital Beltway (I-495) and the Dulles Toll and Access Roads (Route 267), roughly equidistant from Washington, D.C., and Washington Dulles International Airport.

Tysons Corner is Virginia’s largest office market and one of the leading business centers in the nation with 26.6 million square feet of office space. The submarket is also one of the largest retail centers in the region with more than 6 million square feet of space. The retail anchors of this market are two regional malls, Tysons Corner Center and Tysons Galleria. Tysons Corner Center is the ninth largest mall in the U.S. at 3.0 million square feet.

The Tysons Corner area also has more than 1 million square feet of industrial/flex space, as well as the largest concentration of hotels in the county—14, with nearly 3,900 rooms.

Adjacent to Tysons Corner are the communities of McLean, Great Falls and Vienna. While primarily lower-density residential areas, McLean and Great Falls also have a variety of commercial development. These areas combined offer more than 4.2 million square feet of office development and nearly 1.3 million square feet of retail space. Great Falls and Tysons Corner appeared on Money magazine’s 2011 list of the “25 Top-Earning Towns.”

The Town of Vienna has 2.5 million square feet of office space, mostly in low-rise buildings. Vienna Technology Park, site of the headquarters of Navy Federal Credit Union, is the primary office area. Vienna also has more than 452,000 square feet of industrial/hybrid space and more than 1 million square feet of retail space.

## ECONOMIC BASE

Number of Business Establishments: 7,769



Sector (NAICS*)	Jobs	Share
Professional, Scientific and Technical Services	53,007	40.3%
Retail Trade	12,528	9.5%
Management of Companies and Enterprises	10,194	7.7%
Finance and Insurance	9,542	7.2%
Accommodation and Food Services	8,429	6.4%
Administrative and Support Services	7,189	5.5%
Educational Services	5,566	4.2%
Health Care and Social Assistance	5,249	4.0%
Other	19,965	15.2%
<b>Total Employment</b>	<b>131,669</b>	<b>100.0%</b>

\*North American Industrial Classification System

Source: Virginia Employment Commission (VEC), 2Q 2010, and Fairfax County Public Schools

Note: 2Q 2010 VEC data adjusted upward to reflect Fairfax County public school locations and employment in each ABR market.

## DEMOGRAPHICS

PLANNING DISTRICT	2010 POPULATION	2020 PROJECTED POPULATION	2030 PROJECTED POPULATION
McLean	69,609	76,725	84,149
Upper Potomac	185,092	200,805	220,185
Vienna	65,974	69,533	76,734

Source: Fairfax County Department of Systems Management for Human Services, 2010 through 2040

## LARGEST EMPLOYERS\*

AECOM	Ernst & Young	Oracle	Crate and Barrel
Administaff, Inc.	Fairfax County Government	PricewaterhouseCoopers	Giant Food
Advanced Technology Systems	Fairfax County Public Schools	Project Performance Corp.	HBL
The Analysis Corporation	Feld Entertainment	QinetiQ North America	Koons Tysons Toyota
Argy Wiltse & Robinson	Freddie Mac	Ratner Companies	Macy’s
AT&T	Gannett	SAIC	McDonald’s
BAE Systems	Keane, Inc.	Securiguard USA	Hilton Hotels
Baker Tilly Virchow Krause	KPMG	Six3 Systems	Neiman Marcus
Bart & Associates	L-3 Communications	SMS Data Products Group	Nordstrom
Booz Allen Hamilton	Labat Anderson	Sodexo USA	The Potomac School
Capital One	Logistics Management Institute	Sunrise Assisted Living	Ritz-Carlton Tysons Corner
CIA	Lockheed Martin	Town of Vienna	Safeway
Creative Information Technology	ManTech International Corp.	U.S. Investigations Services (USIS)	Saks Fifth Avenue
Cvent	MicroStrategy	U.S. Postal Service	Sheraton Premiere
Deloitte	The MITRE Corp.	Wells Fargo	Sport and Health Club
Dittmar Company	National Auto Dealers Association	Wyle	Wolf Trap Foundation for the Performing Arts
Dulles Transit Partners	Navy Federal Credit Union	<b>Community, Retail and Hospitality</b>	
EMC	Network Appliance Federal (NetApp)	Bloomingdale’s	
Environmental Systems Research Institute (ESRI)	NISH	Catholic Diocese of Arlington	
Envision EMI	NJVC		
	Northrop Grumman		

\*200 or more employees

Source: VEC, 2010

## COMMERCIAL SPACE INVENTORY (SQURE FEET)

	OFFICE	INDUSTRIAL/FLEX	RETAIL	HOTEL	TOTAL
McLean/Great Falls	4,232,706	9,390	1,285,774	103,646	5,631,516
Tysons Corner	26,641,784	1,072,874	6,233,370	2,578,229	36,526,257
Vienna	2,531,896	452,480	1,006,219	39,312	4,029,907
<b>Total</b>	<b>33,406,386</b>	<b>1,534,744</b>	<b>8,525,363</b>	<b>2,721,187</b>	<b>46,187,680</b>
<b>Fairfax County</b>	<b>113,366,835</b>	<b>38,891,823</b>	<b>45,457,894</b>	<b>10,936,727</b>	<b>208,653,279</b>
<b>Submarket Share</b>	<b>29.5%</b>	<b>3.9%</b>	<b>18.8%</b>	<b>24.9%</b>	<b>22.1%</b>

Note: Hotels include those with 75+ rooms.

Source: FCEDA Midyear 2011 Real Estate Report

## MAJOR HOTELS (75+ ROOMS)

NAME	ADDRESS	ROOMS
<b>McLean</b>		
Staybridge Suites McLean-Tysons Corner	6845 Old Dominion Drive, McLean, VA 22101	143
<b>Tysons Corner</b>		
Best Western Tysons Westpark Hotel	8401 Westpark Drive, McLean, VA 22102	301
Comfort Inn Tysons Corner	1587 Spring Hill Road, Vienna, VA 22182	250
Courtyard by Marriott Tysons Corner	1960A Chain Bridge Road, McLean, VA 22102	229
Crowne Plaza Tysons Corner	1960 Chain Bridge Road, McLean, VA 22102	316
Embassy Suites Tysons Corner	8517 Leesburg Pike, Vienna, VA 22182	234
Hilton Garden Inn Tysons Corner	8301 Boone Boulevard, Vienna, VA 22182	148
Hilton McLean Tysons Corner	7920 Jones Branch Drive McLean, VA 22102	458
Homestead Guest Studios Tysons Corner	8201 Old Courthouse Road, Vienna, VA 22182	106
Marriott Tysons Corner	8028 Leesburg Pike, Vienna, VA 22182	396
Residence Inn by Marriott Tysons Corner	8400 Old Courthouse Road, Vienna, VA 22182	121
Residence Inn by Marriott Tysons Corner	8616 Westwood Center Drive, Vienna, VA 22182	96
Ritz-Carlton Tysons Corner	1700 Tysons Boulevard, McLean, VA 22102	399
Sheraton Premiere at Tysons Corner	8661 Leesburg Pike, Vienna, VA 22182	437
Westin Tysons Corner	7801 Leesburg Pike, Falls Church, VA 22043	408
<b>Vienna</b>		
Vienna Wolf Trap Motel	430 Maple Avenue West, Vienna, VA 22180	115

Source: FCEDA

**Total rooms: 4,157**

## SELECTED ASSOCIATIONS

The Tysons Corner business area is home to about 100 industry and trade associations and professional societies. The following are the largest of these organizations—those with annual budgets of \$1 million or more. For a full list of associations in this submarket and in Fairfax County as a whole, visit [www.fairfaxcountyyeda.org/sites/default/files/pdf/Associations.pdf](http://www.fairfaxcountyyeda.org/sites/default/files/pdf/Associations.pdf).

- Academic Pediatric Association
- American Ambulance Association
- American Frozen Food Institute
- AMT—The Association for Manufacturing Technology
- Association of Hispanic Advertising Agencies
- Board of Registered Polysomnographic Technologists
- Central Station Alarm Association
- Construction Management Association of America
- Data Interchange Standards Association
- DBA International
- Food Processing Suppliers Association
- Frozen Potato Products Institute
- Health Physics Society
- The International Alliance for Women International Foodservice Distributors Association
- International Institute for Energy Conservation (IIEC)
- Manufacturers Standardization Society of the Valve and Fittings Industry
- National Academy of Elder Law Attorneys, Inc.
- National Automobile Dealers Association
- National Court Reporters Association
- National Fisheries Institute
- National Glass Association
- National Investor Relations Institute
- National Woodland Owners Association
- RESOLVE: The National Infertility Association
- Retail Bakers of America
- SnowSports Industries America
- Society for Maintenance & Reliability Professionals
- Society for Risk Analysis
- Society for Wetland Scientists
- Society of National Association Publications
- Vietnam Assistance for the Handicapped
- Voluntary Protection Programs Participants Association

Source: FCEDA

## TYSONS CORNER AREA TECHNOLOGY SECTORS

SECTOR	JOBS	BUSINESSES
Information Technology Services	17,123	871
Technology Management Consulting	15,219	208
R&D / Technical Services	5,346	97
Telecommunications	1,036	61
Biomedical	*	*
Energy and Environmental Services	81	11
Information Technology Equipment	*	*
<b>Total</b>	<b>39,193</b>	<b>1,260</b>
<b>Economic Base</b>	<b>131,669</b>	<b>7,769</b>
<b>Technology Share of Submarket (%)</b>	<b>29.8%</b>	<b>16.2%</b>

\*Not disclosed

Source: FCEDA analysis of 2010 VEC data

## HOUSING

### Average Price of Homes Sold

ZIP CODE	AVERAGE PRICE
<b>Great Falls</b>	
22066	\$1,081,000
<b>McLean</b>	
22101	\$988,100
<b>Tysons Corner</b>	
22027 (Dunn Loring)	\$736,600
22043 (Falls Church)	\$447,400
22102	\$973,000
22182	\$787,400
<b>Vienna</b>	
22180	\$618,400
22181	\$620,900

Source: Metropolitan Regional Information Systems, Fairfax County Report, 2Q 2011



Cover Photography: 1) The distinctive façade of the Tycon Tower; 2) Shopping at Tysons Corner Center; 3) On the lawn at the Filene Center at Wolf Trap National Park for the Performing Arts (photo by Sam Kittner); 4) The Vienna/Fairfax-George Mason University Metrorail station; 5) Kayaking at Great Falls; 6) Tysons Corner from the air (photo by AirPhotosLive.com)



Map locations, roadways and boundaries are approximate.



Downtown McLean is one of seven Commercial Revitalization Areas in Fairfax County. For more information, visit [www.fcrevit.org](http://www.fcrevit.org).

**FOR MORE INFO:**

For more information on the Tysons Corner, McLean, Great Falls and Vienna areas, visit these Web sites:

Fairfax County Economic Development Authority  
[www.fairfaxcountyeda.org/real-estate-report](http://www.fairfaxcountyeda.org/real-estate-report)

Fairfax County Government  
[www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)

Fairfax County Office of Community Revitalization and Reinvestment (OCRR)  
[www.fcrevit.org](http://www.fcrevit.org)

Greater McLean Chamber of Commerce  
[www.mcleanchamber.org](http://www.mcleanchamber.org)

Town of Vienna  
[www.viennava.gov](http://www.viennava.gov)

Vienna-Tysons Regional Chamber of Commerce  
[www.vtrcc.org](http://www.vtrcc.org)



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**TRAFFIC COUNTS**

ROAD	FROM	TO	AVERAGE VEHICLES PER DAY
Leesburg Pike (Route 7)	Loudoun County line	Georgetown Pike (Route 193)	59,000
Leesburg Pike	Georgetown Pike	Dulles Toll Road (Route 267)	54,000
Leesburg Pike	Dulles Toll Road	Tysons Corner (Route 123)	61,000
Leesburg Pike	Tysons Corner	Capital Beltway (I-495)	58,000
Leesburg Pike	Capital Beltway	I-66	45,000
Capital Beltway	Leesburg Pike	Chain Bridge Road (Route 123)	89,000
Capital Beltway	Chain Bridge Road	Dulles Toll Road	88,000
Maple Avenue	Vienna southern town limits	Nutley Street (Route 243)	30,000
Maple Avenue	Nutley Street	Follin Lane	36,000
Maple Avenue	Follin Lane	Vienna northern town limits	35,000
Chain Bridge Road	I- 66 at Fairfax northern city limits	Vienna southern town limits	26,000
Chain Bridge Road	Vienna northern town limits	Leesburg Pike	30,000
Chain Bridge Road	Leesburg Pike	Capital Beltway	33,000
Chain Bridge Road	Capital Beltway	Old Dominion Drive (Route 309)	55,000

Source: Virginia Department of Transportation, Average Daily Traffic Volumes on Interstate, Arterial and Primary Routes (2010)

**SCHOOLS**

The Fairfax County Public Schools system is divided into eight pyramid clusters, each comprising two to four high schools and their feeder elementary and middle schools. Students in the Tysons Corner, McLean or Vienna areas attend schools in Cluster 1, the Herndon-Langlely-McLean Pyramid, or Cluster 2, the Falls Church-Madison-Marshall Pyramid. To get data on those schools, go to [www.fcps.edu/suptapps/directory/cluster.cfm](http://www.fcps.edu/suptapps/directory/cluster.cfm) and click on Cluster 1 or 2 on the map.

**FAIRFAX COUNTY**  
**ECONOMIC DEVELOPMENT AUTHORITY**