



THE BORO

TYSONS

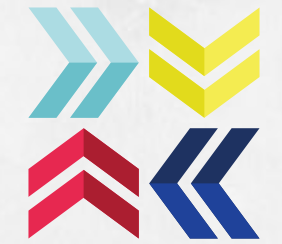
WHOLE FOODS MARKET

**NOW
OPEN**

H&R
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

The Meridian Group and H&R Retail are proud to present The Boro, located in one of the most vibrant retail markets in the United States only steps from the Greensboro Metro Station.

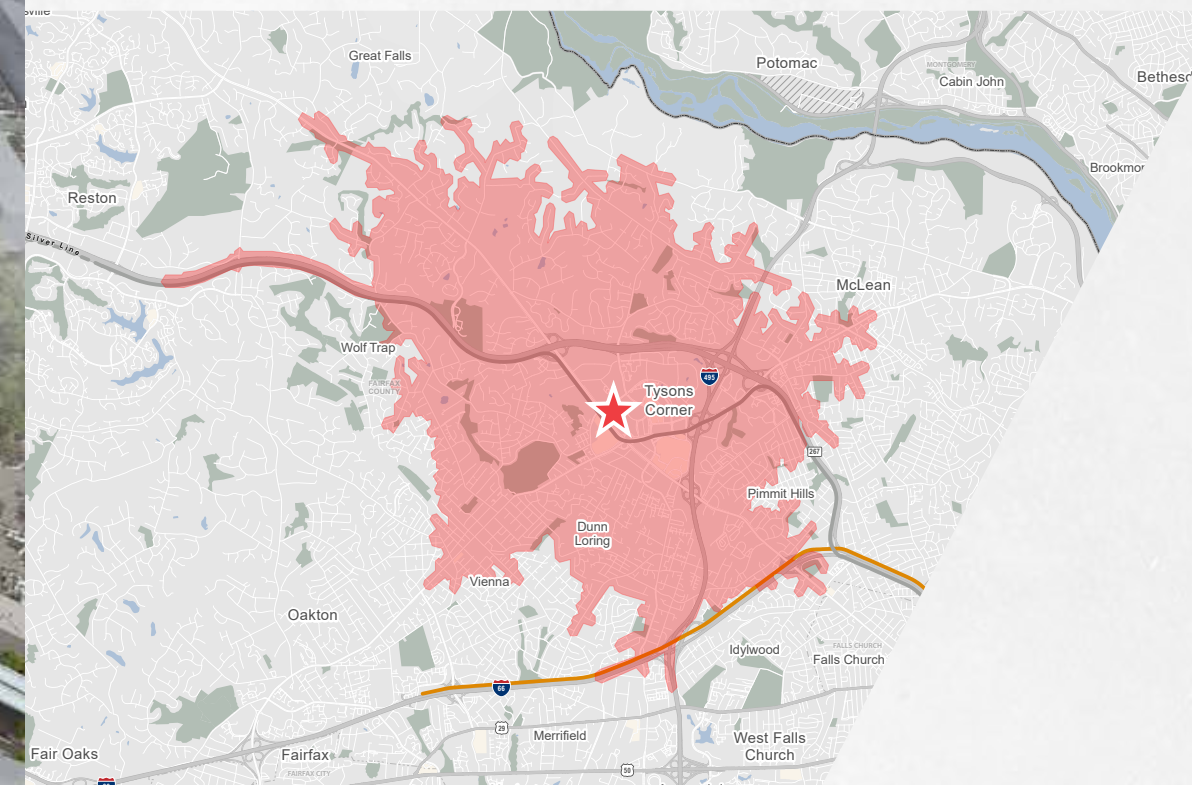
- OFFICE | 12th largest employment center in the United States and the largest in Virginia with 27.3 million square feet of office space and over 130,000 employees
- RETAIL | 6 million square feet of space featuring two super-regional malls, Tysons Corner Center and Tysons Galleria containing 2.4 million square feet. Tysons Corner Center is the 10th largest mall in the United States.
- RESIDENTS | Over 6,000 new residential units are approved with thousands more in the approval pipeline.
- METRO STOPS | The Silver Line connecting Washington, DC and Maryland to Reston, VA through Tysons opened in July 2014. Tysons has four metro stops including Greensboro Station at the site.
- FUTURE | Tysons currently contains over 49 million square feet of development and is planned to accommodate more than 96 million square feet. By 2050, Tysons is projected to be home to 100,000 residents and 200,000 jobs.



THE BORO
TYSONS



10-minute **UBER** ride



POPULATION

251,391
people within 5 miles



POPULATION

69,016
people within 10 min uber ride



DAYTIME POPULATION

328,138
workers within 5 miles



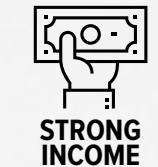
DAYTIME POPULATION

145,418
workers within 10 min uber ride



STRONG INCOME

\$190,345
average household income within 5 miles



STRONG INCOME

\$182,696
average household income within 10 min uber ride



THE BORO
TYSONS

677 units
RESIDENTIAL

69,000 SF



80,000 SF



View of greensboro drive & westpark drive



1.13M SF
OFFICE

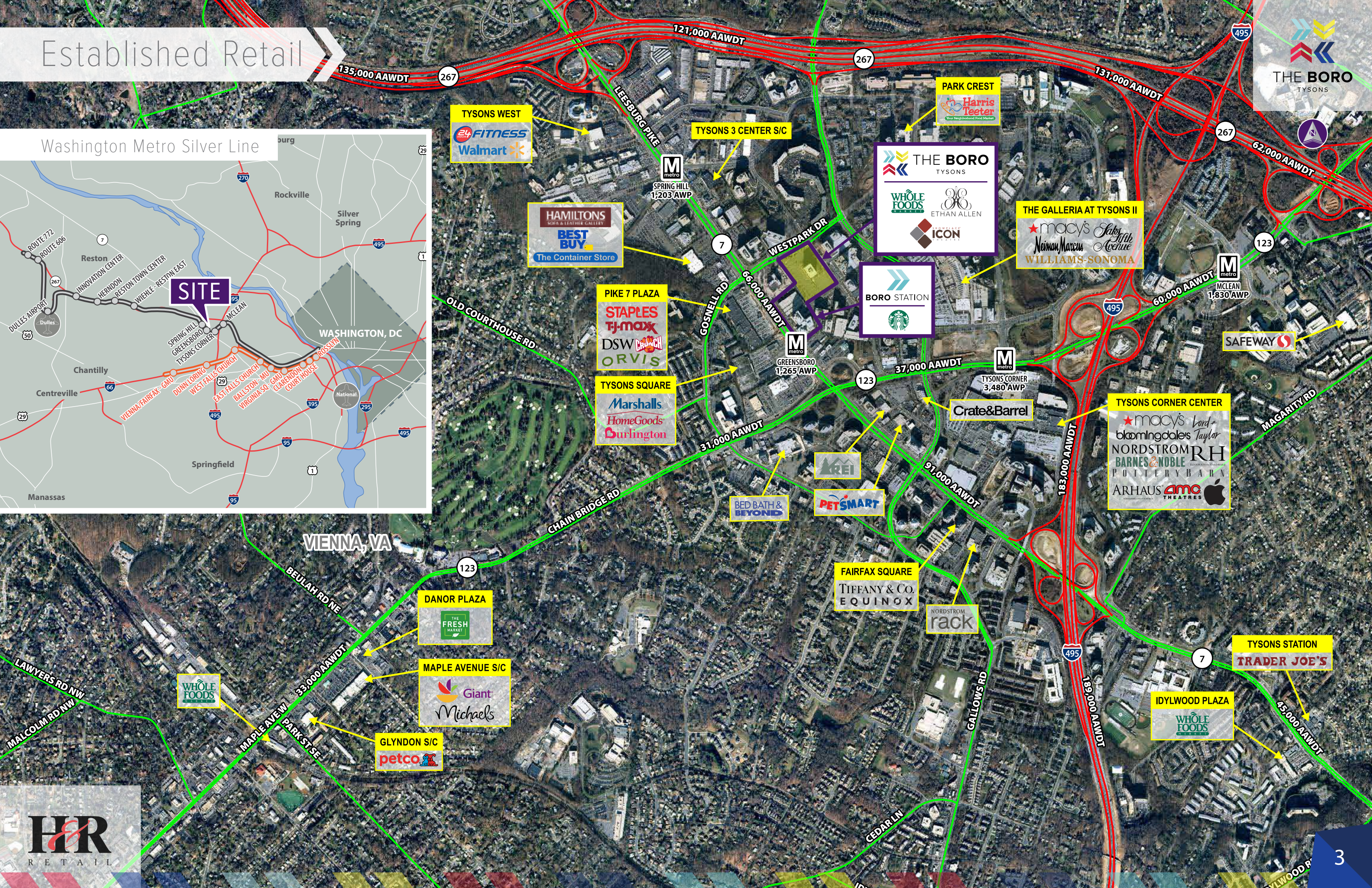
4,317
PARKING

255K SF
RETAIL

The Boro

Mixed-use development located on Leesburg Pike and Westpark Drive at the entrance to the Greensboro metro station of the silver line.

Established Retail



Established Retail



TYSONS WEST
24 FITNESS
Walmart

SPRING HILL
1,203 AWP
M metro

TYSONS 3 CENTER S/C

PARK CREST
Harris Teeter
Your Neighborhood Food Market

HAMILTONS
BEST BUY
The Container Store

THE BORO TYSONS
WHOLE FOODS
ETHAN ALLEN
ICON

THE GALLERIA AT TYSONS II
ANTHROPOLOGIE
PRADA
VERSACE
LOUIS VUITTON
RALPH LAUREN
Ermenegildo Zegna
Salvatore Ferragamo
vineyard vines
WILLIAMS-SONOMA
TORY BURCH
Saks Fifth Avenue
Neiman Marcus
macy's

PIKE 7 PLAZA
STAPLES
TJ-maxx
DSW
ORVIS

BORO STATION
Starbucks

TYSONS CORNER CENTER
POTTERY BARN
RH ZARA
American Girl
bloomingdales
macy's
NORDSTROM
GUCCI
BARNES & NOBLE
LL Bean
ARHAUS
TESLA
Lord & Taylor
AMC THEATRES

TYSONS SQUARE
Marshalls
HomeGoods
Burlington

GREENSBORO
1,265 AWP
M metro

Crate&Barrel

PETSMART

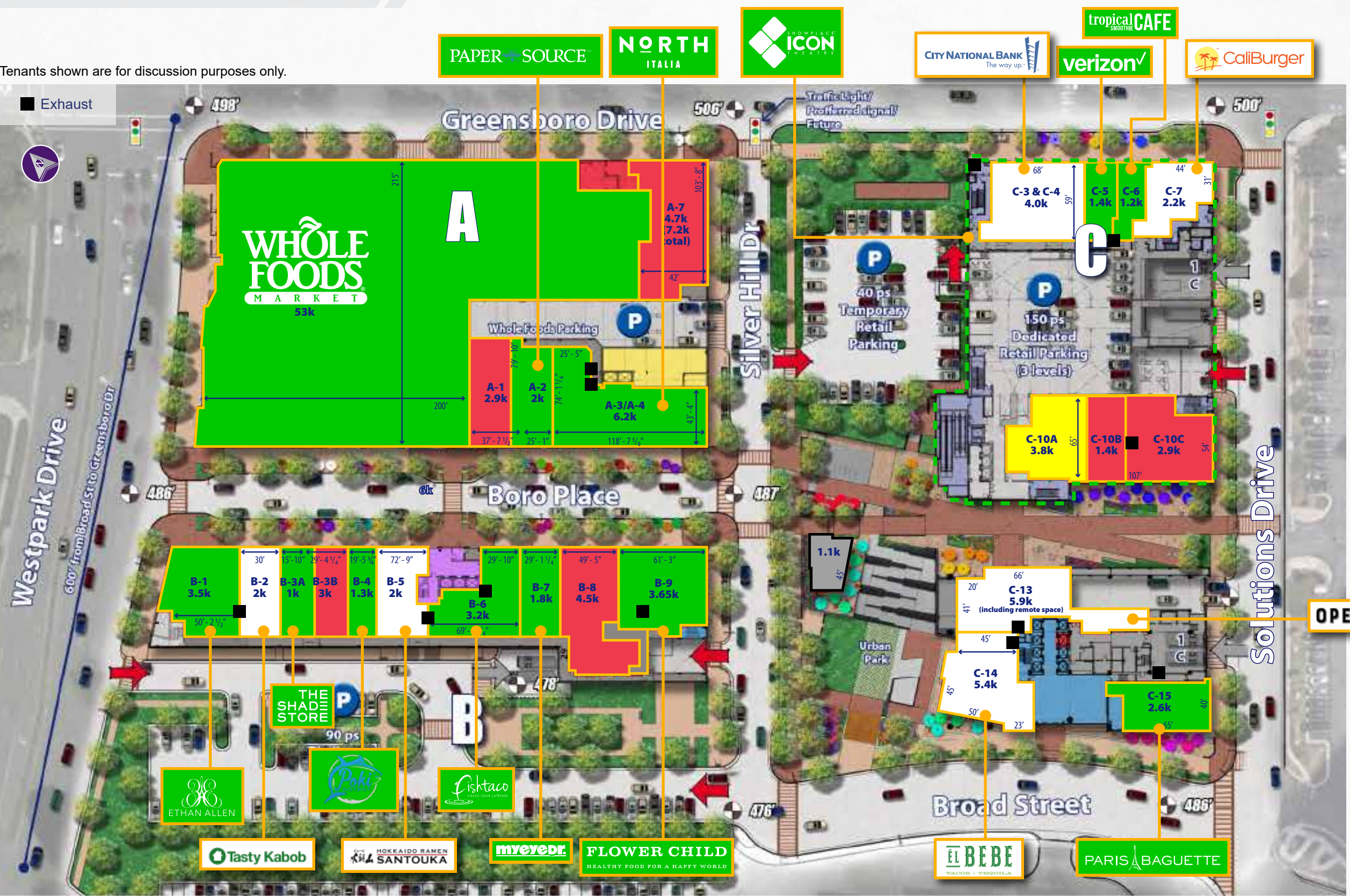
TYSONS CORNER
3,480 AWP
M metro



Phase 1: Retail Plan

Tenants shown are for discussion purposes only.

■ Exhaust



Program - Phase 1	
Retail (includes cinema)	255k SF
Residential	677 du
Office (including existing)	1.13M SF
Total	2,380,000 SF

Program - Full Build Out	
Retail (includes cinema)	330k SF
Residential	1,400 du
Office (including existing)	2.65M SF
Hotel	250 keys
Total	4,000,000 SF

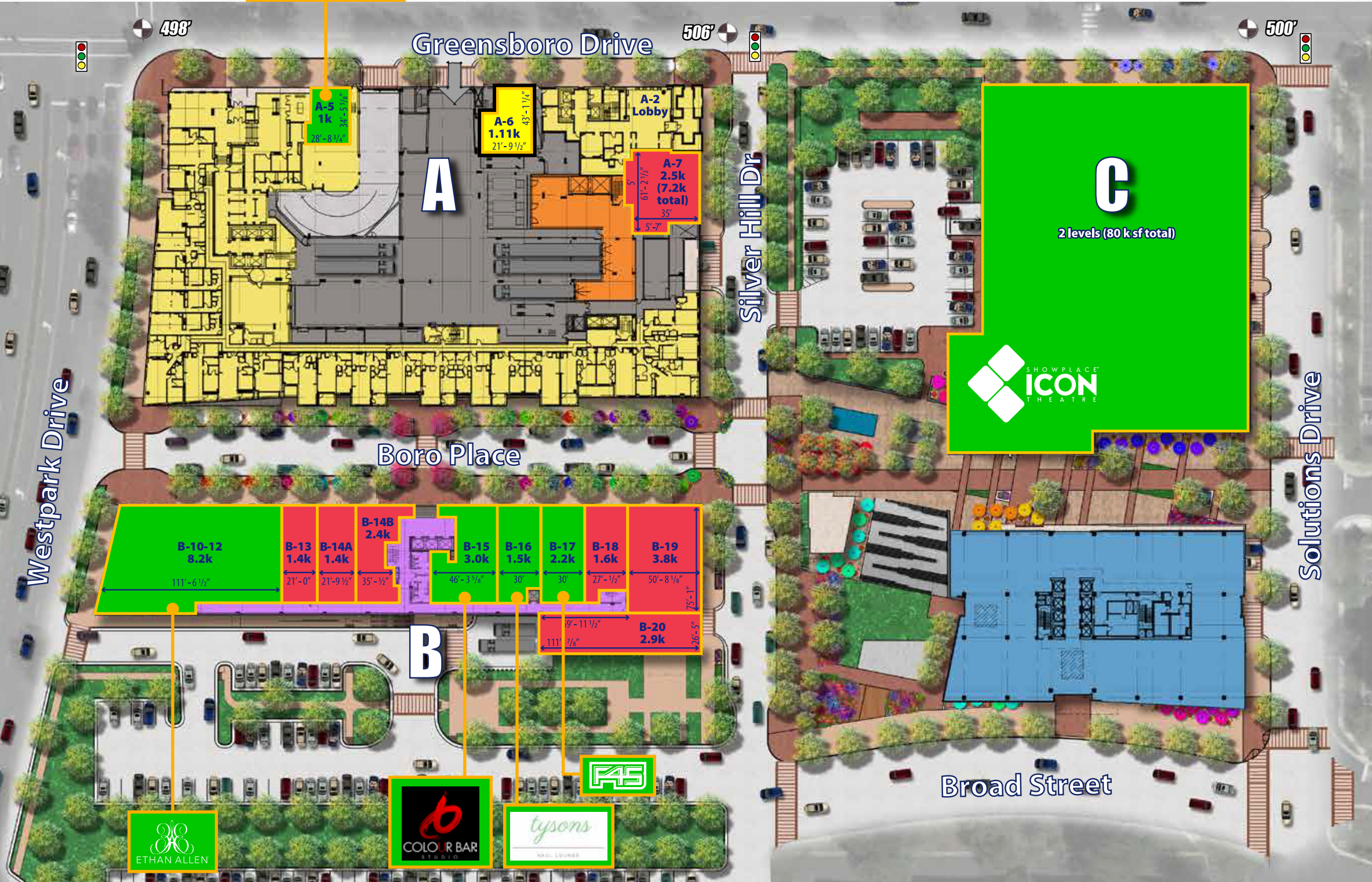
Legend	
■	OPEN
	SIGNED LEASE
■	AT LEASE
■	AVAILABLE

OPEN ROAD

Phase 1: Retail Plan

Tenants shown are for discussion purposes only.

BORO CLEANERS



Program - Phase 1	
Retail (includes cinema)	255k SF
Residential	677 du
Office (including existing)	1.13M SF
Total	2,380,000 SF

Program - Full Build Out	
Retail (includes cinema)	330k SF
Residential	1,400 du
Office (including existing)	2.65M SF
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Total	4,000,000 SF

Legend	
■	OPEN
	SIGNED LEASE
■	AT LEASE
■	AVAILABLE

Signed Tenants



Signed Tenants



Phase 1: Whole Foods Market



Phase 1: Boro Park from Verse condos



Phase 1: Boro Place Street View



Phase 1: Boro Place Street View



Phase 1: The Loft Office Entrance



Phase 1: Block C: Lower: Retail Space C-14 & Showplace Icon Theatre



Phase 1: Block C: Showplace Icon Theatre



Phase 1: Block C: Boro Park



Future Development



■ MIXED-USE
 ■ RESIDENTIAL
 ■ OFFICE
 ■ RETAIL

#	OFFICE BUILDING	SQUARE FEET
1	GREENSBORO CORPORATE CENTER I	209,151
2	GREENSBORO CORPORATE CENTER I	234,997
3	GREENSBORO SQUARE	44,583
4	OFFICE BUILDING	135,989
5	WESTPARK CORPORATE CENTER BUILDING I	269,152
6	WESTPARK CORPORATE CENTER BUILDING I	216,926
7	N.A.D.A. BUILDING	176,300
8	TYSONS CORNER OFFICE CENTER	272,968
9	OFFICE BUILDING	90,432
10	OFFICE BUILDING	204,784
11	OFFICE BUILDING	209,000
12	OFFICE BUILDING	158,110
13	TYSONS CENTER	158,961
14	OFFICE BUILDING	299,387
15	GREENSBORO PARK	248,693
16	GREENSBORO PARK	263,522
17	OFFICE BUILDING	360,854
18	BORO STATION I	301,741
19	BORO STATION II	130,866
20	BORO STATION III	187,470
21	JOHN MARSHALL I	222,989
22	JOHN MARSHALL II	208,221
23	TYSONS METRO CENTER I	257,825
24	TYSONS METRO CENTER I	129,916
25	TYSONS METRO CENTER I	167,998
26	SOUTH TOWER	181,637
27	NORTH TOWER	260,469
28	OFFICE BUILDING	85,466
29	TYSONS PROFESSIONAL BUILDING	27,574
30	OFFICE BUILDING	60,000
31	TYSONS CORNER CENTER	181,542
32	AMERICAN CENTER EAST	165,618
33	AMERICAN CENTER WEST	158,652
34	UNITED BANK	41,000
35	TYCON COURTHOUSE	433,000
36	OFFICE BUILDING	150,919
37	AMT BUILDING	200,000
38	MITRE 4	340,000
TOTAL		7,446,712

POPULATION	5-MINUTE WALK	10-MINUTE WALK
936	RESIDENTS	3,495
7,280	EMPLOYEES	24,400

DAYTIME POPULATION	0.25-MI RADIUS	0.5 MI RADIUS
3.4 M	SQUARE FEET	7.2 M
	SQUARE FEET	

1 MILE 3 MILES 5 MILES

POPULATION			
2000 Total Population	8,128	78,836	208,851
2010 Total Population	9,359	87,405	230,044
2019 Total Population	14,149	96,066	251,391
2024 Total Population	17,185	101,410	263,949
2019-2024 Annual Rate	3.96%	1.09%	0.98%
2019 Total Daytime Population	88,148	165,724	328,138
Median Age	39.3	40.7	40.1

HOUSEHOLDS			
2000 Households	4,112	31,005	79,331
2010 Households	4,602	33,682	86,591
2019 Households	7,096	37,359	95,209
2024 Households	8,677	39,669	100,172
2019 Average Household Size	1.99	2.57	2.63

INCOME			
2019 Average Household Income	\$151,862	\$191,318	\$190,345
2019 Median Household Income	\$109,598	\$132,763	\$133,631
2019 Per Capita Income	\$75,898	\$74,567	\$72,115

2019 POPULATION BY RACE/ETHNICITY			
White Alone	66.4%	70.2%	69.4%
Black Alone	3.3%	3.3%	3.8%
American Indian/Alaskan Native Alone	0.1%	0.2%	0.3%
Asian Alone	24.8%	19.5%	18.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	1.2%	3.0%	4.5%
Two or More Races	4.2%	3.7%	3.7%
Hispanic Origin (Any Race)	6.3%	9.3%	12.2%

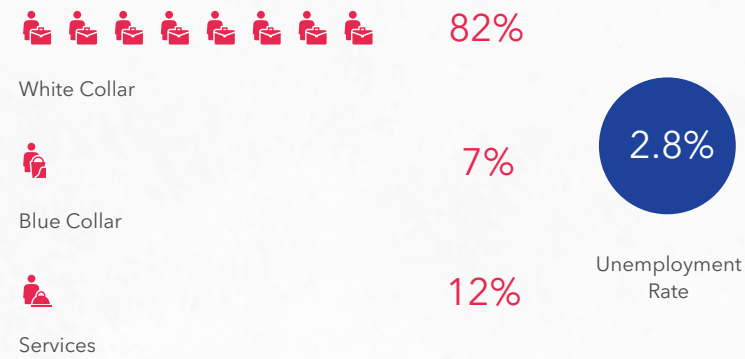
2019 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	10,739	68,322	177,197
Less than 9th Grade	0.7%	2.1%	2.8%
9th - 12th Grade, No Diploma	1.0%	1.6%	2.3%
High School Graduate	5.3%	7.2%	7.7%
GED/Alternative Credential	0.2%	0.5%	0.6%
Some College, No Degree	8.2%	8.6%	9.3%
Associate Degree	6.0%	4.3%	4.4%
Bachelor's Degree	34.6%	32.9%	32.5%
Graduate/Professional Degree	44.0%	42.9%	40.4%

BUSINESS			
Total Business	3,499	6,564	12,519
Total Employees	69,738	103,040	180,323
Employee/Residential Population Ratio	4.930:1	1.070:1	0.720:1

POPULATION (5 MILES)



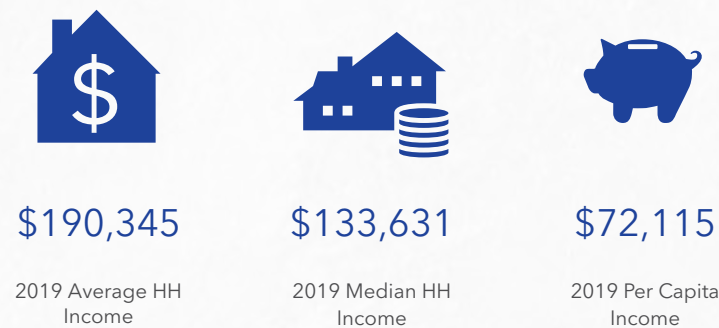
EMPLOYMENT (5 MILES)



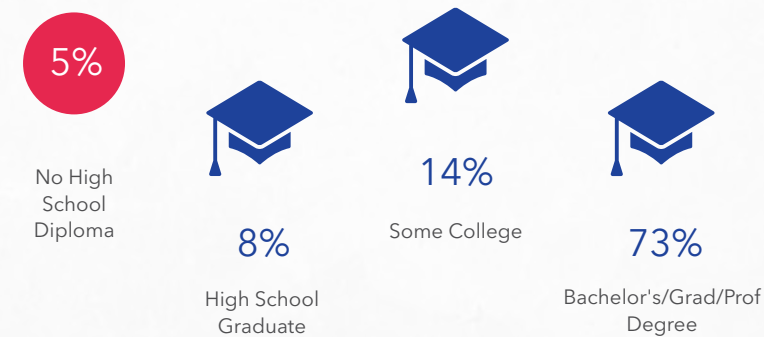
TAPESTRY SEGMENTS (5 MILES)



INCOME (5 MILES)



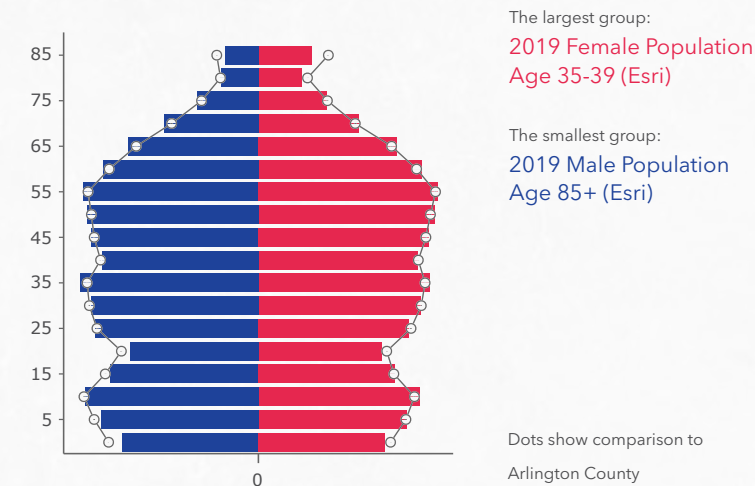
EDUCATION (5 MILES)



BUSINESS (5 MILES)



AGE PYRAMID (5 MILES)



Top Tier

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

Enterprising Professionals

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

Urban Chic

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of 43 years, and growing slowly, but steadily.



THE BORO

TYSONS



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