

MAJOR EMPLOYERS (200+ Employees)

Source: Virginia Employment Commission (VEC), 2002

Advanced Technology Systems	Management Systems Design	Woelfel Research
Alion Science And Technology	Maximus	Xerox
BAE Systems	MCI	Community, Retail and Hospitality Services
Bank of America	MicroStrategy	Catholic Diocese of Arlington
Bearing Point	MITRE Corporation	Crate and Barrel
Boeing	MVM International Securities	Fairfax Symphony Orchestra
Booz Allen & Hamilton	National Associates	Giant Food
Brookfield Management Washington	National Auto Dealers Association	HBL
Burns International	Navy Federal Credit Union	Hunter Medical
Cable & Wireless	Nextel	Kline Tysons Toyota
Cap Gemini Ernst & Young	Northern Telecom	Koons of Tysons Corner
Capital One	Northrop Grumman	LL Bean
Comsys Information Technology	Online Resources & Communications	Lord & Taylor
Cost Management Systems	PricewaterhouseCoopers	Macys
Covad Communications	Primus Telecommunications	Maggiano's
Covance Laboratories	Resource Consultants	Marriott Hotel Services
Deloitte & Touche	RS Information Systems	McDonald's
Dittmar Realty	Sapphire Technologies	McLean Hilton
EMC	Science Applications International Corporation (SAIC)	Neiman Marcus
Emergent Information Technologies	Securiguard	Nordstrom
Ernst & Young	SETA Corporation	Potomac School
Feld Entertainment	SSI Services	Ritz-Carlton Tysons Corner
Franklin Property Company	Staffing Resources	Rosenthal Honda
Freddie Mac	Sun Microsystems	Safeway
Gannett	Sytex	Saks Fifth Avenue
Gilat Spacenet	Titan	Sheraton Premiere
Grant Thornton LLP	TMP Worldwide	Sport And Health Club
GRC International	TriNet	Tower Records
IBM	Unisys	Trader Joe's
Keane Federal Systems	U.S. Investigations Services	Tysons Ford
LCC International	Wachovia	
Logistics Management Institute		

AREA BUSINESS HIGHLIGHTS

- The Tysons Corner area is Fairfax County's "downtown" business and retail center. It features northern Virginia's largest concentration of commercial office space, including landmark office buildings, elegant corporate campuses and a prestigious selection of hotels, restaurants, shops and other amenities.
- The original home of MAE-EAST—a primary exchange point for European and U.S. Internet traffic—Tysons Corner boasts an extraordinary network infrastructure and a large, diversified technology industry base. Nearly 1,200 technology companies are based here. Technology services predominate, with information technology (IT) and technology management services accounting for the largest share of the area's 36,500+ technology jobs.

Technology Sector	Jobs	Companies
Information Technology (IT)	21,012	766
Computer and Data Services	3,509	132
IT Equipment/Hardware	88	2
Software and Programming	12,480	286
Systems Integration	4,935	346
Technology Management Services	6,543	112
Other	9,116	318
Biotech/Biomedical	3,007	31
Energy/Environment	125	11
Engineering/R&D Services	1,671	94
Internet/E-commerce	1,299	76
Telecommunications Services	3,014	106
Total	36,671	1,196
Share of Tysons Corner submarket	31.6%	20.2%

Source: FCEDA analysis of 2002 VEC data

DEMOGRAPHICS

	ZIP Code	Median Household Income	Population
Great Falls			
Great Falls	22066	\$154,817	16,958
McLean			
McLean	22101	\$125,105	28,433
Tysons			
Falls Church	22043	\$70,806	22,815
McLean	22102	\$82,405	18,607
Vienna	22027	\$110,636	1,377
Vienna	22182	\$120,075	22,983
Vienna			
Vienna	22180	\$84,008	22,021
Vienna	22181	\$116,071	14,527

Source: "2000 Decennial Census," U.S. Census

SELECTED ASSOCIATIONS

The Tysons Corner business submarket is home to more than 80 industry and trade associations and professional societies, including the following*:

- American Frozen Food Institute
- Association for Manufacturing Technology
- Convention Industry Council
- Council of Growing Companies
- Graduate Management Admission Council
- Health Physics Society
- International Association of Food Industry Suppliers
- National Association of Mortgage Brokers
- National Automobile Dealers Association
- National Confectioners Association
- National Contract Management Association
- National Court Reporters Association
- National Glass Association
- National Investor Relations Institute
- National Pest Management Association
- Newspaper Association of America
- Semiconductor Environmental Safety and Health Association
- SnowSports Industries America

* The associations listed above are the largest in the Tysons area in terms of staff, membership and/or annual budget. For a full list of associations in this submarket and in Fairfax County as a whole, please visit www.fairfaxcountyeda.org/publications/associations.pdf.

Source: FCEDA

HOUSING MARKET

Home Sales

	ZIP Code	2003 Median Price	Change since 2002	Change since 2001
Great Falls				
Great Falls	22066	\$887,500	26.8%	26.8%
McLean				
McLean	22101	\$629,900	14.5%	29.9%
Tysons				
Falls Church	22043	\$350,000	11.1%	27.7%
McLean	22102	\$825,000	0.3%	25.5%
Vienna	22027	\$682,500	15.2%	22.4%
Vienna	22182	\$545,000	13.5%	18.7%
Vienna				
Vienna	22180	\$391,500	12.0%	26.3%
Vienna	22181	\$482,500	13.2%	25.7%

Source: "Home Values 2001-2002" and "Home Values 2002-2003," The Washington Post; FCEDA

Median Market Value of Housing Units (by Planning District)

	Single Family	Townhouse	Condo	Overall
McLean	\$455,271	\$325,598	\$196,307	\$398,288
Upper Potomac	\$389,527	\$197,802	\$102,598	\$305,258
Vienna	\$366,851	\$245,351	\$175,030	\$329,992

Source: Fairfax County Department of Systems Management for Human Services (2002)

Rental Market (by Planning District)

	Average Monthly Rent	Change over prior year
McLean	\$1,412	-0.9%
Upper Potomac	\$1,247	+3.8%
Vienna	\$1,185	-4.0%

Source: "2003 Rental Housing Complex Census Analysis," Fairfax County Department of Systems Management for Human Services

AREA SCHOOLS

Elementary

Chesterbrook
Churchill Road
Colvin Run
Cunningham Park
Flint Hill
Forestville
Franklin Sherman
Freedom Hill
Great Falls
Haycock

Kent Gardens
Lemon Road
Louise Archer
Marshall Road
Shreveewood
Spring Hill
Stenwood
Vienna
Westbriar
Westgate
Wolftrap

Middle

Cooper
Kilmer
Longfellow
Thoreau

High

Langley
Madison
Marshall
McLean
Oakton

Source: Fairfax County Public Schools

MAJOR RETAIL CENTERS (20,000+ Square Feet)

Center Name	GLA (ft ²)	Center Name	GLA (ft ²)
B116-136 Maple Avenue West	21,000	McLean Square Mall	24,900
Bed Bath & Beyond	23,600	McLean Stores	61,500
Cedar Park Shopping Center	73,800	Old Dominion Shopping Center	21,000
Chain Bridge Corner	116,700	Old Mill Market Square	20,400
Chain Bridge Road Shopping Center	77,000	Pike 7 Plaza	159,600
Chesterbrook Shopping Center	88,900	River Towers Retail	86,200
Chili's/On the Border	23,800	Safeway	27,800
Circuit City Center	42,900	Salona Village	45,800
Clyde's	26,300	Seneca Square Shopping Center	26,600
Commons Shopping Center	69,600	Sport & Health	33,500
Crate & Barrel	44,500	Toys R Us Center	92,300
Danor Plaza	61,100	Tysons Business Center	21,800
Fairfax Square	114,500	Tysons Corner Center	1,894,100
Fresh Fields	37,700	Tysons III Shopping Center	40,800
Galleria at Tysons II	808,300	Tysons Plaza	23,300
Glyndon Plaza	31,900	Tysons Square	176,900
Great Falls Shopping Center	85,400	Tysons Station	51,100
Great Falls Village Centre	68,400	Tysons Tower Shopping Center	20,100
Idylwood Plaza	73,300	Varoutos Shops	22,400
Idylwood Shopping Center	25,500	Vienna Shopping Center	48,700
Langley Shopping Center	39,300	Village Green	31,600
Maple Avenue Shopping Center	110,200	Westwood Center Shops	28,100
Marketplace of McLean	25,300	Wright Building	23,900
McLean Square	38,900	Total	5,110,300

Source: FCEDA

(GLA: Gross Leasable Area)

FAIRFAX COUNTY

ECONOMIC DEVELOPMENT AUTHORITY

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The Fairfax County Economic Development Authority (FCEDA) is an independent authority created under state law, operating under the direction of seven Commissioners appointed by the Fairfax County Board of Supervisors. Its activities are funded by Fairfax County. The FCEDA assists businesses interested in locating, relocating, or expanding their commercial office or industrial operations in Fairfax County. The FCEDA's services are free.

MAJOR HOTELS (75+ Rooms)

Name	Address	Rooms
McLean		
Staybridge Suites McLean	6845 Old Dominion Drive, McLean, VA 22101	145
Tysons Corner		
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
Doubletree Hotel Tysons Corner	7801 Leesburg Pike, Falls Church, VA 22043	405
Embassy Suites Tysons Corner	8517 Leesburg Pike, Vienna, VA 22182	234
Hilton McLean	7920 Jones Branch Drive, McLean, VA 22102	458
Holiday Inn Tysons Corner	1960 Chain Bridge Road, McLean, VA 22102	314
Homestead Guest Studios Tysons Corner	8201 Old Courthouse Road, Vienna, VA 22182	106
Marriott Tysons Corner	8028 Leesburg Pike, Vienna, VA 22182	390
Residence Inn by Marriott Tysons Corner	8616 Westwood Center Drive, Vienna, VA 22182	96
Residence Inn by Marriott Tysons Corner	8400 Old Courthouse Road, Vienna, VA 22182	121
Ritz Carlton Tysons Corner	1700 Tysons Boulevard, McLean, VA 22102	398
Sheraton Premiere at Tysons Corner	8661 Leesburg Pike, Vienna, VA 22182	437
Vienna		
Vienna Wolf Trap Motel	430 Maple Avenue West, Vienna, VA 22180	115

Source: FCEDA

TRAFFIC COUNTS

Road	From	To	Average vehicles per day
Leesburg Pike (Route 7)	City of Falls Church limits	Capital Beltway (I-495)	44,000
	Capital Beltway	Chain Bridge Road	65,000
	Chain Bridge Road	Dulles Toll Road (Route 267)	72,000
Chain Bridge Road (Route 123)	Old Dominion Drive (Route 309)	Capital Beltway	53,000
	Capital Beltway	Leesburg Pike	43,000
	Leesburg Pike	Town of Vienna limits	35,000
	Town of Vienna limits	City of Fairfax limits	25,000
Capital Beltway (I-495)	Leesburg Pike	Dulles Toll Road	180,000

Source: "Average Daily Traffic Volumes on Interstate, Arterial and Primary Routes (2002)," Virginia Department of Transportation