



EXPLORE  
NEW  
HEIGHTS  
RESTON HEIGHTS

RESTON HEIGHTS

RETAIL  
SPACE  
AVAILABLE



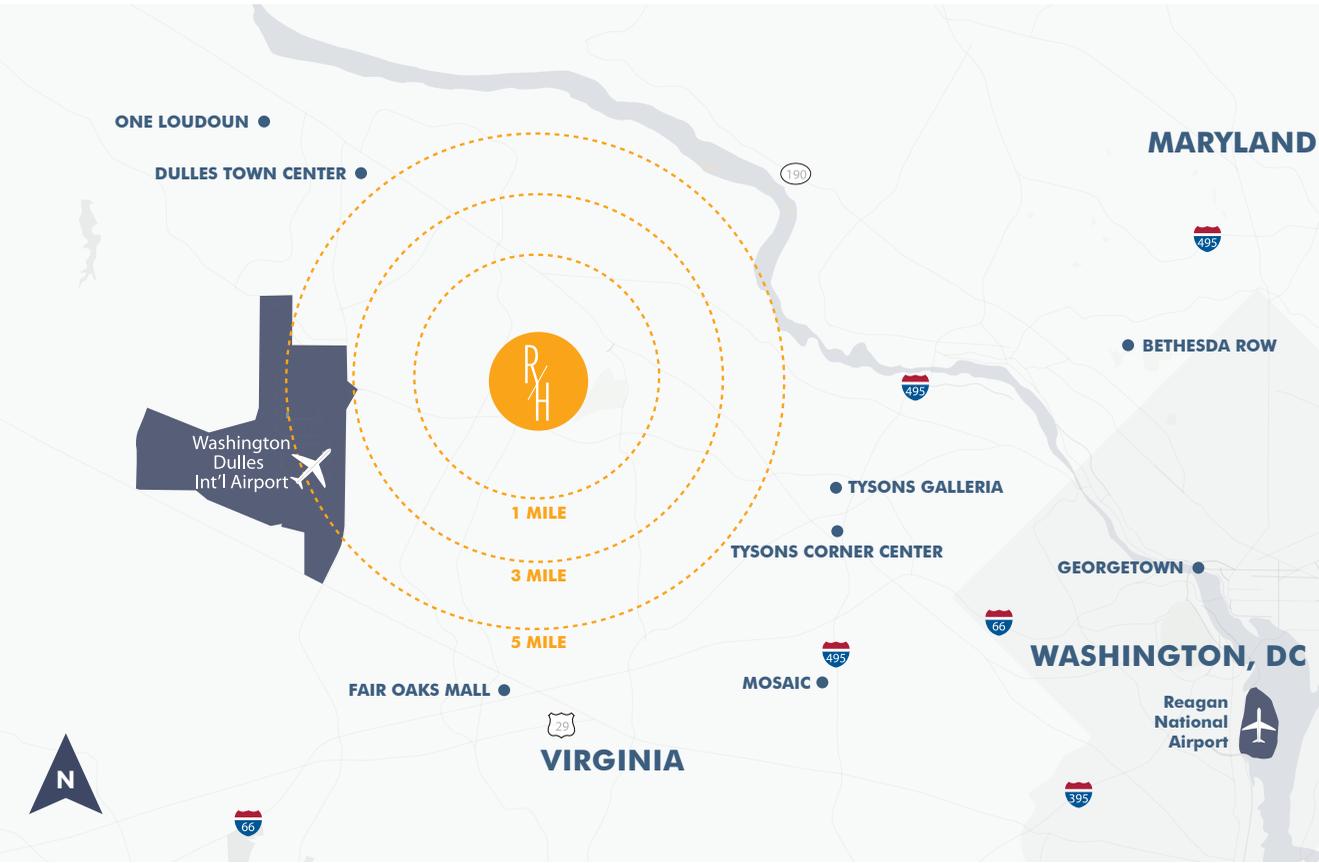
11830 SUNRISE VALLEY DRIVE, RESTON VA

CBRE

# RESTON HEIGHTS: A VIBRANT RETAIL EXPERIENCE

Reston Heights sits between Dulles Toll Road with 246,000 VPD and Reston Parkway with 109,250 VPD, providing two easily accessible routes into the core of the neighborhood's shopping center.

With its prime interstate location, Reston Heights is a great opportunity to be in the center of it all. Visibility from Reston Pkwy and Sunrise Valley Drive. Across the street from Halley Rise, a 3.5M mixed-use project. Co-tenants include Gold's Gym, Wegmans, Chase Bank, and more.



## RESTON, VA DEMOGRAPHICS



**49,914**  
DAYTIME POPULATION



**28,922**  
HOUSEHOLDS



**\$160K**  
AVG. HH INCOME



**38**  
MEDIAN AGE



## CONSUMER EXPENDITURES · WITHIN 5 MILES

**\$1.7B**

FOOD AWAY  
FROM HOME

**166M**

PERSONAL CARE  
PRODUCTS & SERVICES

**\$135M**

HOUSEKEEPING  
SUPPLIES

# RESTON, VA'S EXPONENTIAL GROWTH

**17.2M**  
SF OF OFFICE



**2 NEW**  
METRO STATIONS

**5,000**  
PLANNED  
RESIDENTIAL UNITS



**2M**  
SF OF RETAIL

**RESTON NATIONAL GOLF COURSE**  
*Most played course in the Mid-Atlantic*

# THE OPPORTUNITY



Adjacent to Reston's newest 3.5M SF live, work, play development, Halley Rise



Dynamic Visibility on Reston Parkway and Sunrise Valley Drive



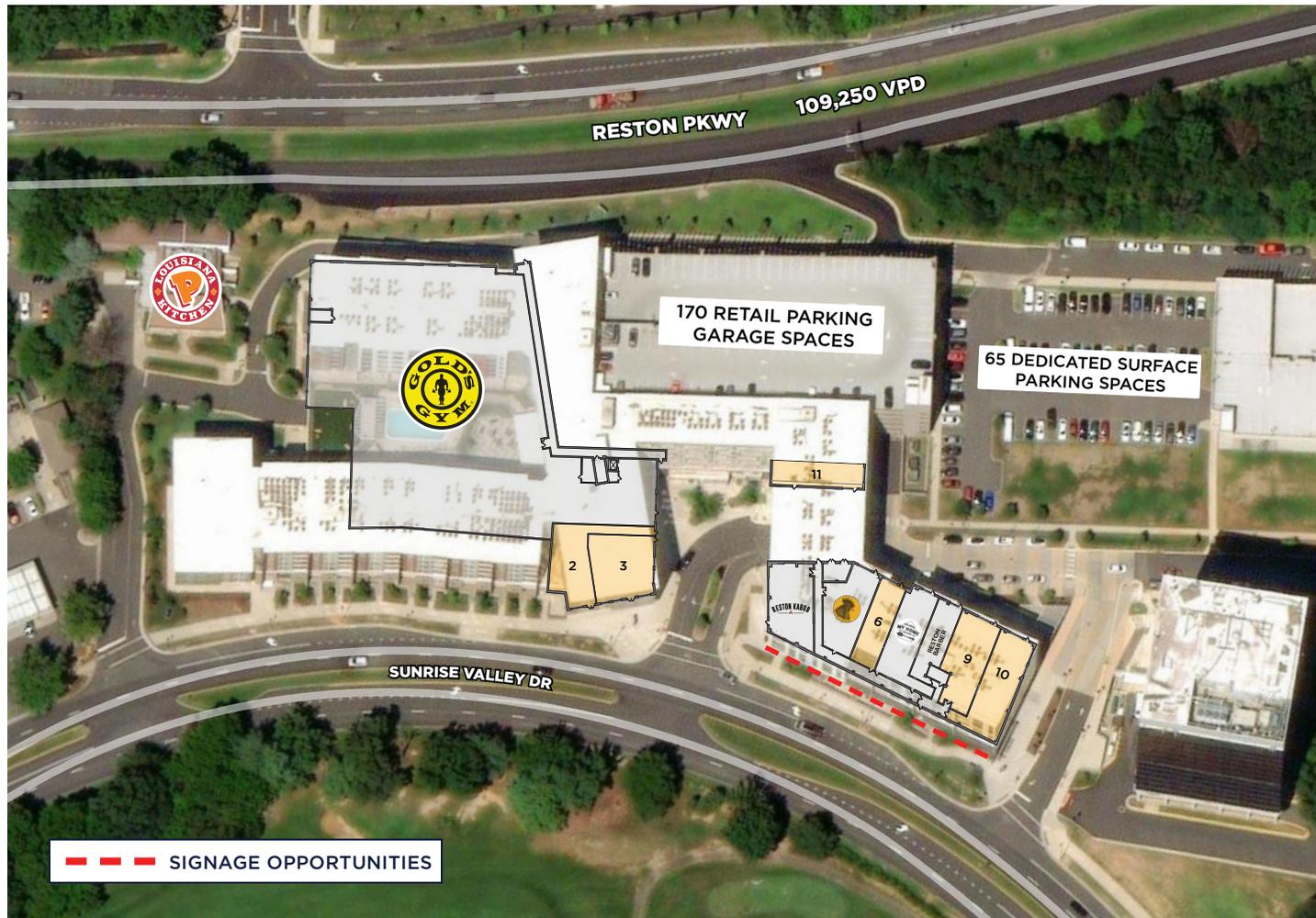
High volume, 7 day per-week traffic on Reston Parkway and Dulles Toll Road



Abundant on-site parking for customers and employees



385 Residential Units



## AVAILABLE RETAIL SPACE

**SPACE 2**  
2,000 SF

**SPACE 3**  
2,500 SF

**SPACE 6**  
1,404 SF

**SPACE 9**  
1,807 SF

**SPACE 10**  
2,866 SF

**SPACE 11**  
1,311 SF

# LET'S REACH NEW HEIGHTS *TOGETHER*



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