

THE SPECTRUM AT RESTON TOWN CENTER

RESTON, VA

1,400 - 3,000 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



Harris Teeter





Join the newly signed Barnes and Noble

THE SPECTRUM AT RESTON TOWN CENTER

RESTON, VA

- | 270,000 square foot retail lifestyle center in the heart of downtown Reston, Virginia
- | Anchored by Harris Teeter, Petsmart, and The Container Store
- | Strategically located adjacent to the renowned Reston Town Center
- | Located in Fairfax County, one of the wealthiest counties in the nation and the most populous county in the Washington metropolitan area

DEMOGRAPHICS 2022

	1 MILE	3 MILES	5 MILES
 POPULATION	22,033	123,152	235,633
 DAYTIME POPULATION	39,149	150,587	260,759
 HOUSEHOLD INCOME	\$186,070	\$187,605	\$202,427
 TRAFFIC COUNTS	28,000 on Reston Parkway		

CO-TENANTS



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HERNDON MARKETPLACE

RESTON HOSPITAL CENTER

RESTON TOWN CENTER

PLAZA AMERICA SHOPPING CENTER



UNITED STATES GEOLOGICAL SURVEY

VYRESTON HEIGHTS

RESTON NATIONAL GOLF COURSE

FAIRFAX COUNTY PKWY

FAIRFAX COUNTY PKWY

FAIRFAX COUNTY PKWY

ELDEN ST

RESTON PKWY

DULLES TOLL RD

DULLES TOLL RD

RESTON PKWY

SOUTH LAKES DR

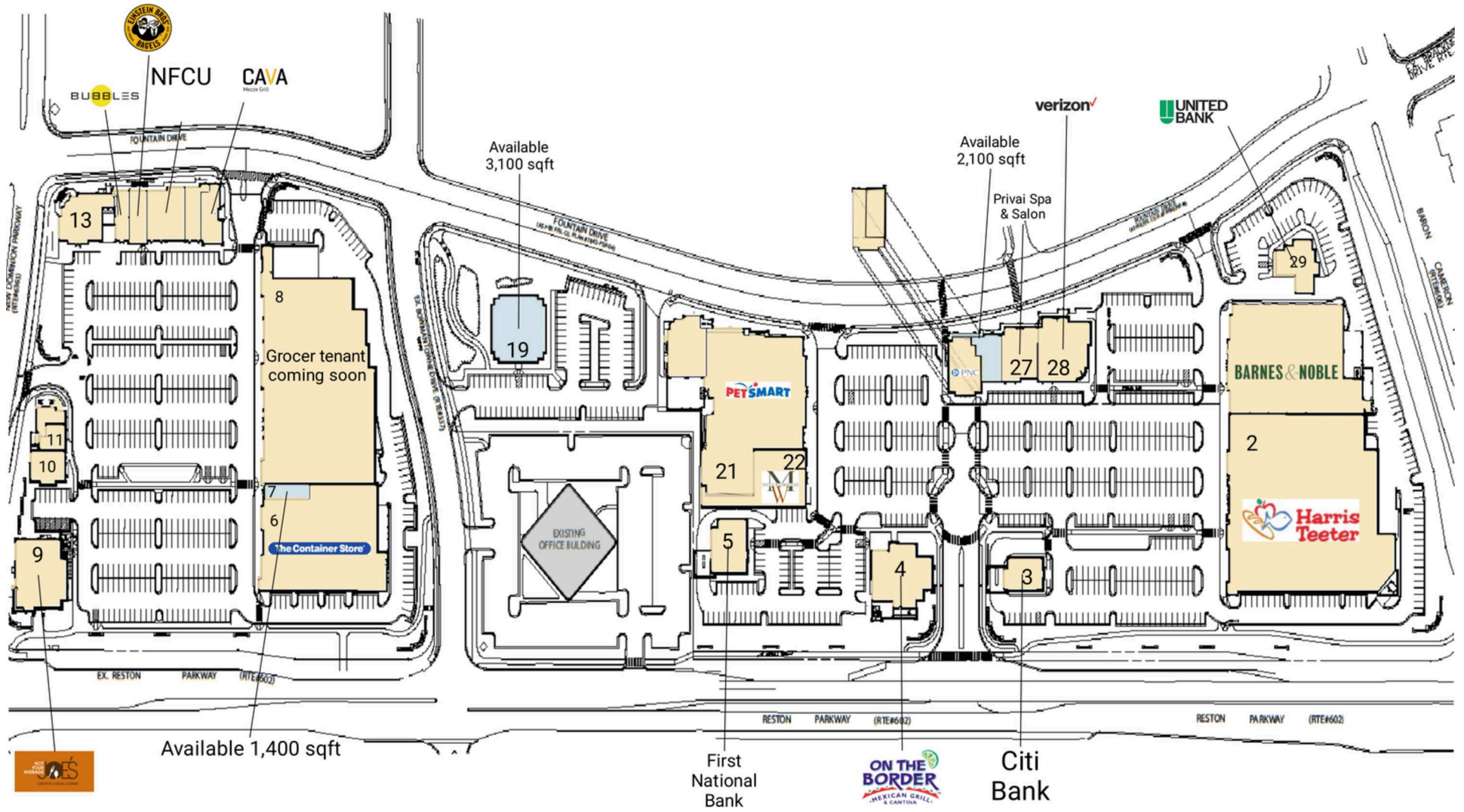
DULLES TOLL RD

WIERLE AVE



SITE PLAN

THE SPECTRUM AT RESTON TOWN CENTER | RESTON, VA
NATIONAL GROCER AND BARNES & NOBLE RECENTLY SIGNED



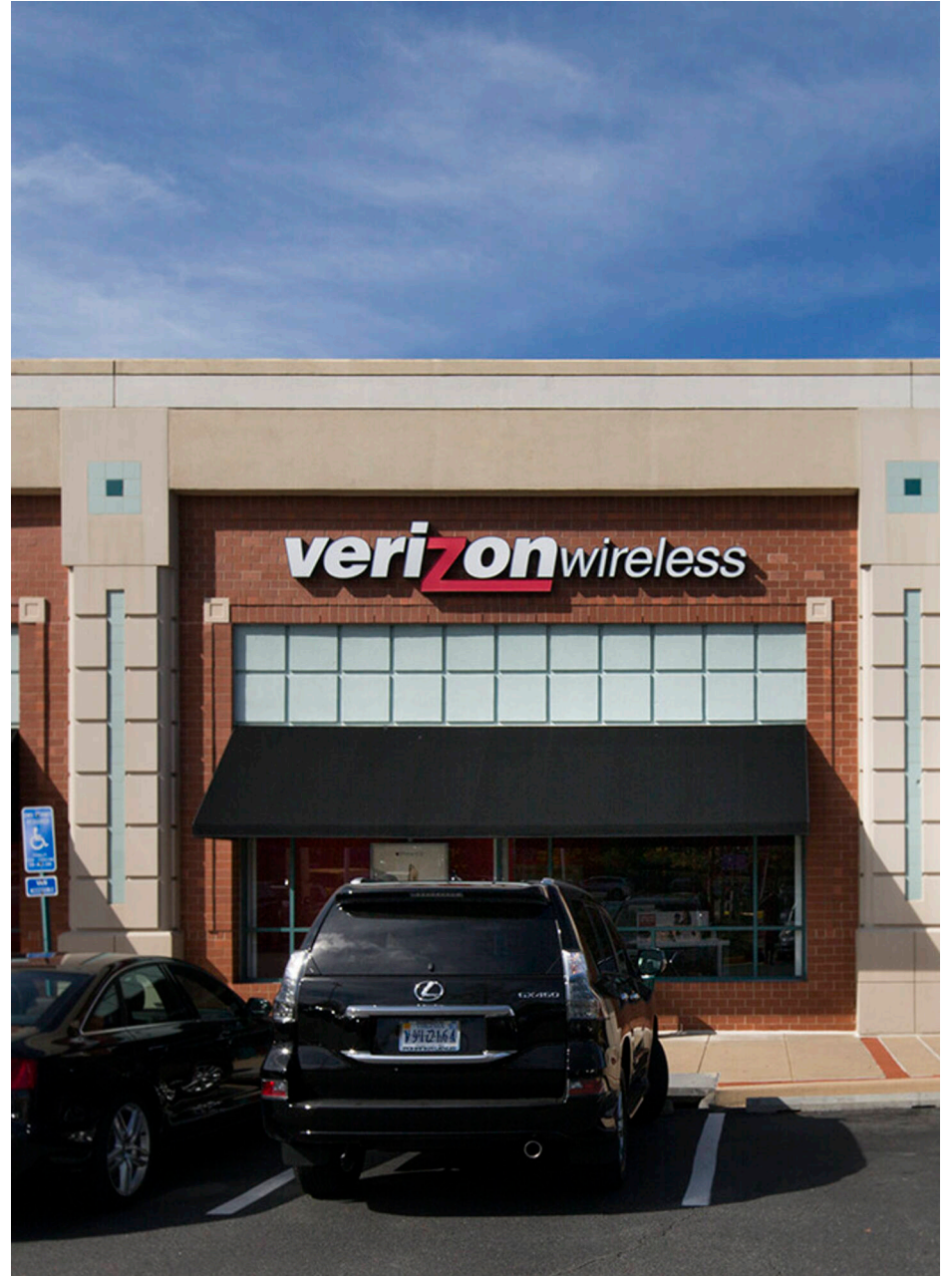
TENANT LIST

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#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	27,954	Barnes & Noble	10	2,236	MyEyeDr.	20	5,000	Ravel Dance Studio
2	55,829	Harris Teeter	11	1,442	T-Mobile	21	29,058	PetSmart
3	4,150	Citi Bank	12	1,163	Robek's	22	7,867	Men's Wearhouse
4	7,034	On the Border	13	4,500	La Madeline	23	3,623	PNC
5	3,082	First National Bank	14	1,333	Bubbles	24	1,585	MGMT Office
6	25,000	The Container Store	15	2,052	Einstein Bagels	25	1,202	Double Take Salon
7	1,400	Available	16	3,496	NFCU	26	2,100	Available
8	44,000	Grocer tenant coming soon	17	2,582	Trustar Bank	27	4,056	Privai Spa & Salon
9	7,587	Not Your Average Joe's	18	2,362	Cava Mezze Grill	28	6,329	Verizon Wireless
			19	3,100	Available	29	3,000	United Bank

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