



# South Lakes

VILLAGE



# PROPERTY HIGHLIGHTS

109,136 SF Safeway-anchored shopping center in Reston, VA

73,117 people with an average household income of \$153,478 (3-mile radius)

Voted Top 50 Best Places to raise a family

Centrally located convenient & surface parking

Three entrances on South Lakes Drive for excellent visibility and access

Newly renovated plaza

Two former banks with drive-thru available



## EXCELLENT CO-TENANCY

SAFEWAY

CVS

CHIPOTLE  
STARBUCKS

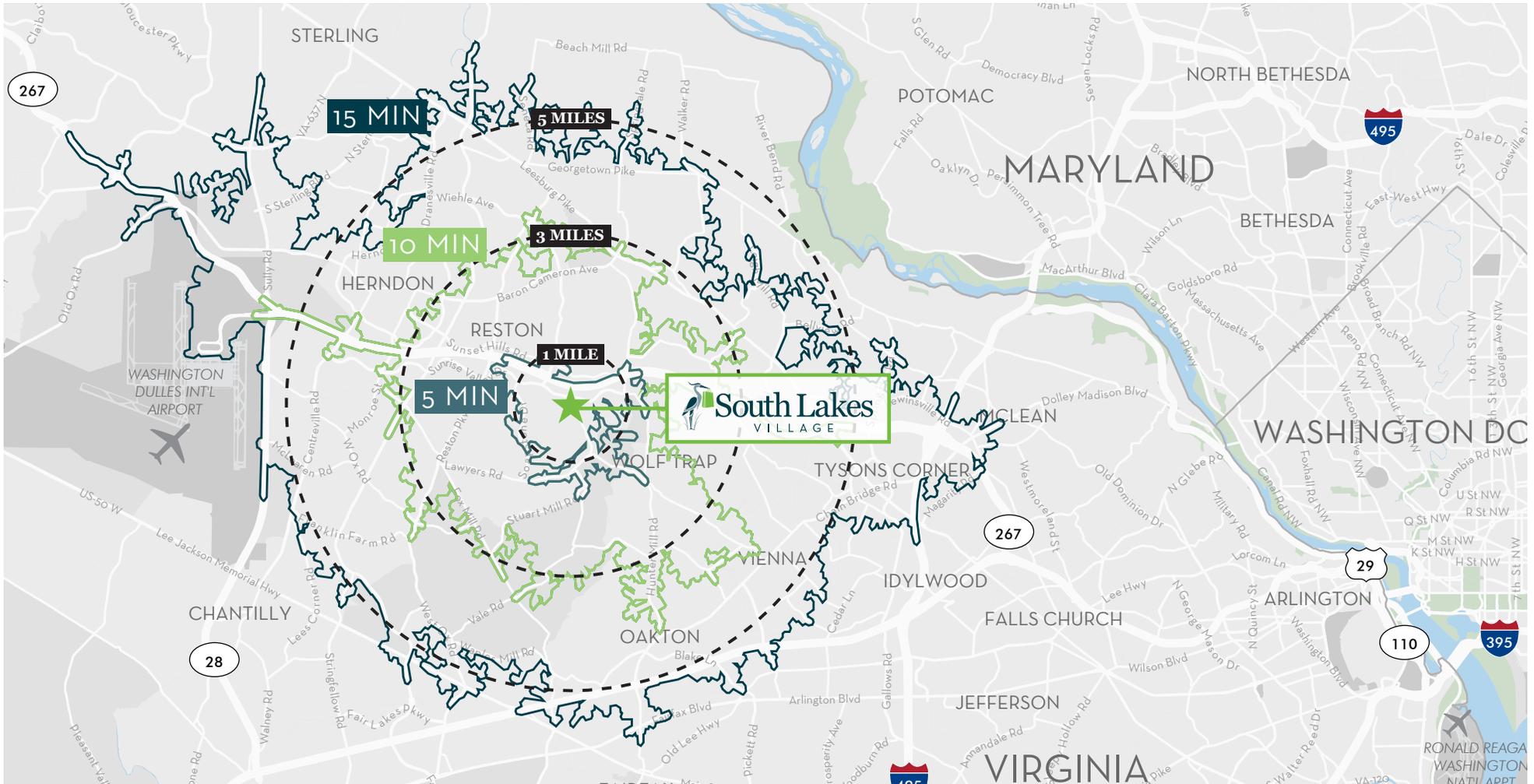
INCLUDING TWO POPULAR LOCAL RESTAURANTS

cafesano  
ITALIAN & MEDITERRANEAN DINING

RED'S TABLE

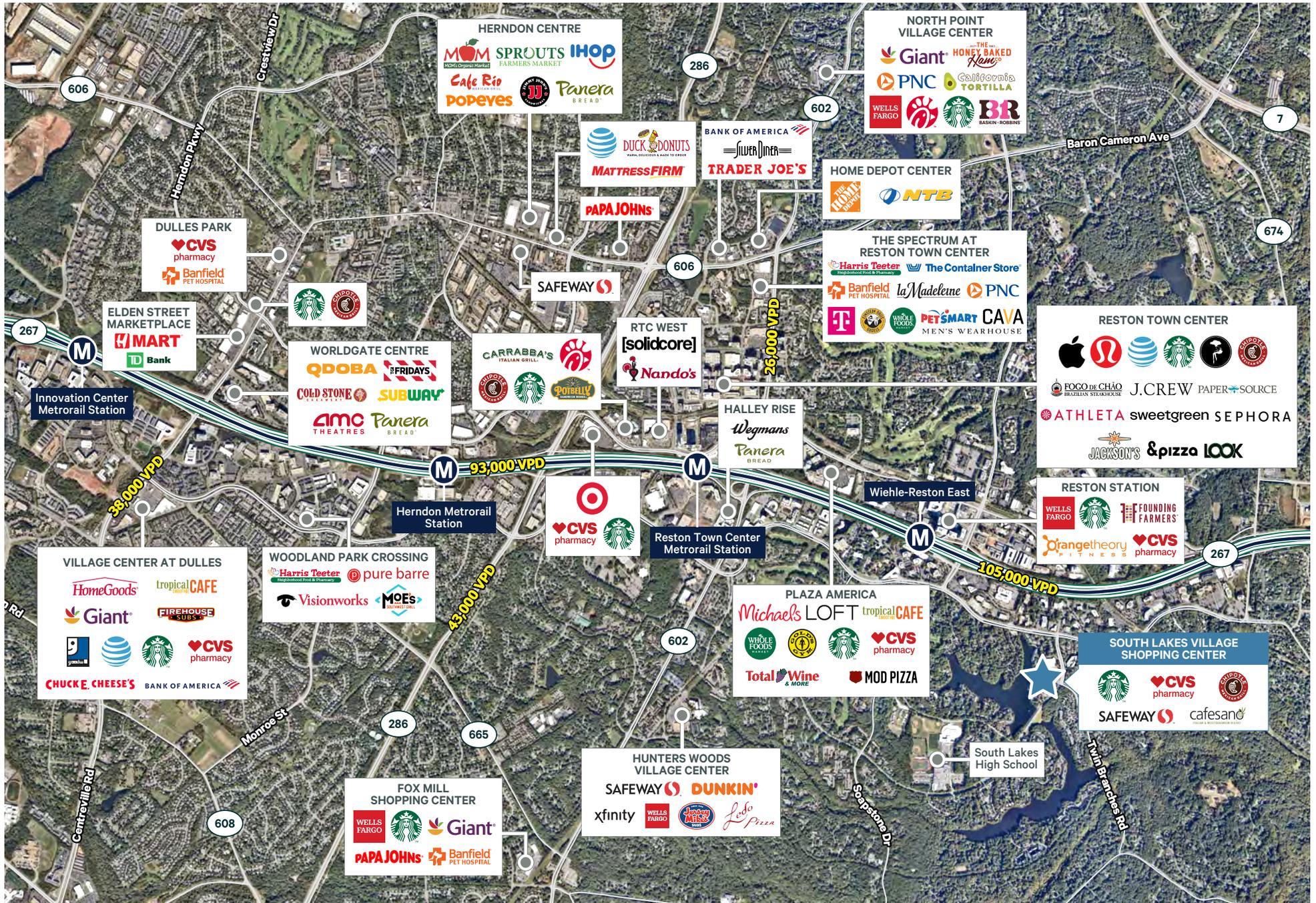


# TRADE AREA



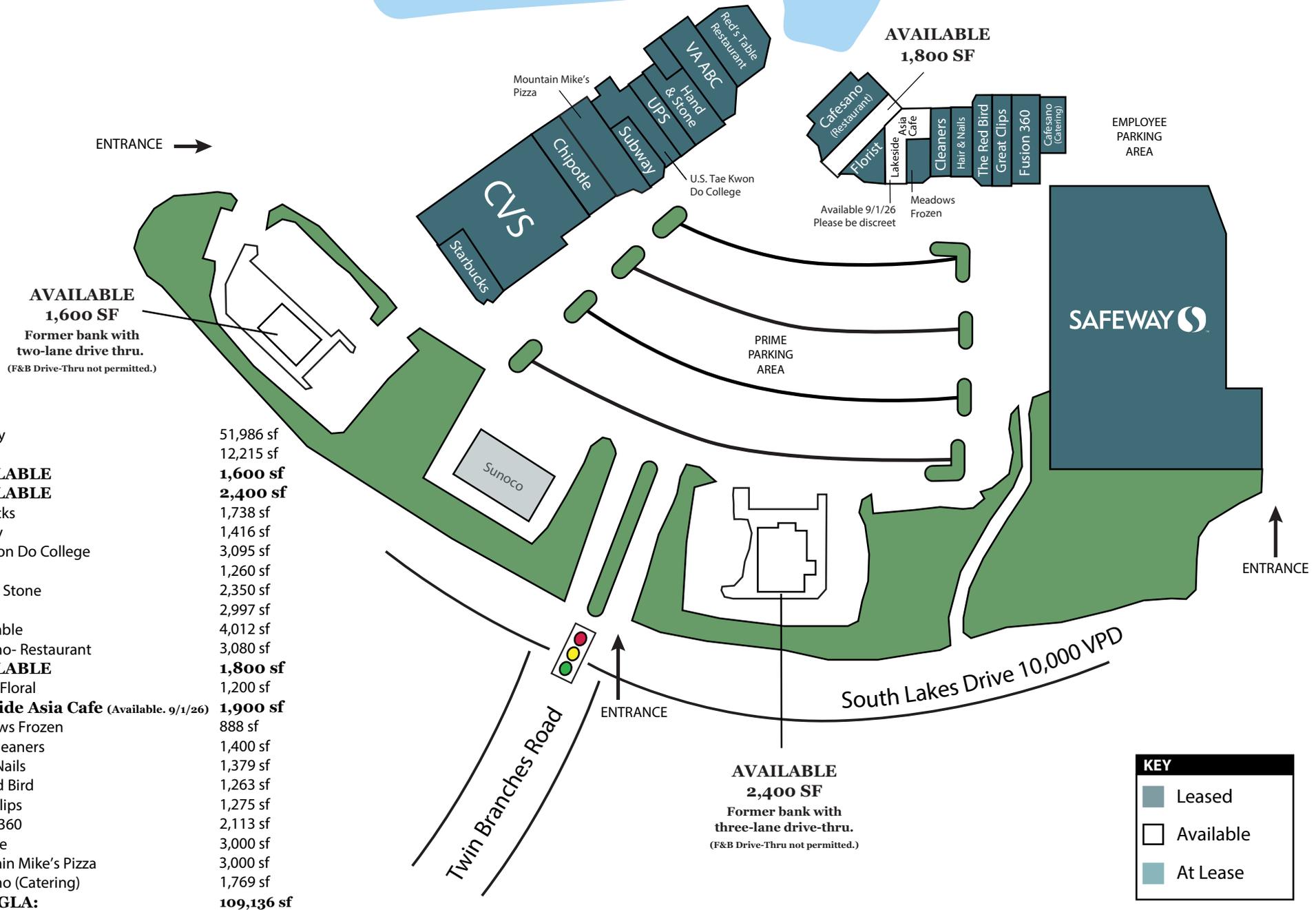
| DRIVE TIMES   | 5 MIN     | 10 MIN    | 15 MIN    |
|---|-----------|-----------|-----------|
|  Population         | 18,359    | 96,780    | 326,332   |
|  Daytime Population | 36,277    | 149,147   | 465,277   |
|  Average HH Income  | \$195,441 | \$211,053 | \$222,057 |

# RESTON AREA RETAIL MAP



# SITE MAP

LAKE THOREAU



|   |                   |
|---|-------------------|
| Safeway                                       | 51,986 sf         |
| CVS   | 12,215 sf         |
| <b>AVAILABLE</b>                              | <b>1,600 sf</b>   |
| <b>AVAILABLE</b>                              | <b>2,400 sf</b>   |
| Starbucks                                     | 1,738 sf          |
| Subway  | 1,416 sf          |
| Tae Kwon Do College                           | 3,095 sf          |
| UPS   | 1,260 sf          |
| Hand & Stone                                  | 2,350 sf          |
| VA ABC  | 2,997 sf          |
| Red's Table                                   | 4,012 sf          |
| Cafesano- Restaurant                          | 3,080 sf          |
| <b>AVAILABLE</b>                              | <b>1,800 sf</b>   |
| Reston Floral                                 | 1,200 sf          |
| <b>Lakeside Asia Cafe</b> (Available. 9/1/26) | <b>1,900 sf</b>   |
| Meadows Frozen                                | 888 sf            |
| Crest Cleaners                                | 1,400 sf          |
| Hair & Nails                                  | 1,379 sf          |
| The Red Bird                                  | 1,263 sf          |
| Great Clips                                   | 1,275 sf          |
| Fusion 360                                    | 2,113 sf          |
| Chipotle                                      | 3,000 sf          |
| Mountain Mike's Pizza                         | 3,000 sf          |
| Cafesano (Catering)                           | 1,769 sf          |
| <b>Total GLA:</b>                             | <b>109,136 sf</b> |

| KEY  |           |
|--|-----------|
| <span style="display:inline-block; width:15px; height:15px; background-color:darkblue; border:1px solid black;"></span>  | Leased    |
| <span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span>                             | Available |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> | At Lease  |



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