



# 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

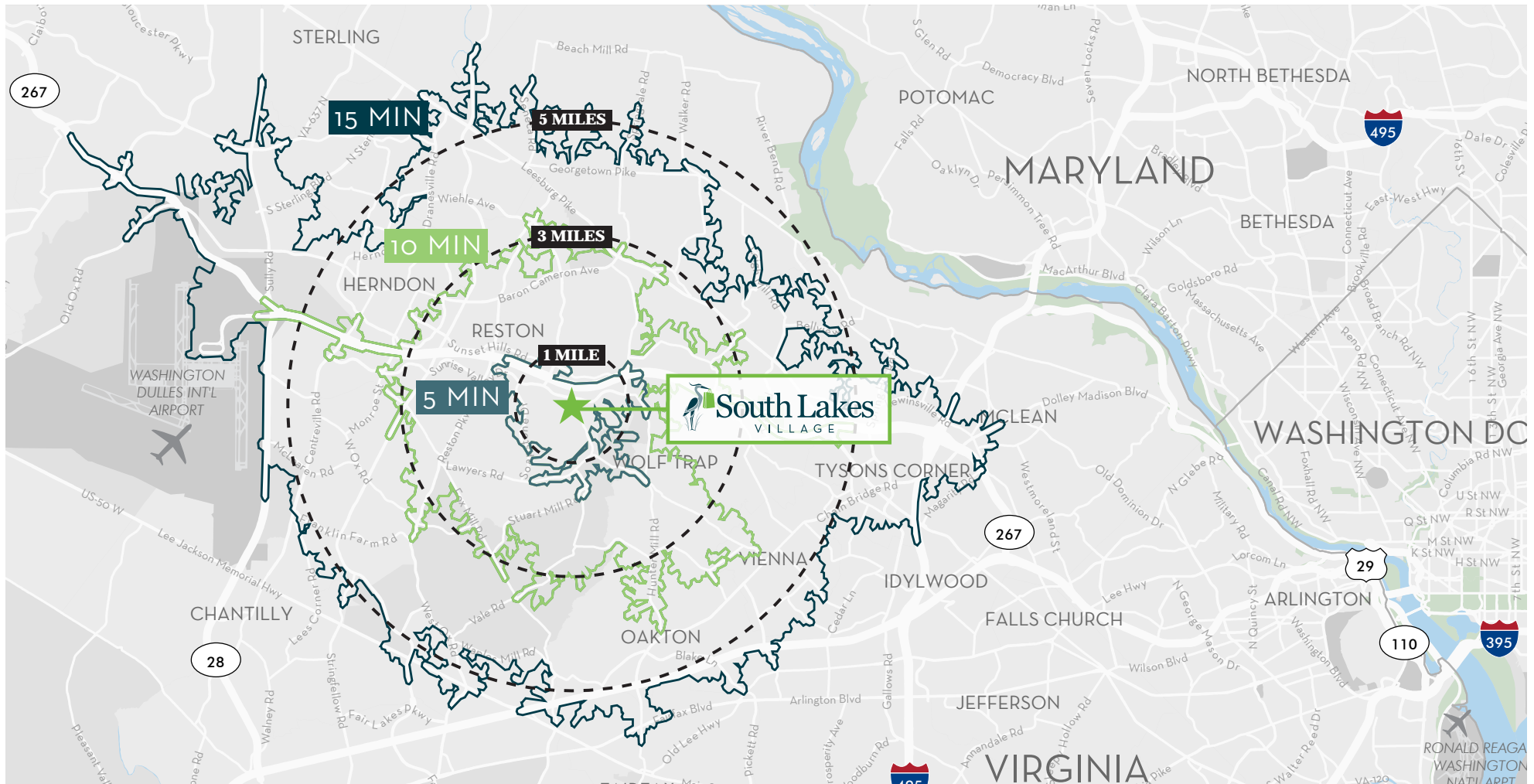
INCLUDING TWO POPULAR LOCAL RESTAURANTS

cafesano  
ITALIAN & MEDITERRANEAN DINING

RED'S TABLE

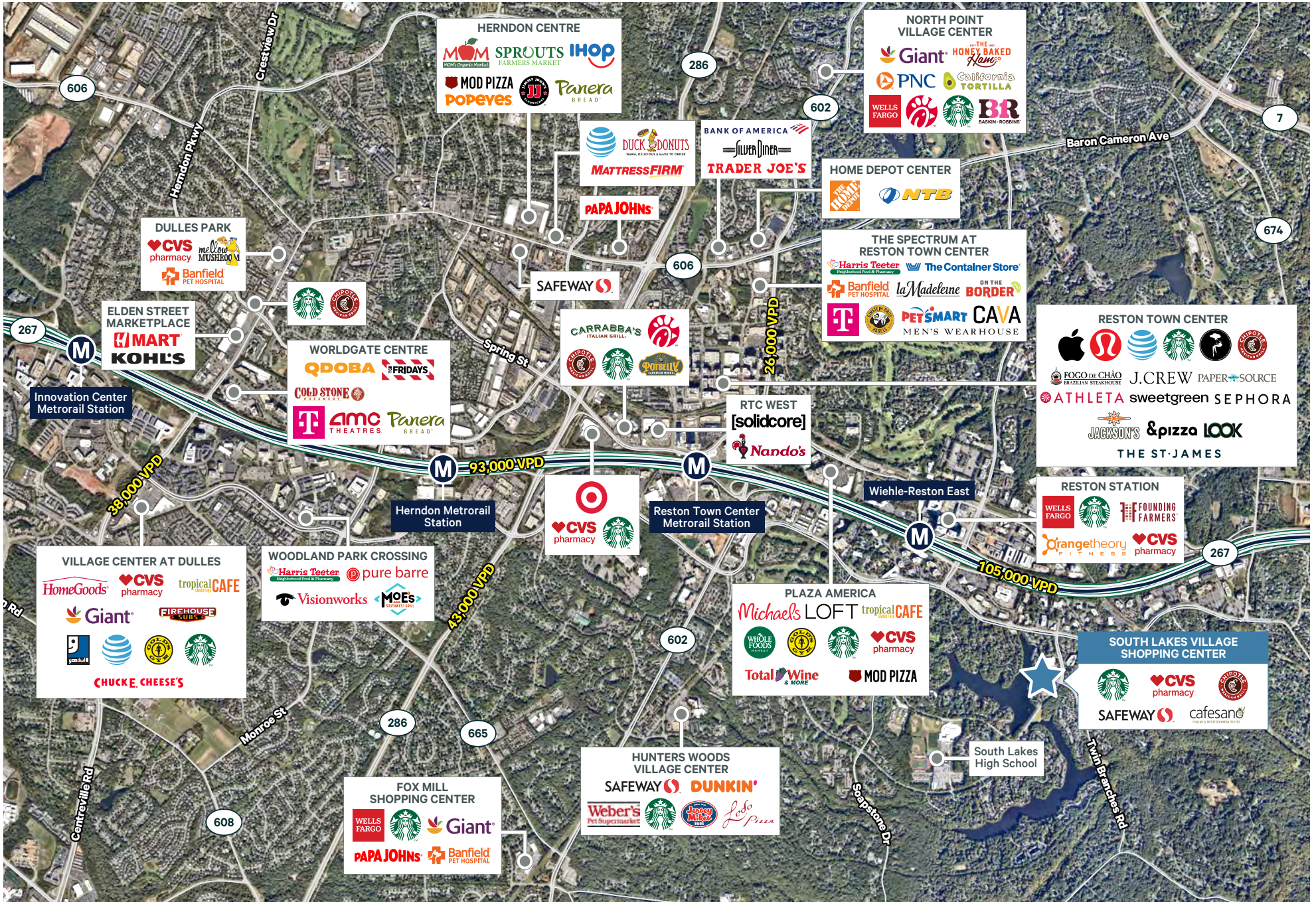


# TRADE AREA



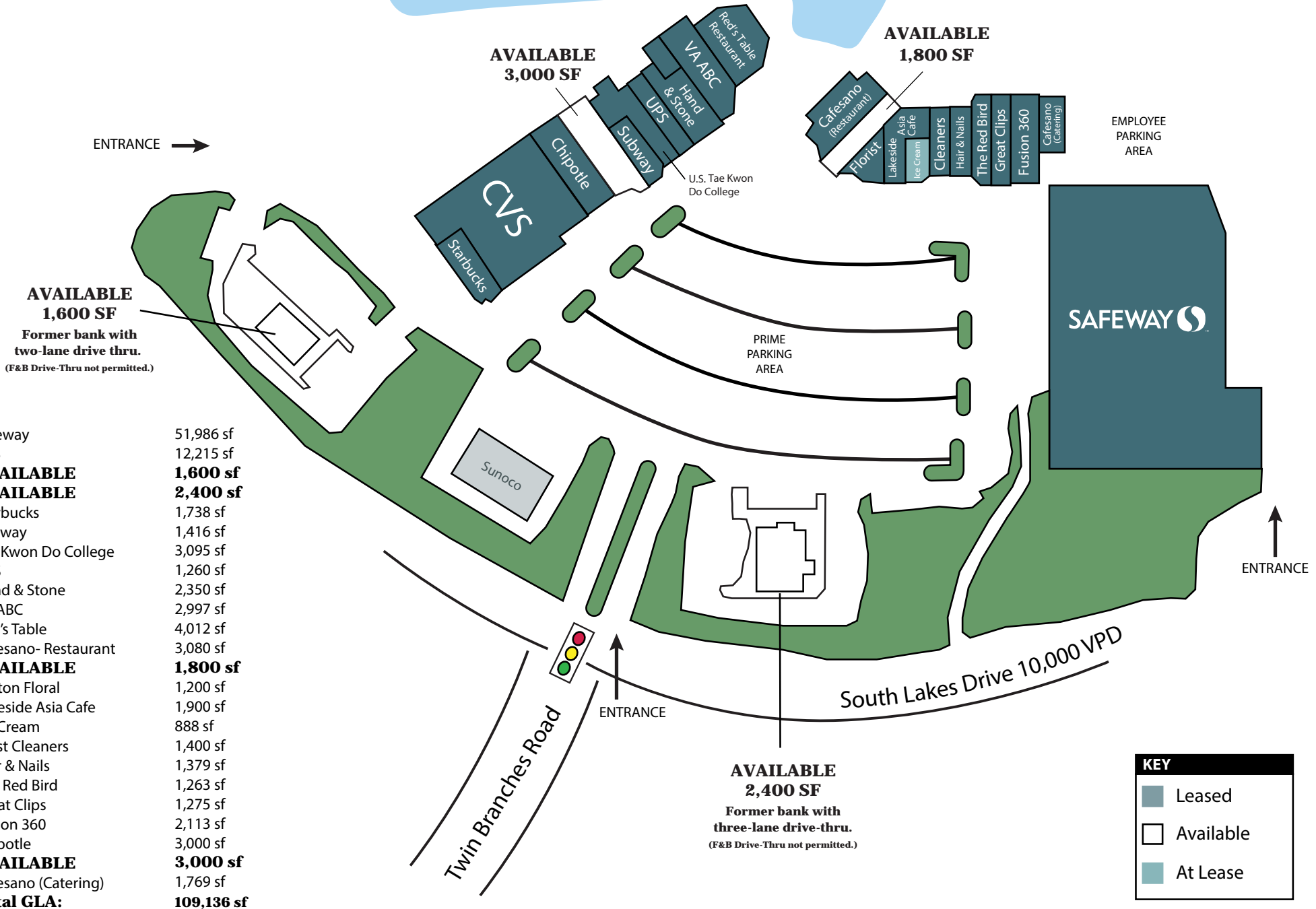
DRIVE TIMES	5 MIN	10 MIN	15 MIN
 Population	16,564	105,912	333,374
 Daytime Population	34,460	152,075	429,837
 Average HH Income	\$198,929	\$206,159	\$210,331

# RESTON AREA RETAIL MAP



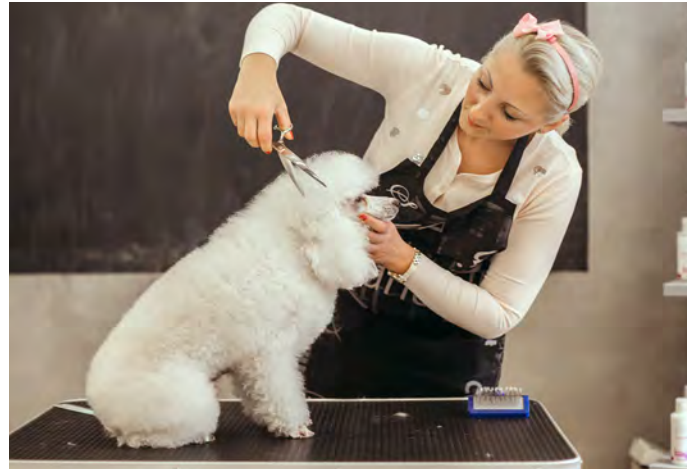
# SITE MAP

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
Lakeside Asia Cafe	1,900 sf
Ice Cream	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
<b>AVAILABLE</b>	<b>3,000 sf</b>
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;"></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;"></span>	At Lease



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