

# THE SPECTRUM AT RESTON TOWN CENTER RESTON, VA

- I 270,000 square foot retail lifestyle center in the heart of downtown Reston, Virginia
- I Anchored by Harris Teeter, Barnes & Noble, Petsmart, and The Container Store
- I 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
- Whole Foods opening in Summer of 2025

#### **DEMOGRAPHICS 2025**

	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**















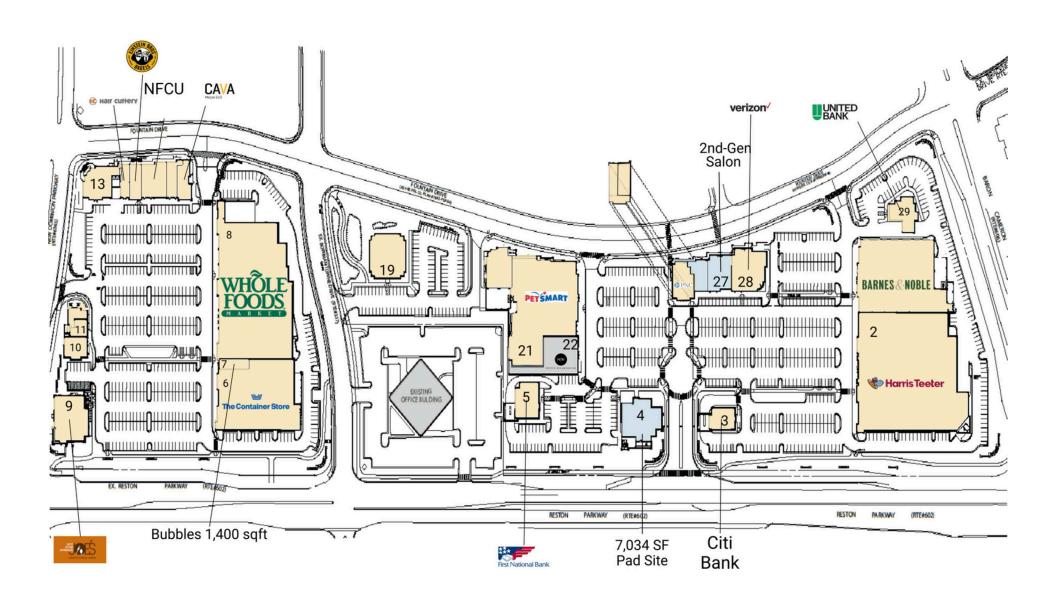




### **SITE PLAN**

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7,034 SF Pad Site Available



# **TENANT LIST**

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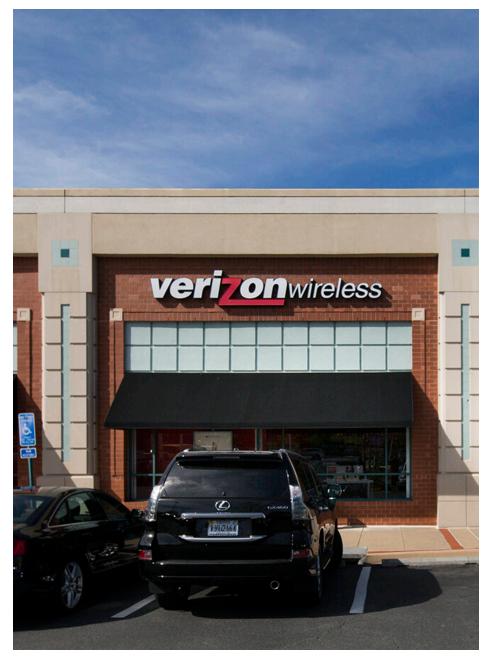
#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	27,954	Barnes & Noble	11	1,442	T-Mobile	21	29,058	PetSmart
2	55,829	Harris Teeter	12	1,163	Leased	23	3,623	PNC
3	4,150	Citi Bank	13	4,500	La Madeline	24	1,585	MGMT Office
4	7,034	Available	14	1,333	Hair Cuttery	25	1,202	Double Take Salon
5	3,082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

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