

THE SPECTRUM AT RESTON TOWN CENTER

RESTON, VA

7,034 SF PAD SITE AVAILABLE

RAPPAPORT
CULTIVATING PLACES







Whole Foods Opening
Summer 2025

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, Barnes & Noble, 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
- | 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



THE SPECTRUM AT RESTON TOWN CENTER RESTON, VA

HERNDON MARKETPLACE
SAFEWAY **WABC** Starbucks

RESTON HOSPITAL CENTER

THE SPECTRUM AT
RESTON TOWN CENTER

RESTON TOWN CENTER
SEPHORA lululemon **CRIPOT** Apple

DUNKIN' HYATT house



Chick-fil-A **CHIPOTLE** MEXICAN GRILL **POTBELLY** BAKERY SHOP

PLAZA AMERICA SHOPPING CENTER
Michaels **ups** **WHOLE FOODS** MARKET Melting Pot

UNITED STATES
GEOLOGICAL SURVEY

VYRESTON HEIGHTS
GOLDEN **RESTON KABOB**

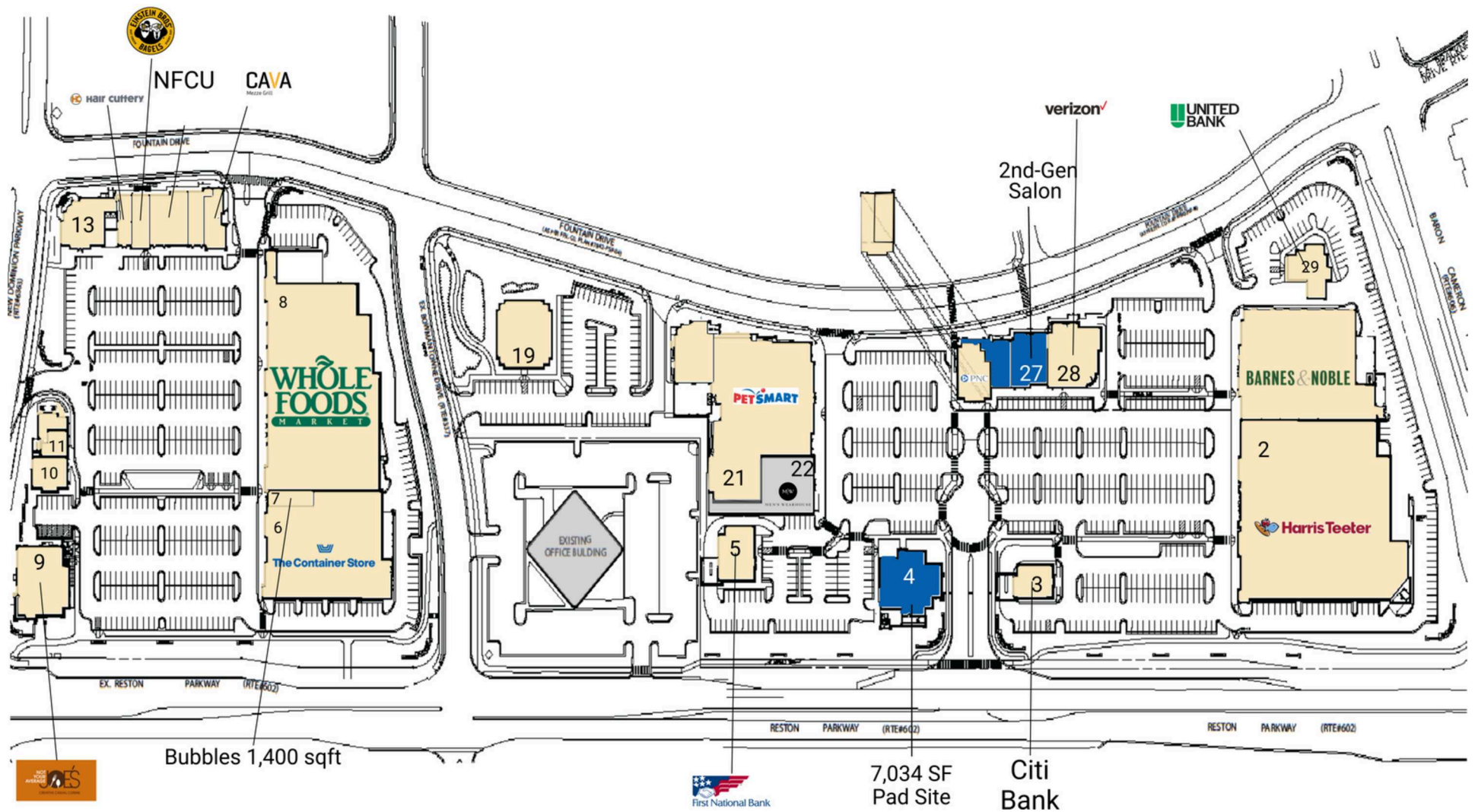
RESTON NATIONAL
GOLF COURSE



SITE PLAN

THE SPECTRUM AT RESTON TOWN CENTER | RESTON, VA

7,034 SF Pad Site Available



TENANT LIST

THE SPECTRUM AT RESTON TOWN CENTER | RESTON, VA

#	SQ. FT	MERCHANT
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1	27,954	Barnes & Noble
2	55,829	Harris Teeter
3	4,150	Citi Bank
4	7,034	Available
5	3,082	First National Bank
6	25,000	The Container Store
7	1,400	Bubbles
8	44,000	Whole Foods Market
9	7,587	Not Your Average Joe's
10	2,236	MyEyeDr.

#	SQ. FT	MERCHANT
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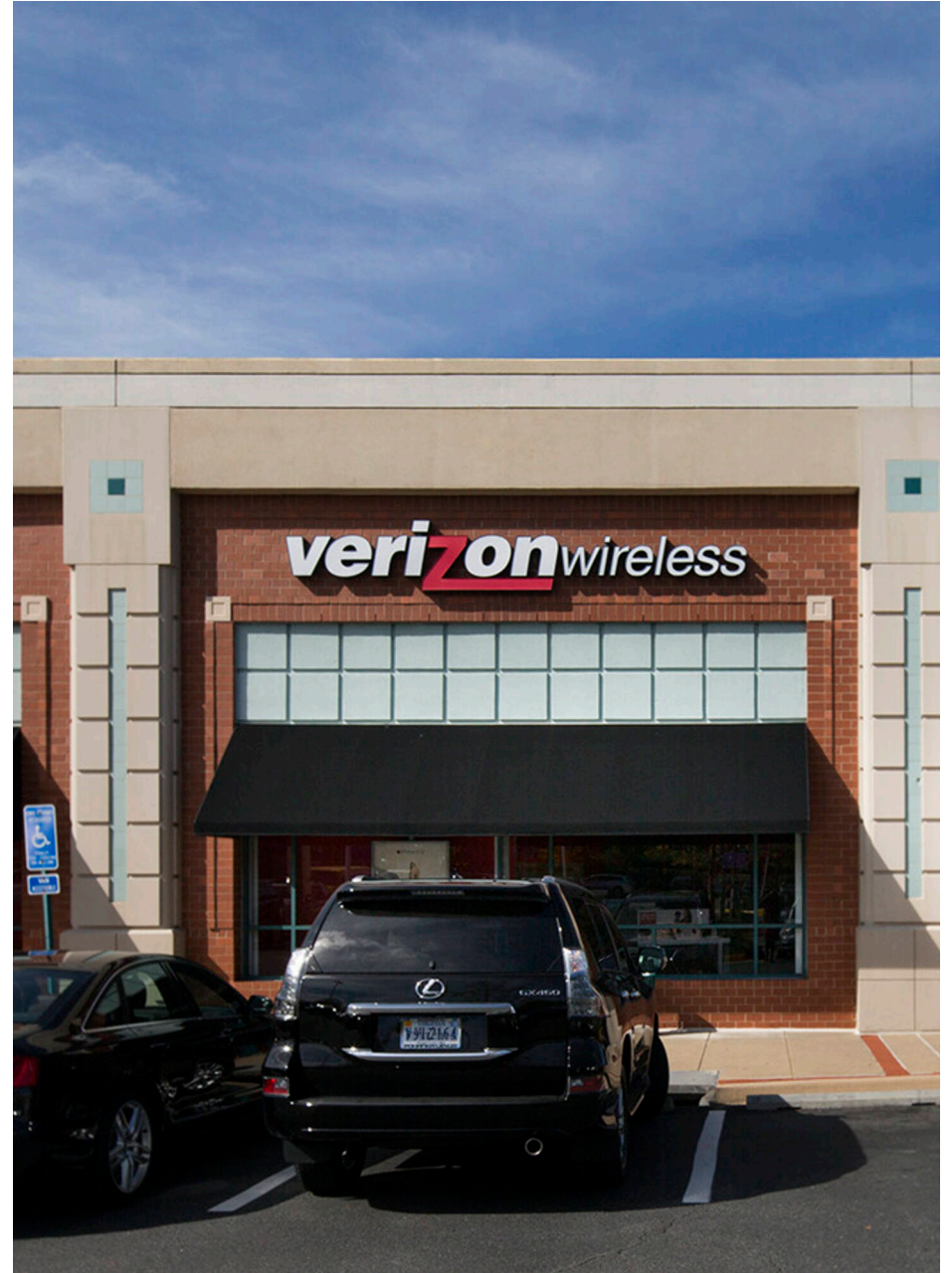
11	1,442	T-Mobile
12	1,163	Leased
13	4,500	La Madeline
14	1,333	Hair Cuttery
15	2,052	Einstein Bagels
16	3,496	NFCU
17	2,582	Trustar Bank
18	2,362	Cava Mezze Grill
19	3,100	Leased
20	5,000	Ravel Dance Studio

#	SQ. FT	MERCHANT
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21	29,058	PetSmart
23	3,623	PNC
24	1,585	MGMT Office
25	1,202	Double Take Salon
26	2,100	Available
27	4,056	Available
28	6,329	Verizon Wireless
29	3,000	United Bank

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Greg Hull | ghull@rappaportco.com | 571.382.1221

rappaportco.com