



## The Spectrum at Reston Town Center

Reston, VA

7,034 SF Pad Site Available





# Reston

Virginia

- 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



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
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		

## Area Retailers







**Herndon Marketplace**

SAFeway

**RESTON  
CENTER  
HOSPITAL**  
215 Beds

**The Spectrum at  
Reston Town Center**

**Reston Town Center**

ANTHROPOLOGIE  FOGO DE CHÃO.  
SEPHORA  

DUNKIN' HYATT house



**Reston Town Center West**

CHIPOTLE COOPER'S HAWK FIRST WATCH

**Plaza America Shopping Center**

Michaels  Melting Pot



DULLES TOLL RD



RESTON PKWY

DULLES TOLL RD



UNITED STATES  
GEOLOGICAL SURVEY

**VY Reston Heights**

GOLDS RESTON KABOB

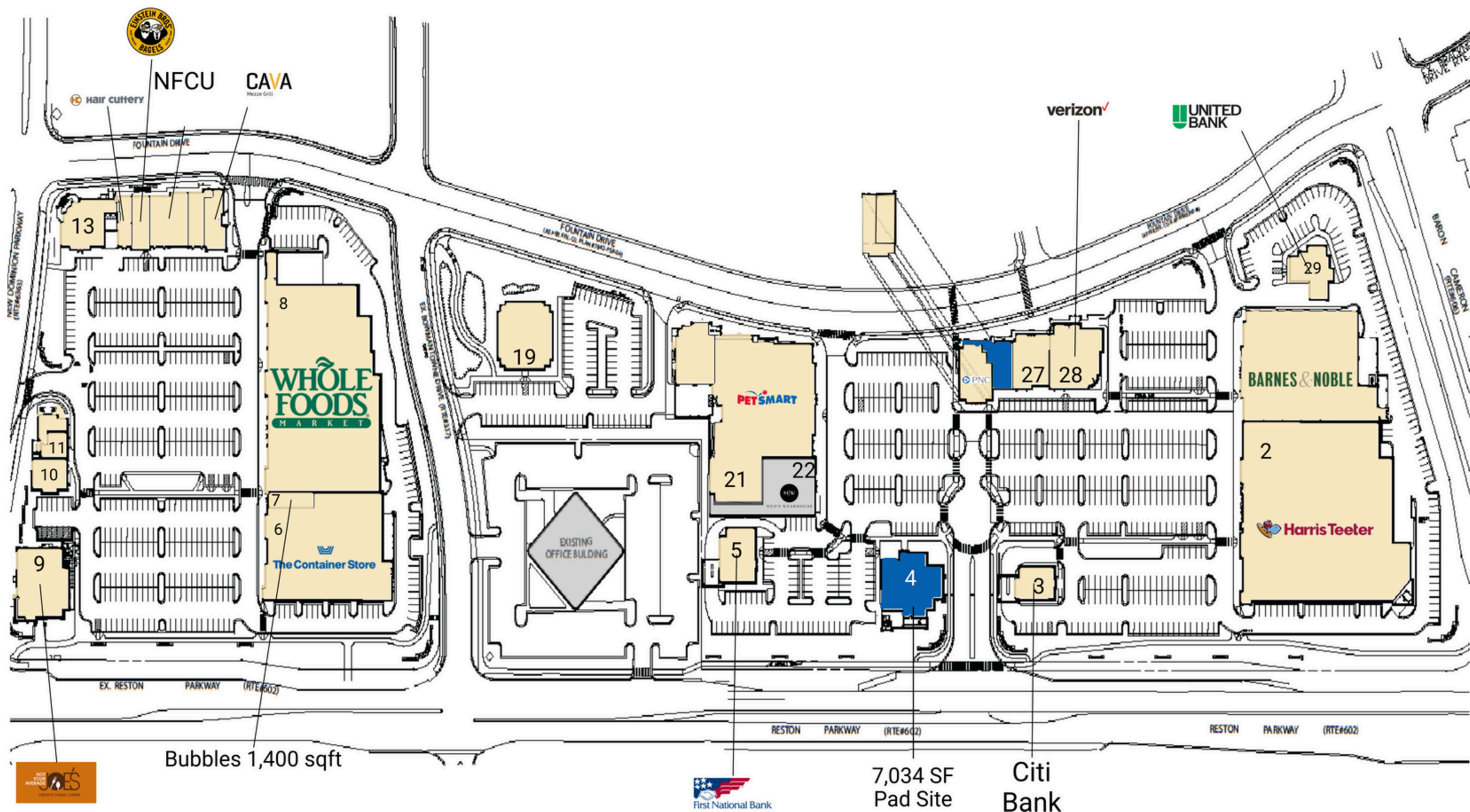




# Site Plan

7,034 SF Pad Site Available

● Space Available





# Tenant List

Space #	Sq. Ft.	Tenant
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.

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
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	Bray & Scarff
28	6,329	Verizon Wireless
29	3,000	United Bank



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