



**The Spectrum at Reston
Town Center**
Reston, VA

7,034 SF Pad Site Available on Reston Parkway
Plus, 2,100 SF In-line Space



Reston

Virginia

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



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





The Spectrum at Reston Town Center

Herndon Marketplace

RESTON CENTER HOSPITAL
215 Beds

Reston Town Center

Wendy's, Dunkin', Hyatt House

Target

Plaza America Shopping Center

Reston Town Center West

M metro Reston Station

Wegmans

VY Reston Heights

M metro Herndon Station

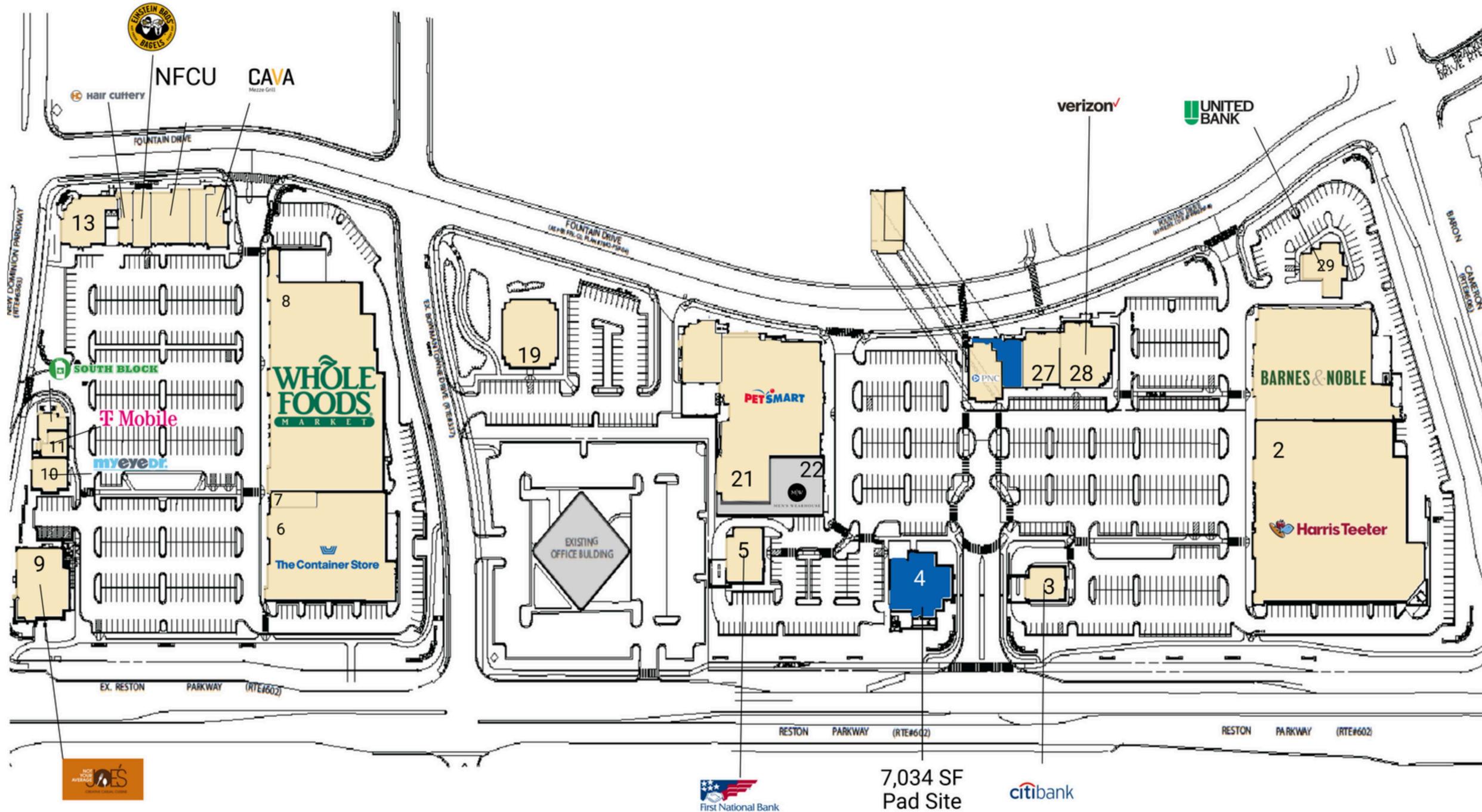
M metro Wiehle-Reston Station

UNITED STATES GEOLOGICAL SURVEY

Site Plan

2,100 - 7,034 SF 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	South Block
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

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

THE SPECTRUM AT RESTON TOWN CENTER | 11846 SPECTRUM CENTER, RESTON, VA

Greg Hull | ghull@rappaportco.com | 571.382.1221