

# <<< HOME DEPOT CENTER >>>

1675 Reston Parkway D Reston, VA 20194

Next  
REALTY  
MID-ATLANTIC



**FOR  
LEASE**

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**2,111 SF**

(Former ATM Pad Available)

**JOIN NATIONAL  
TENANTS:**



INTERESTED IN MORE INFORMATION?  
CONTACT:

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# MARKET OVERVIEW

## PROPERTY HIGHLIGHTS

- 2,111 SF - Former Bank Space
- Out Parcel ATM together or separately available
- Great location at the corner of Reston Parkway and Baron Cameron Avenue
- Just blocks from Reston Town Center and the heavily traveled Dulles Toll Road
- Anchored by Top Performing Home Depot
- Excellent demographics and household income

## 1 MILE SNAPSHOT



**20,893**  
*Population*



**\$149,141**  
*Median Household Income*



**\$617,493**  
*Owner Occupied Median Home Value*



**77.4%**  
*People with a Bachelor Degree or Higher*



**1,610**  
*Total Businesses*



**24,343**  
*Employees*

## DEMOGRAPHICS\*



	1-mile	3-miles	5-miles
<b>Population</b>	20,893	118,393	235,956
<b>Households</b>	10,784	46,698	85,999
<b>Median HH Income</b>	\$149,141	\$162,926	\$173,988
<b>Daytime Population</b>	38,046	159,819	266,596

\*Demographics are 2023 Estimates © 2023 SITES USA, Inc.

## TRAFFIC COUNTS



**25,012 AADT**  
*Baron Cameron Avenue*

**12,929 AADT**  
*Reston Parkway*

2022 Traffic Counts

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# SITE PLAN

1. Home Depot	91,520 SF	12. Bento House	2,000 SF
2. Beauty Nail Bar	2,160 SF	13. Dentist	2,000 SF
3. Reston Barber	1,080 SF	14. Willard's BBQ	2,000 SF
4. Pollo Peru	3,240 SF	15. The Drip Bar	1,000 SF
5. Lone Star Bloom Florist	2,007 SF	16. Baldino's Lock & Key	1,000 SF
6. PayMore Electronics	2,160 SF	17. Senor Ramon	2,000 SF
7. Mandarin Gourmet	1,080 SF	<b>18. AVAILABLE</b>	
8. Pizza Boli's	1,080 SF	<b>(Former Suntrust ATM)</b>	
<b>9. AVAILABLE</b>	<b>2,111 SF</b>		
10. Santini's	5,130 SF		
11. NTB	4,365 SF		



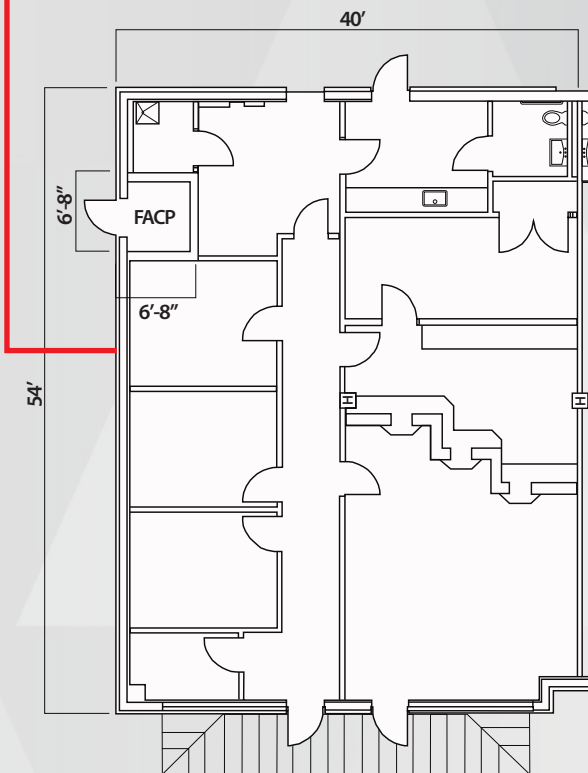
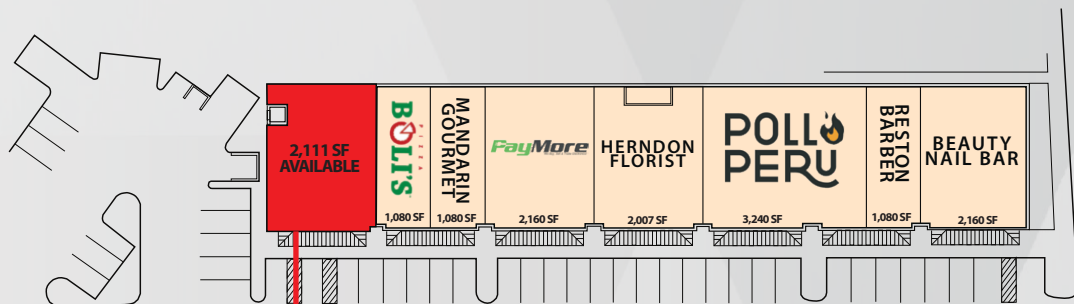
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# SPACE PLAN



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