# HYATT REGENCY®
## AT RESTON TOWN CENTER

# PROUDLY PRESENTING A PREMIER EXISTING 3,548 SF RESTAURANT SPACE IN THE HEART OF RESTON TOWN CENTER

## OUTSIDE ENTRANCE




Next® REALTY MID-ATLANTIC

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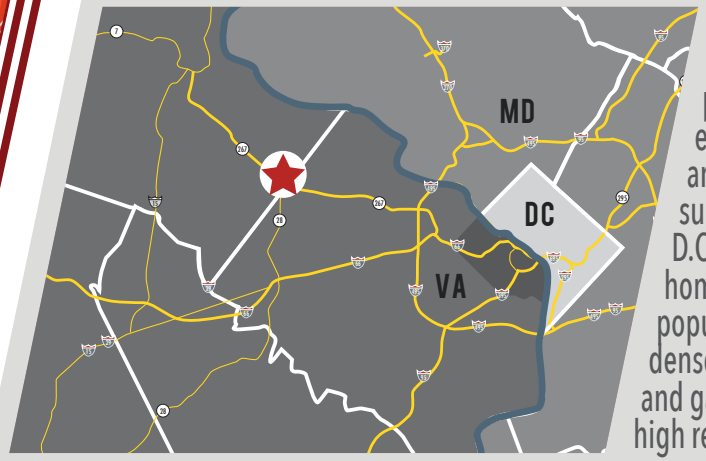
# MARKET OVERVIEW




Residents of Reston, VA enjoy not only the serenity of expansive parks, lakes, and paths, but also easy access to many upscale retail and business centers. The thriving suburb lies about 20 miles west of D.C. along the Dulles Toll Road, and is home to a well-educated, affluent population. The trade area consists of dense residential, office and retail markets and gathers an affluent demographic and high restaurant sales.

## 1 MILE SNAPSHOT

**18,003**
POPULATION

**$122,714**
MEDIAN HOUSEHOLD INCOME

**59,009**
EMPLOYEES

**73.5%**
PEOPLE WITH A BACHELORS DEGREE+

**$503,233**
OWNER OCCUPIED MEDIAN HOME VALUE

**2,759**
TOTAL BUSINESSES

## PROPERTY HIGHLIGHTS

- Highly sought-after existing restaurant space in the heart of Reston Town Center.
- The 518 key contemporary hotel presents a 4,032 SF restaurant opportunuty that will cater to the 185,570 annual hotel guests, the surrounding Reston community, as well as Reston Town Center's regional visitors.
- Located in Reston Town Center, the community hub of Reston, surrounded by over 50 retail shops, 30 restaurants, luxury residences, 6 parking garages with 7,000 spaces, an 11 screen cinema, and an open air pavilion
- 6 mile drive to Dulles Airport and 23 mile drive to Washington, D.C.
- The premier retail opportunity has exterior presence and an entrance at the Pavilion/Skating Rink, as well as interior hotel access.

## DEMOGRAPHICS*

| | 1-mile | 3-mile | 5-miles |
|---|---|---|---|
| **Population** | 18,003 | 117,863 | 225,994 |
| **Households** | 9,268 | 46,614 | 81,709 |
| **Median HH Income** | $122,714 | $139,615 | $152,390 |
| **Daytime Population** | 44,203 | 143,520 | 240,621 |

*Demographics are 2022 Estimates

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**29,025 AADT**
RESTON PARKWAY AT BLUEMONT WAY
2022 Traffic Counts

6 BLOCKS AWAY FROM RESTON TOWN CENTER METRO

# MARKET AERIAL

# RESTON TOWN CENTER CORE AERIAL

# RESTON TOWN CENTER SITE PLAN

# SITE PLAN

Athleta

White House Black Market

Sixty Vines

WC

PAVILION

Playa Bowls

City Swing

Capital Burger

3,548 SF

HYATT REGENCY RESTON HOTEL

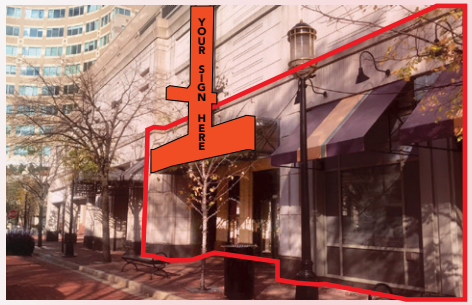
ACY DRIVE

RY STREET

True Food Kitchen

# FLOOR PLAN

## OUTSIDE ENTRANCE




HYATT CORRIDOR

POTENTIAL OUTDOOR SEATING AREA - 484 SF

**RESTAURANT SPACE FOR LEASE**
**3,548 SF**

4,032.45 sf

HOTEL CAFE AND CONVENIENCE STORE

← FOUNTAIN SQUARE PAVILLION

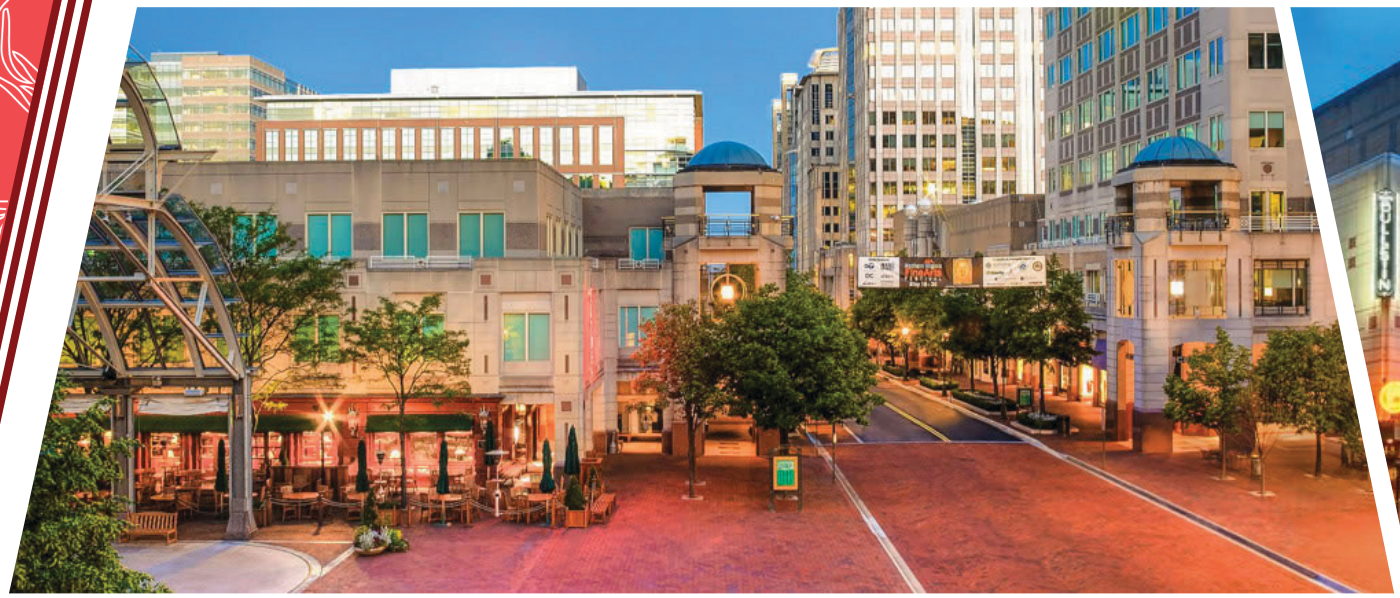
HOTEL LOBBY →

**CEILING TO UNDERSIDE OF SLAB:** 17′-0″±

**PREDOMINANT EXISTING TENANT CEILING:** 12′-6″

LOADING ACCESS DOOR

## HOTEL ENTRANCE



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