



HYATT REGENCY® AT RESTON TOWN CENTER

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



Signature
508 APARTMENTS

leidos
275,000 SF
1,400 EMPLOYEES

OPEN ROAD



**NORTH
ITALIA**

TALBOTS

THE CAPITAL
BURGER

HYATT
REGENCY
AT
RESTON TOWN CENTER
518 ROOMS

CitySwing

3,548 SF RESTAURANT
SPACE AVAILABLE

SIXTY
VINES

ATHLETA



LOOK
DINE-IN CINEMAS

BULLETIN

J.CREW

ST.J

sweetgreen

MAKERS
UNION

UNCLE JULIO'S
MEXICAN

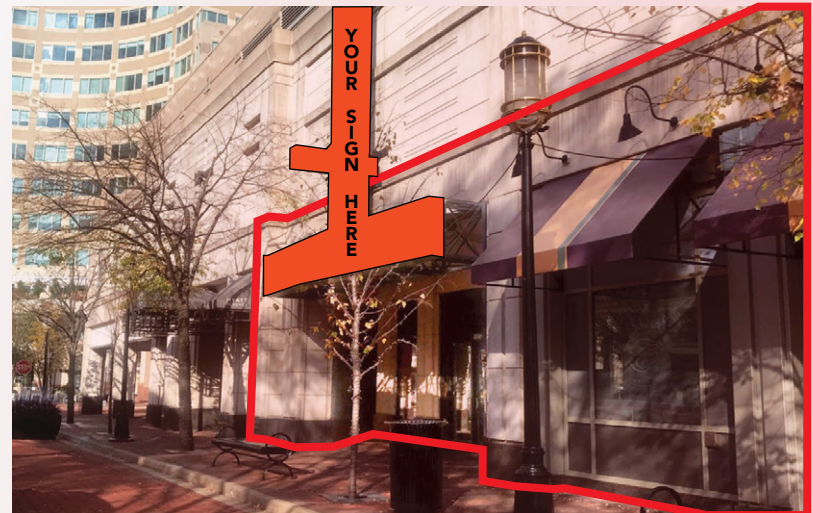
FOGO
DE CHÃO

True Food
kitchen

&pizza

JACKSON'S

OUTSIDE ENTRANCE



Next
REALTY
MID-ATLANTIC

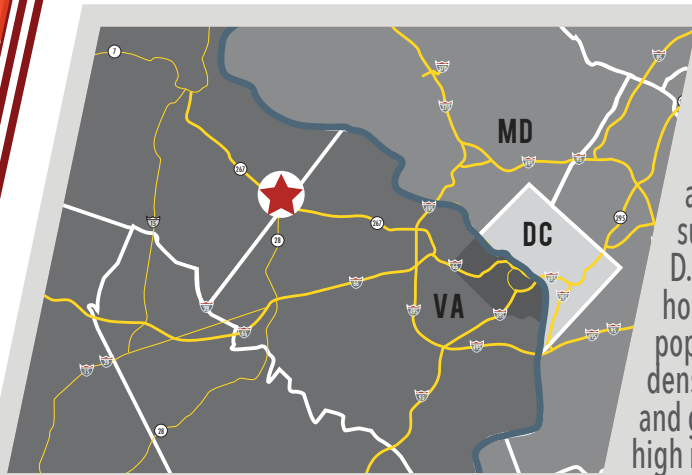
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Residents of Reston, VA enjoy not only the serenity of expansive parks, lakes, and paths, but also easy access to many upscale retail and business centers. The thriving suburb lies about 20 miles west of D.C. along the Dulles Toll Road, and is home 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 opportunity 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



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



6 BLOCKS AWAY FROM RESTON TOWN CENTER
METRO

*Demographics are 2022 Estimates © 2018 SITES USA, Inc.

MARKET AERIAL



RESTON TOWN CENTER CORE AERIAL

RESTON REGIONAL LIBRARY

RESTON HOSPITAL

THE SPECTRUM AT RESTON TOWN CENTER

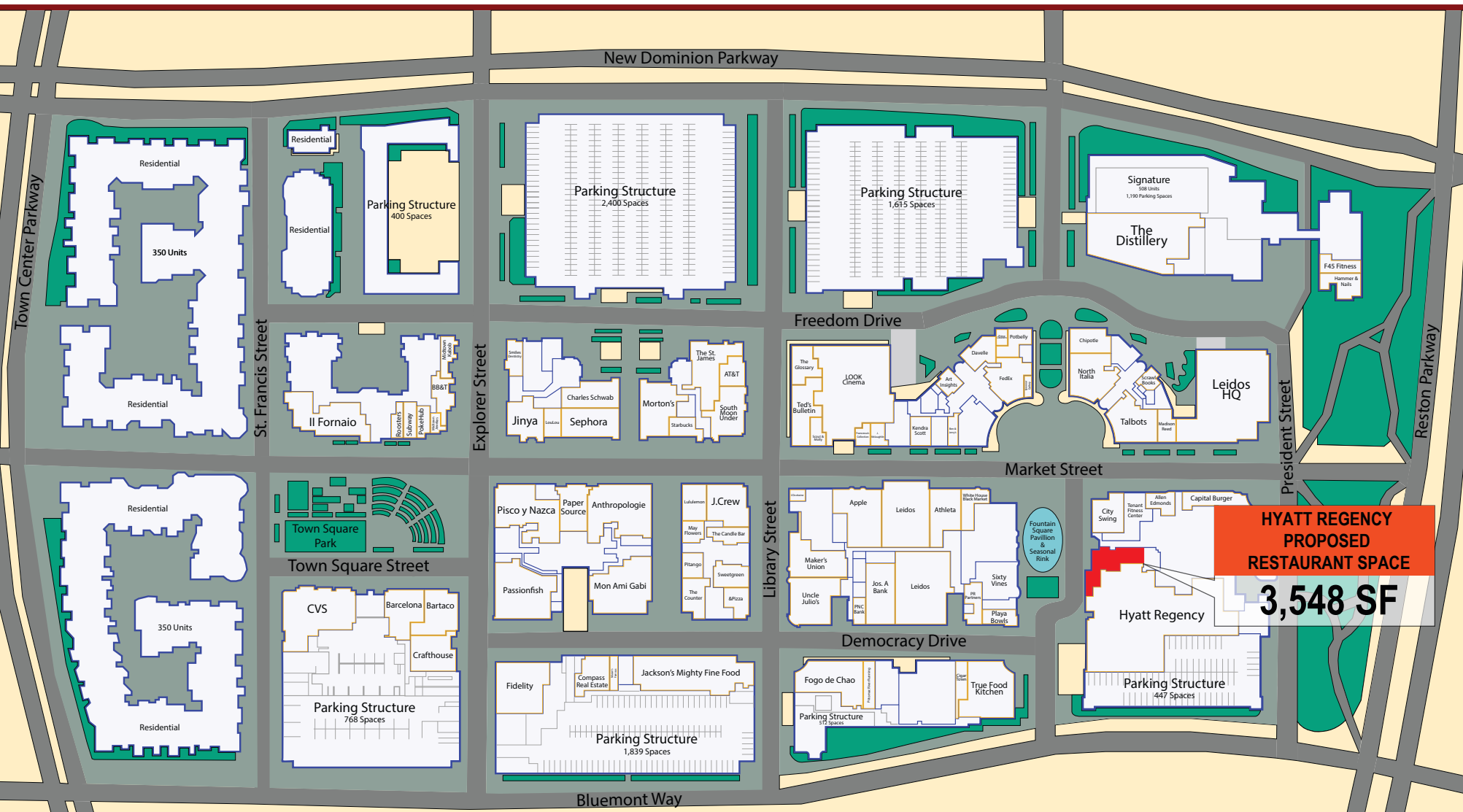
PETS M^{ART}
Harris Teeter
The Container Store
Office DEPOT
LANE BRYANT
La Madeleine
BEST BUY
ON THE BORDER
STARBUCKS
STARBUCKS
STARBUCKS
ZOE'S KITCHEN
YOUR JOE'S
The Melting Pot
a franchise restaurant



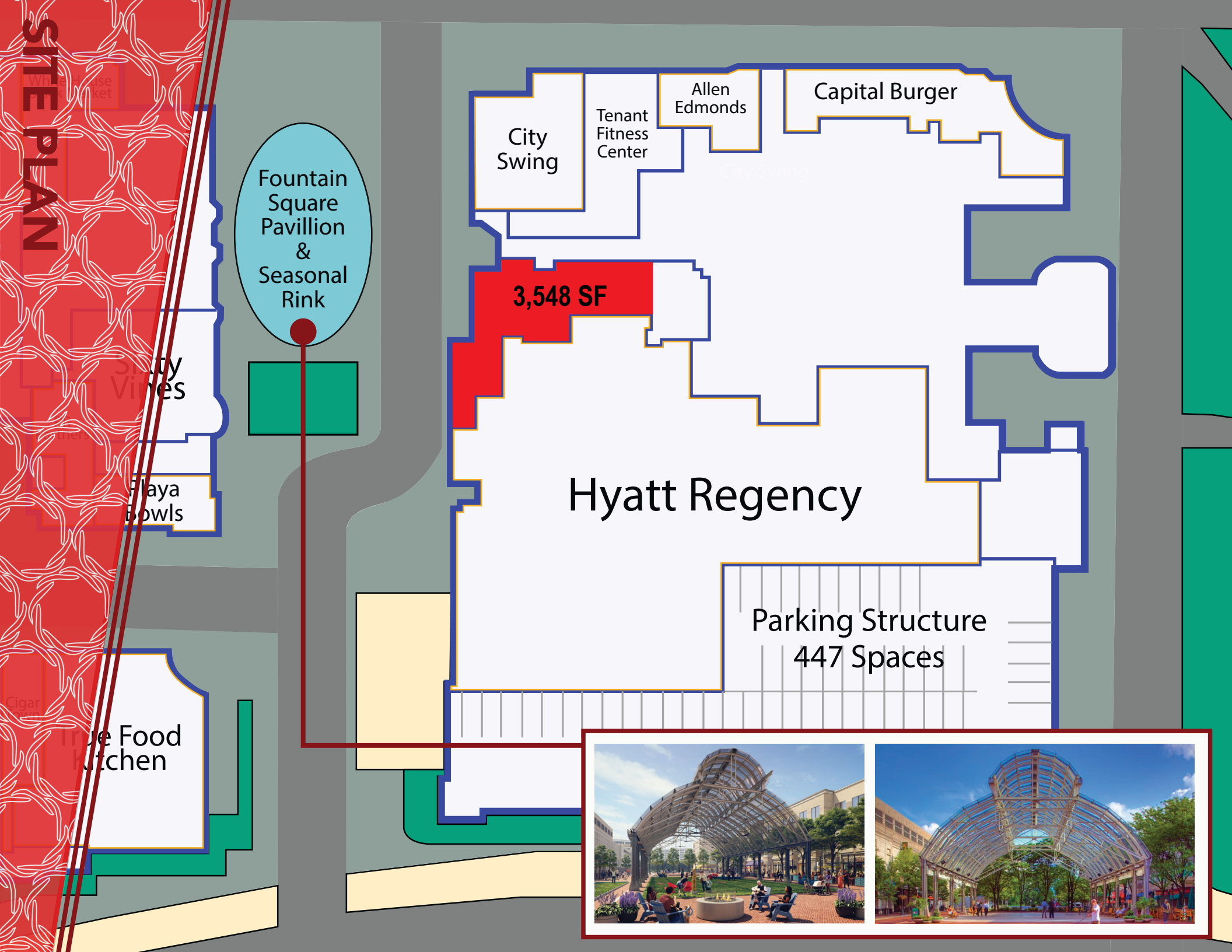
RESTON TOWN CENTER WEST
GLA: 40,100 SF
650,000 SF Office
700 Residences

COOPER'S HAWK
WINE & RESTAURANTS
hg honeygrow
Nando's
FAMOUS TOASTERY
Bentley's
BY RALPH CHOPRA
BGR
BURGER KILLER

RESTON TOWN CENTER SITE PLAN



SITE PLAN



Fountain Square Pavillion & Seasonal Rink

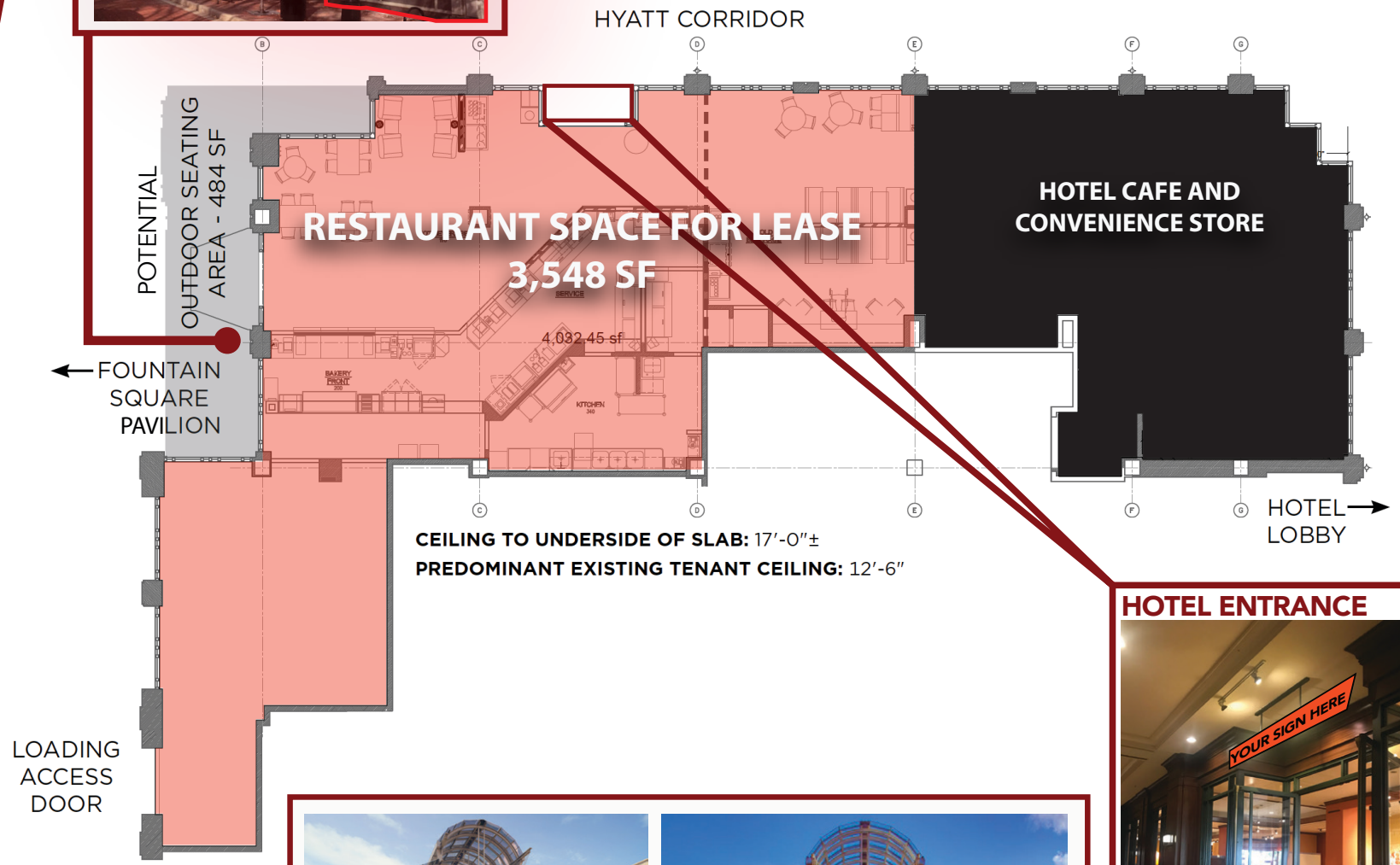
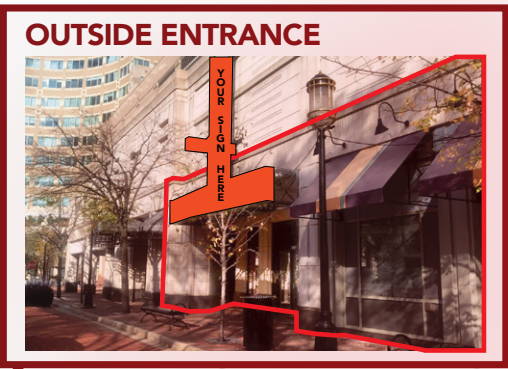
3,548 SF

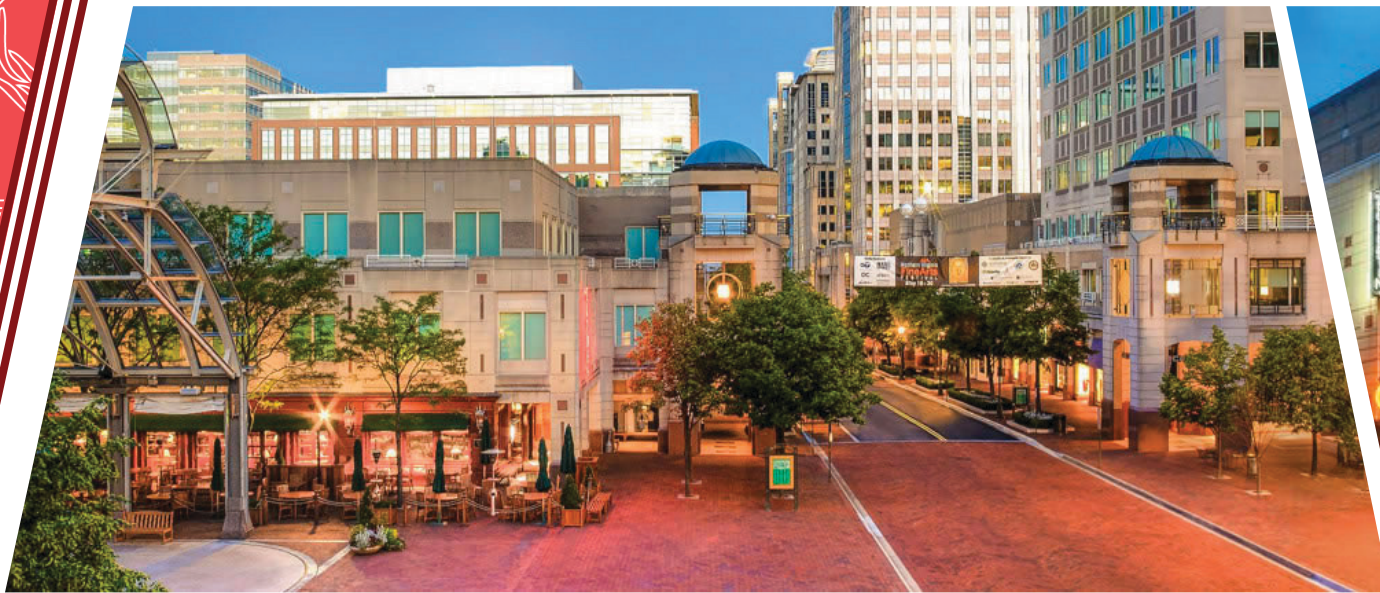
Hyatt Regency

Parking Structure
447 Spaces



FLOOR PLAN





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