

RETAIL SPACE FOR LEASE

# PLAZA AMERICA SHOPPING CENTER

RESTON, VIRGINIA



1,063 SF

4,779 SF

6,486 SF



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# PROPERTY FEATURES

## OPPORTUNITY

Prime retail space in the premier retail center. A 165,000 SF shopping destination anchored by Whole Foods.

## LOCATION

Situated in the heart of Reston, on Sunset Hills Road, just off Reston Parkway, Dulles Toll Road and the Wiehle Metro Station.

## HIGHLIGHTS

- Over 12 millions SF of office space within 1 mile, and a daytime population of 143,409 within a 10 minute drive
- Over 220,000 residents within 5 miles with average income over \$160,000
- Strategically located off Dulles Toll Road with over 117,894 VPD
- Anchored by: Whole Foods, Michaels, Ann Taylor Loft, Total Wine



## COTENANCY



## RESTON DEMOGRAPHICS (within 1 mile)



**\$149,191**  
AVERAGE  
HOUSEHOLD INCOME



**1 MILLION**  
SF OF RETAIL SPACE



**12,781,180**  
SF OF OFFICE SPACE



**3**  
HOTELS



**49,914**  
DAYTIME POPULATION



**1 NEW**  
METRO STATION NOW OPEN

RESTON, VA

HOME DEPOT CENTER

BARON CAMERON ROAD

THE SPECTRUM

RESTON TOWN CENTER

RESTON PARKWAY

FAIRFAX COUNTY PARKWAY

HUNTER MILL ROAD

TARGET

RTC WEST

SUNSET HILLS ROAD

DULLES TOLL ROAD

246,000 VPD

31,278 VPD

SUNRISE VALLEY DRIVE

RESTON STATION

PLAZA AMERICA

WHOLE FOODS MARKET    CVS pharmacy    Michaels  
*Where Greatly Happen*

Total Wine & MORE    ANN TAYLOR LOFT

FIVE GUYS BURGERS and FRIES    MOD    crumbl cookies

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	16,253	105,793	224,542
Daytime Population	49,914	143,788	248,516
Average HH Income	\$149,191	\$165,528	\$183,714

# SITE PLAN



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## CONTACT US

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