

RETAIL OPPORTUNITIES



THE SPECTRUM AT RESTON TOWN CENTER
11846 Spectrum Center | Reston, Virginia

LOCATION

The Spectrum at Reston Town Center is located just west of the Capital Beltway at the intersection of Reston Parkway and New Dominion Drive in Fairfax County, Virginia.

AVAILABLE

45,848 rentable sq. ft. storefront D-10
1,418 rentable sq. ft. storefront space D-11
2,141 rentable sq. ft. storefront space J-23
3,100 rentable sq. ft. Pad E

OVERVIEW

The Spectrum at Reston Town Center is a 270,000 square foot retail lifestyle center in the heart of downtown Reston, Virginia. Anchored by Harris Teeter and The Container Store, The Spectrum at Reston Town Center offers a unique blend of retailers, services and dining options that appeal to the needs of Reston's sophisticated and affluent residents. The center is strategically located adjacent to the renowned Reston Town Center in Fairfax County, one of the wealthiest counties in the nation and the most populous county in the Washington metropolitan area.

MARKET FACTS

Fairfax County is the second wealthiest county in the United States. The average household income exceeds \$135,291 within a five mile radius. The Spectrum at Reston Town Center is populated by a highly educated and trained workforce, and a dynamic network of technology firms and services.

TENANTS

Barnes & Noble (coming soon)	La Madeline
Bubbles	Men's Wearhouse
Cava Mezze Grill	Not Your Average Joe's
Container Store, The	On the Border
Einstein Bagels	PetSmart
Harris Teeter	Verizon

LEASING

For more information about The Spectrum at Reston Town Center, to arrange for a visit to the property and for leasing rates, please contact:

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LERNER

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