

APERTURE AT RESTON STATION

RESTON, VA

763 - 1,235 SF AVAILABLE

RAPPAPORT







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Located in the booming Reston trade area a short distance from major mixed-use developments such as Reston Gateway, Reston Town Center and RTC West, Aperture at Reston Station development delivers excellent density from both residential and daytime populations. With 421 luxury residences on-site and 60 company headquarter businesses within just one mile of the space, this 1,998-square-foot divisible retail or restaurant opportunity enjoys plenty of traffic and offers the utmost access with 38 dedicated retail garage parking spaces, walkability from Wiehle-Reston East Metro, and close proximity to both Dulles Airport and Tysons Corner.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	11,398	90,946	227,930
 DAYTIME POPULATION	28,513	91,484	168,211
 HOUSEHOLD INCOME	\$141,879	\$170,527	\$190,335
 TRAFFIC COUNTS	23,963 on Sunset Hills Road		

AREA RETAILERS



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