



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

CONTACT:

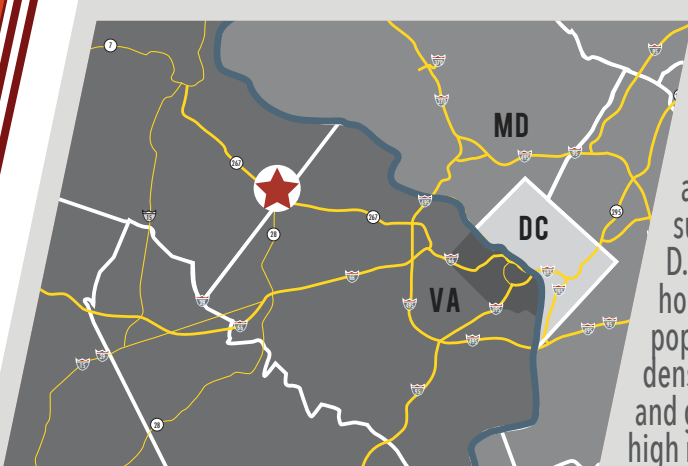
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MARKET OVERVIEW



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



22,402
POPULATION



\$140,931
MEDIAN HOUSEHOLD
INCOME



33,512
EMPLOYEES



76.4%
PEOPLE WITH A
BACHELORS DEGREE+



\$636,242
OWNER OCCUPIED
MEDIAN HOME VALUE



1,842
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-miles	5-miles
Population	22,402	119,952	238,024
Households	11,658	48,126	88,697
Median HH Income	\$140,931	\$161,317	\$171,360
Daytime Population	38,628	160,556	268,601



28,341 AADT
RESTON PARKWAY AT BLUEMONT WAY

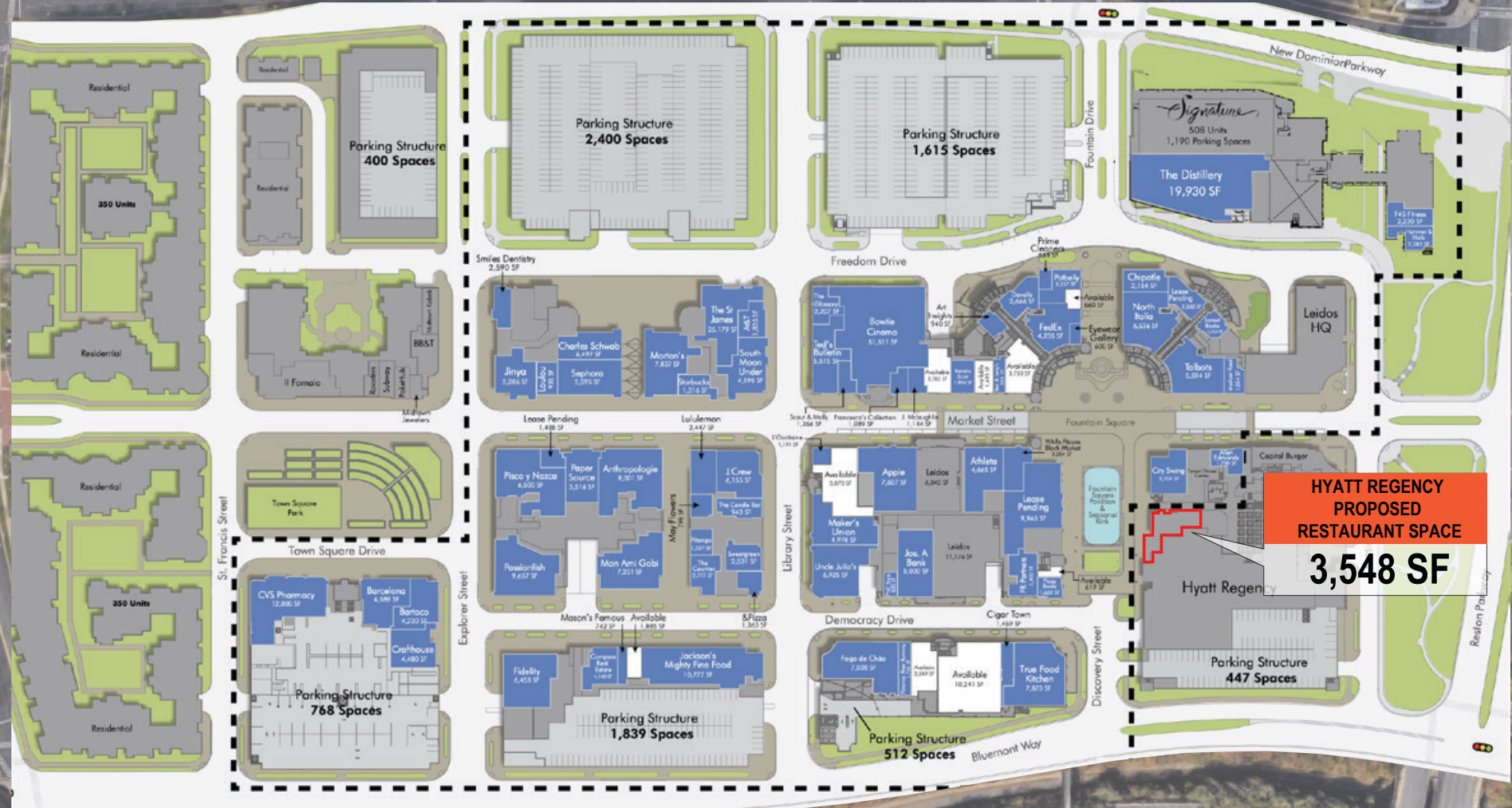


A BLOCK FROM RESTON TOWN CENTER METRO

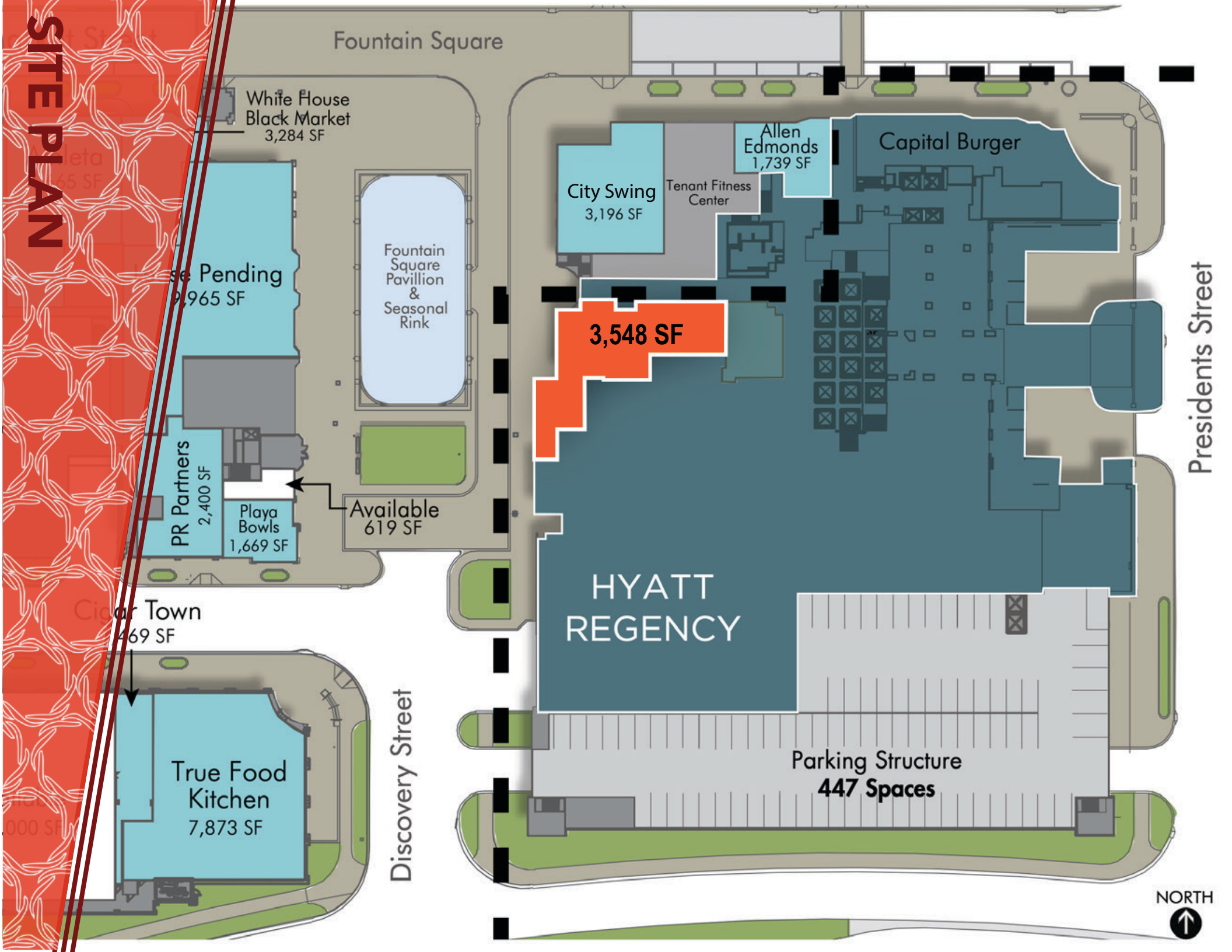
MARKET AERIAL



RESTON TOWN CENTER CORE AERIAL



SITE PLAN



FLOOR PLAN



HOTEL ENTRANCE





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REALTY
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The site plan illustrates the layout of the Hyatt Regency hotel and its immediate surroundings. Key features include:

- Hyatt Regency:** The central hotel building, with a proposed restaurant space of 3,548 SF highlighted in red.
- Parking Structures:** Several parking areas are shown, including a large structure with 2,400 spaces and another with 1,615 spaces. Other structures have 400, 768, 1,839, 447, and 512 spaces.
- Retail and Commercial Buildings:** Various shops and businesses are located around the hotel, such as J. Crew, Anthropologie, and The Gap.
- Streets and Landmarks:** The plan shows St. Francis Street, Freedom Drive, Market Street, and Fountain Square. It also includes landmarks like the Hyatt Regency and the proposed restaurant space.