

The Point
AT RISE

**RETAIL
SPACE
AVAILABLE**



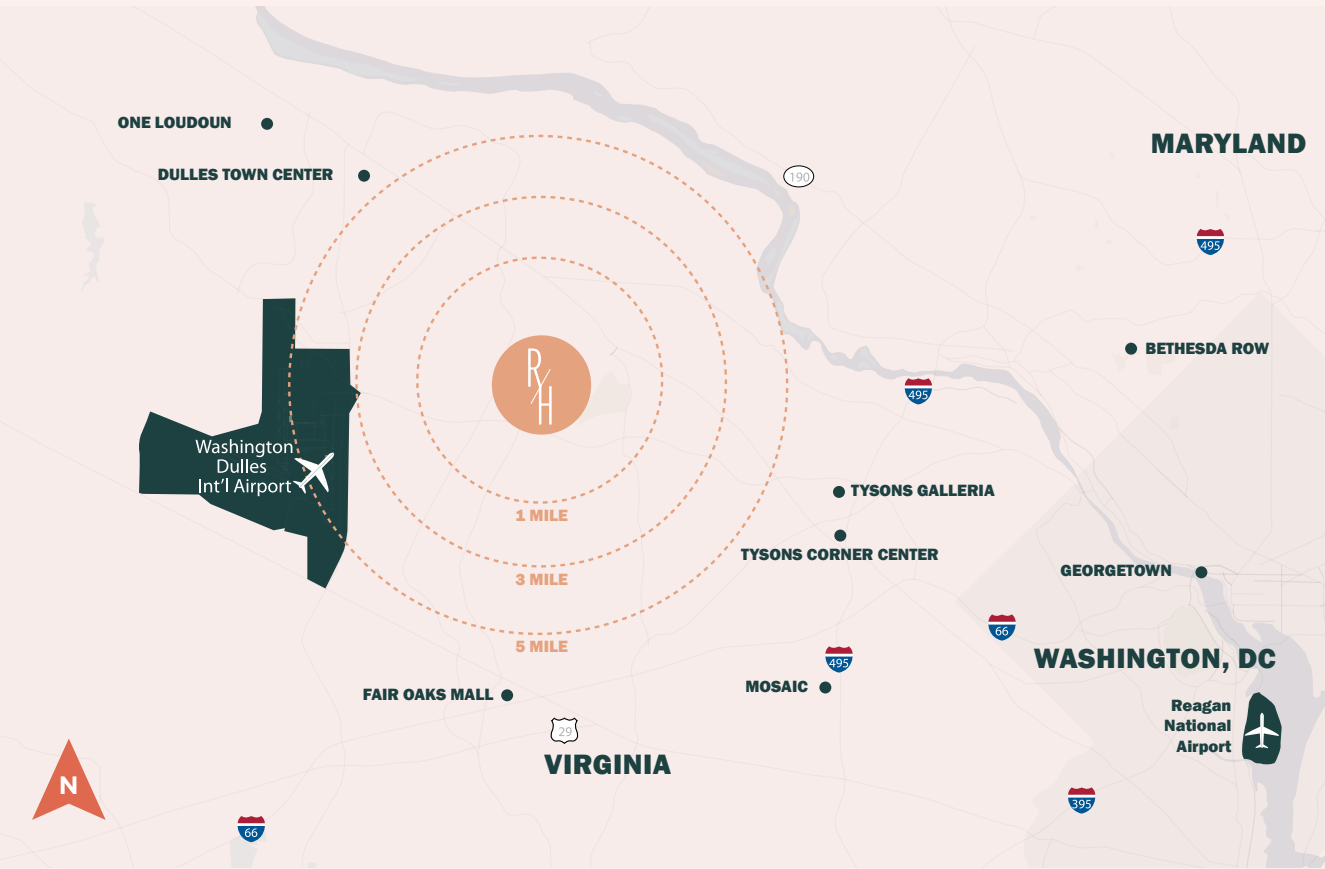
11830 SUNRISE VALLEY DRIVE, RESTON VA



THE POINT AT RISE: A VIBRANT RETAIL EXPERIENCE

The Point at Rise sits between Dulles Toll Road with 246,000 VPD and Reston Parkway with 109,250 VPD, providing two easily accessible routes into the core of the neighborhood's shopping center.

With its prime interstate location, Reston Heights is a great opportunity to be in the center of it all. Visibility from Reston Pkwy and Sunrise Valley Drive. Across the street from Halley Rise, a 3.5M mixed-use project. Co-tenants include Gold's Gym, Wegmans, Chase Bank, and more.



RESTON, VA DEMOGRAPHICS



49,914
DAYTIME POPULATION



28,922
HOUSEHOLDS



\$160K
AVG. HH INCOME



38
MEDIAN AGE



CONSUMER EXPENDITURES · WITHIN 5 MILES

\$1.7B

FOOD AWAY
FROM HOME

166M

PERSONAL CARE
PRODUCTS & SERVICES

\$135M

HOUSEKEEPING
SUPPLIES

RESTON, VA'S EXPONENTIAL GROWTH

17.2M
SF OF OFFICE



2 NEW
METRO STATIONS

5,000
PLANNED
RESIDENTIAL UNITS



2M
SF OF RETAIL

RESTON NATIONAL GOLF COURSE
Most played course in the Mid-Atlantic

THE OPPORTUNITY



Adjacent to Reston's newest 3.5M SF live, work, play development, Halley Rise



Dynamic Visibility on Reston Parkway and Sunrise Valley Drive



High volume, 7 day per-week traffic on Reston Parkway and Dulles Toll Road



Abundant on-site parking for customers and employees



385 Residential Units



AVAILABLE RETAIL SPACE

SPACE 2
2,195 SF

SPACE 6
1,446 SF

SPACE 9
2,175 SF

SPACE 10
2,578 SF

SPACE 11
1,342 SF

WHERE IT ALL COMES TOGETHER

The Point

AT RISE

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THE POINT AT RISE



MY HOME
— THAI BISTRO —

SUPER CHICKEN

SIGNAGE

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