

12030 SUNRISE VALLEY DRIVE, RESTON, VIRGINIA, 20191

SUNRISE VALLEY

- 12,500 SF daycare building opportunity plus 6,500 SF outdoor play area
- Opportunity for drop-off area with dedicated parking.
- Walking distance (300+/- yards) from the future Reston Town Center Metro/Silver Line.
- Outdoor play area to be integrated in new build-to-suit daycare facility.



DAYCARE DEMOGRAPHICS

0-5 YEAR OLD DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MINUTE DRIVE
Number of 0-5 Children	1,097	8,477	14,260	9,647
% of Total Population	5.8%	5.4%	5.2%	5%

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MINUTE DRIVE
Population	18,589	128,992	228,693	150,896
Average HH Income	\$146,771	\$164,933	\$184,227	\$173,828
Households	8,825	52,223	85,457	57,802

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M
metro
RESTON
TOWN CENTER

SUBJECT
PROPERTY

DULLES TOLL RD.
52,940
[2020 ADT]

EDMUND HALLEY DR.
SUNRISE VALLEY DR.

7,563
[2018 ADT]

Wegmans
HALLEY RISE
DEVELOPMENT

21,193
[2018 ADT]

RESTON PKWY

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SUBJECT
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HALLEY RISE
DEVELOPMENT

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HALLEY RISE

EXISTING

RETAIL: 5,000 SF

OFFICE: 680,000 SF

PHASE I

RETAIL: 215,000 SF

OFFICE: 500,000 SF

RESIDENTIAL UNITS: 1,100

HOTEL ROOMS: 200

3,500 PARKING SPACES

PHASE II

RETAIL: 50,000 SF

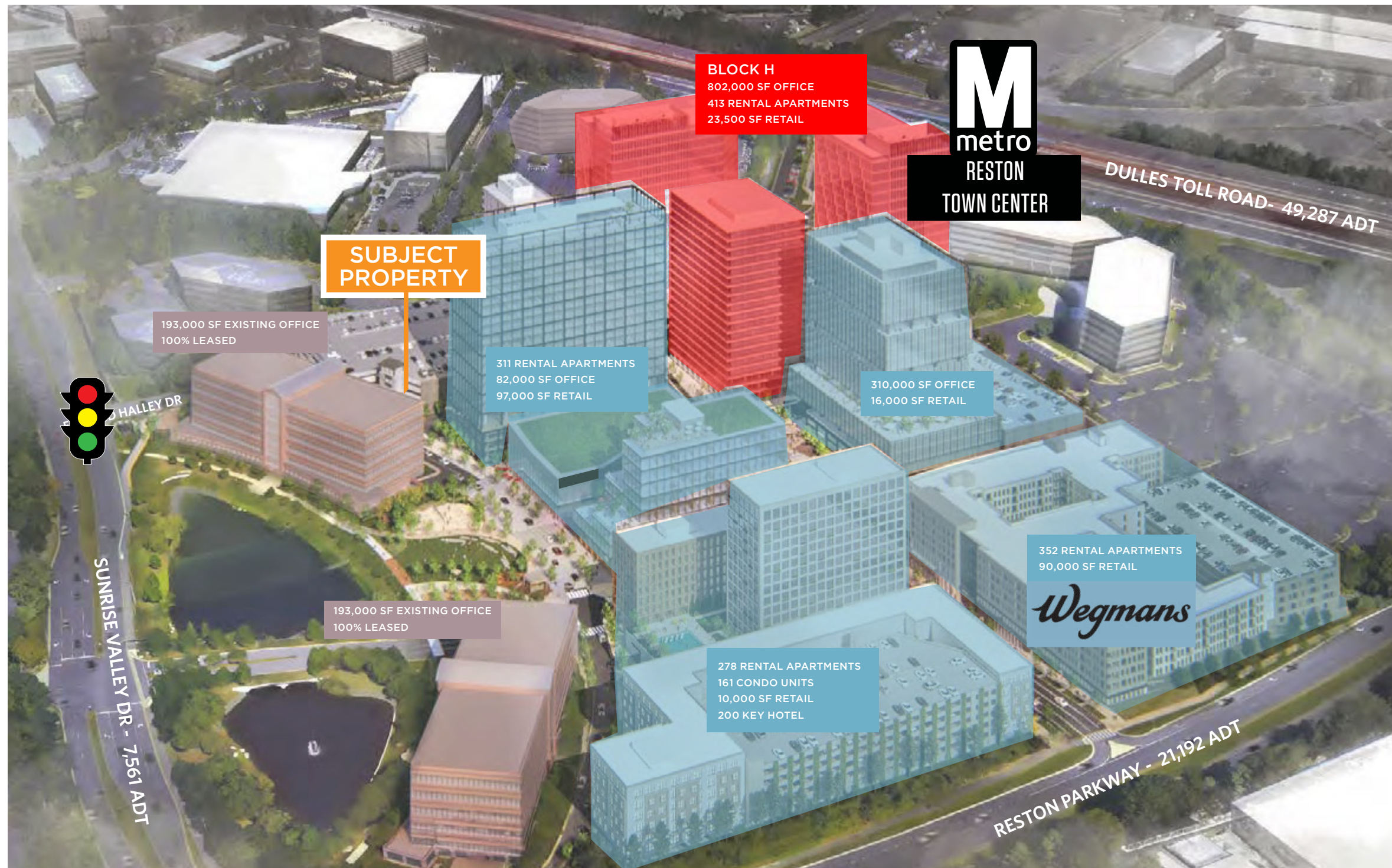
OFFICE: 800,000 SF

RESIDENTIAL UNITS: 400

EXISTING

PHASE I

PHASE II



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RETAIL SUMMARY

215,000 SF OF RETAIL

WEGMAN'S	85,000 SF
PINSTRIPES	20,000 SF
CINEMA	35,000 SF
RETAIL	75,000 SF

OVER 5 ACRES OF PARKS

URBAN PARK WITH DINING

VILLAGE GREEN WITH PERFORMANCE VENUES

EXERCISE PARK AND DOG RUN

PROGRAMMED BY ARTS BROOKFIELD



500,000 SF OFFICE

1,100 RESIDENTIAL UNITS

200 HOTEL ROOMS

3,500 PARKING SPACES

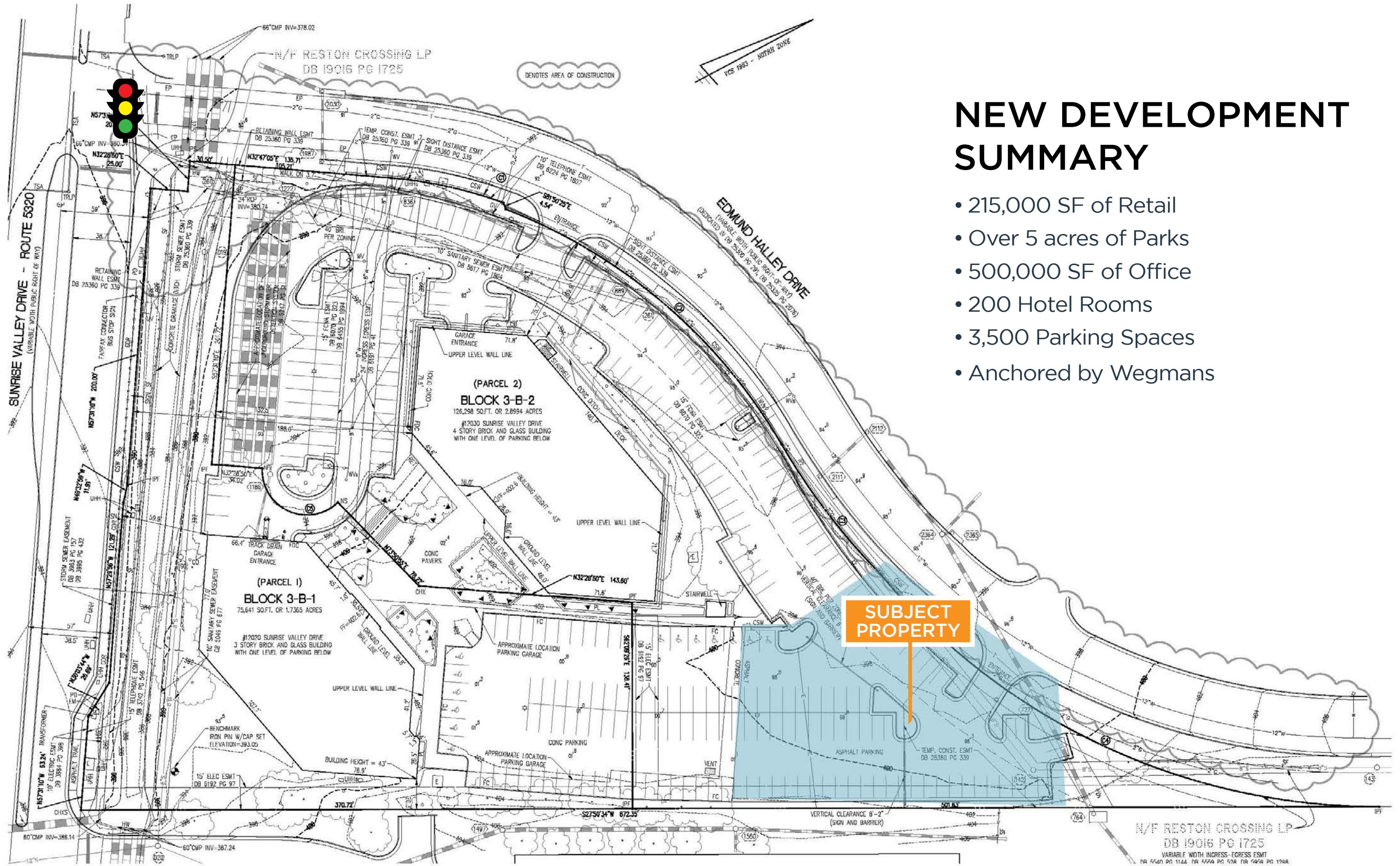


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NEW DEVELOPMENT SUMMARY

- 215,000 SF of Retail
- Over 5 acres of Parks
- 500,000 SF of Office
- 200 Hotel Rooms
- 3,500 Parking Spaces
- Anchored by Wegmans

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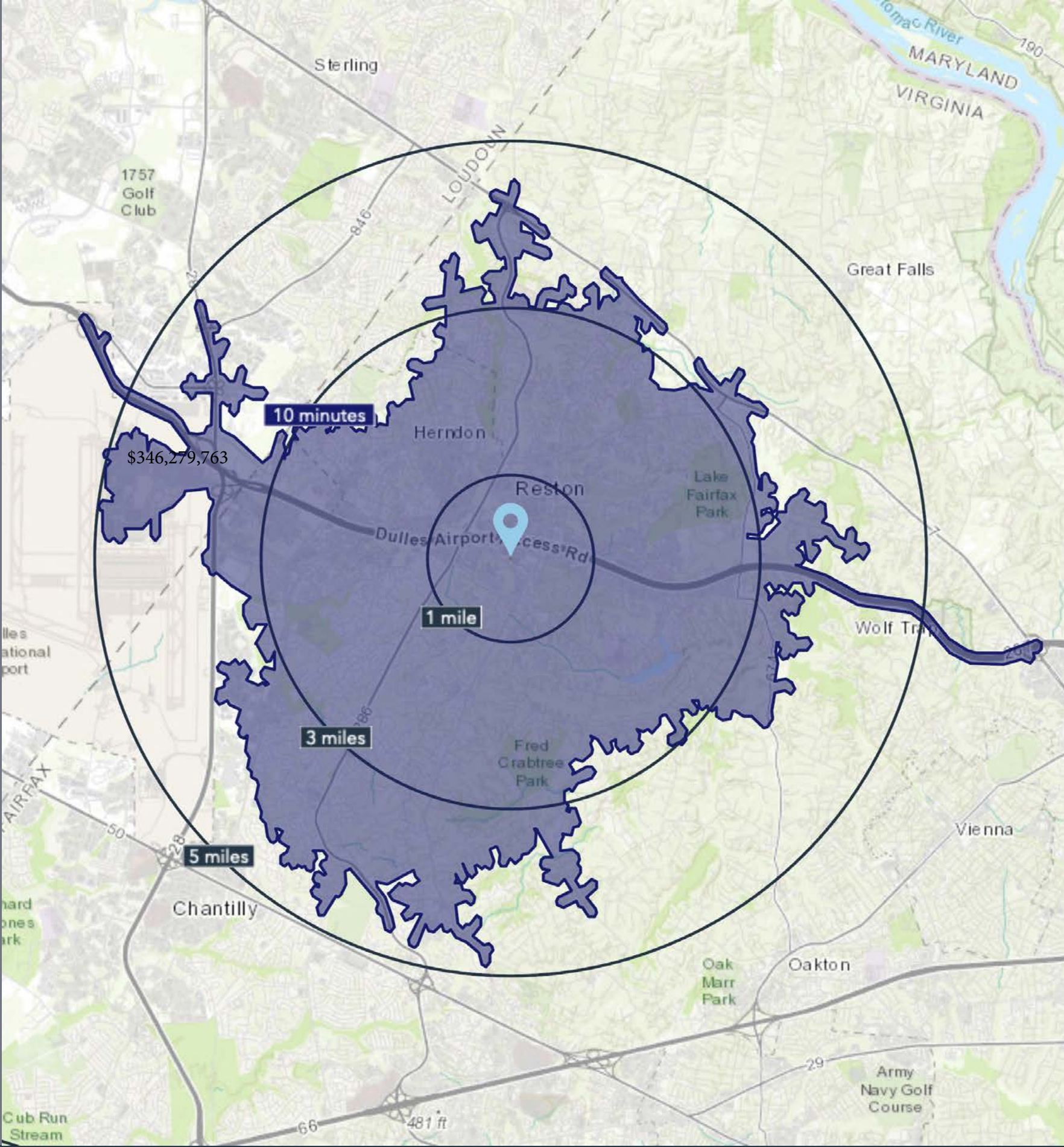
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Demographics

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POPULATION	18,589	128,992	228,693	150,896
AVERAGE HH INCOME	\$146,771	\$164,933	\$184,227	\$173,828
DAYTIME POPULATION	29528	85265	123780	150896
HOUSEHOLDS	8274	20104	82585	57802
AVERAGE AGE	38.7	37.5	38.4	37.7
\$ SPENT ON DINING	\$51,884,991	\$346,279,763	\$625,360,432	\$418,432,615
\$ SPENT ON GOODS & SERVICES	\$29,388,657	\$195,829,610	\$355,621,301	\$237,179,472



Traffic



93,000 ADT
DULLES TOLL ROAD



44,000 ADT
RESTON PKWY



7,561 ADT
SUNRISE VALLEY DR

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