



**NOW OPEN!**



**OPENING IN MAY:**



**EMILINE DAY SPA**

**SPACE CAN BE VENTED!  
1,184 SF AVAILABLE**

## NEARBY RETAILERS



## RETAIL FOR LEASE

- Prominent new location at the intersection of Michael Faraday Dr and Reston Station Blvd— now connected to Wiehle Ave.
- Located within walking distance to Wiehle Ave Metro Station (Average Weekday Ridership: 1,264)
- Street level retail of 407 brand new luxury apartment units with 72 dedicated retail parking spaces.
- Retail spaces now open!

SPACE	1,184 SF
RATE	\$45 PSF
EST. NNN	\$9 PSF
CONDITION	Grey Shell; Space Can Be Vented
DELIVERY	Now Open

**VICTOR SALCIDO**

vsalcido@klnb.com | 240-755-2704

**JOSH WEINER**

jweiner@klnb.com | 703-268-2715

**MATT SKALET**

mkalet@klnb.com | 703-268-7775

# SITE PLAN

# FARADAY PARK

11201 RESTON STATION BLVD., RESTON, VA 20190

RESTON STATION BLVD.

FARADAY PARK WAY (NEW)

267 DULLES AIRPORT ACCESS & TOLL ROAD

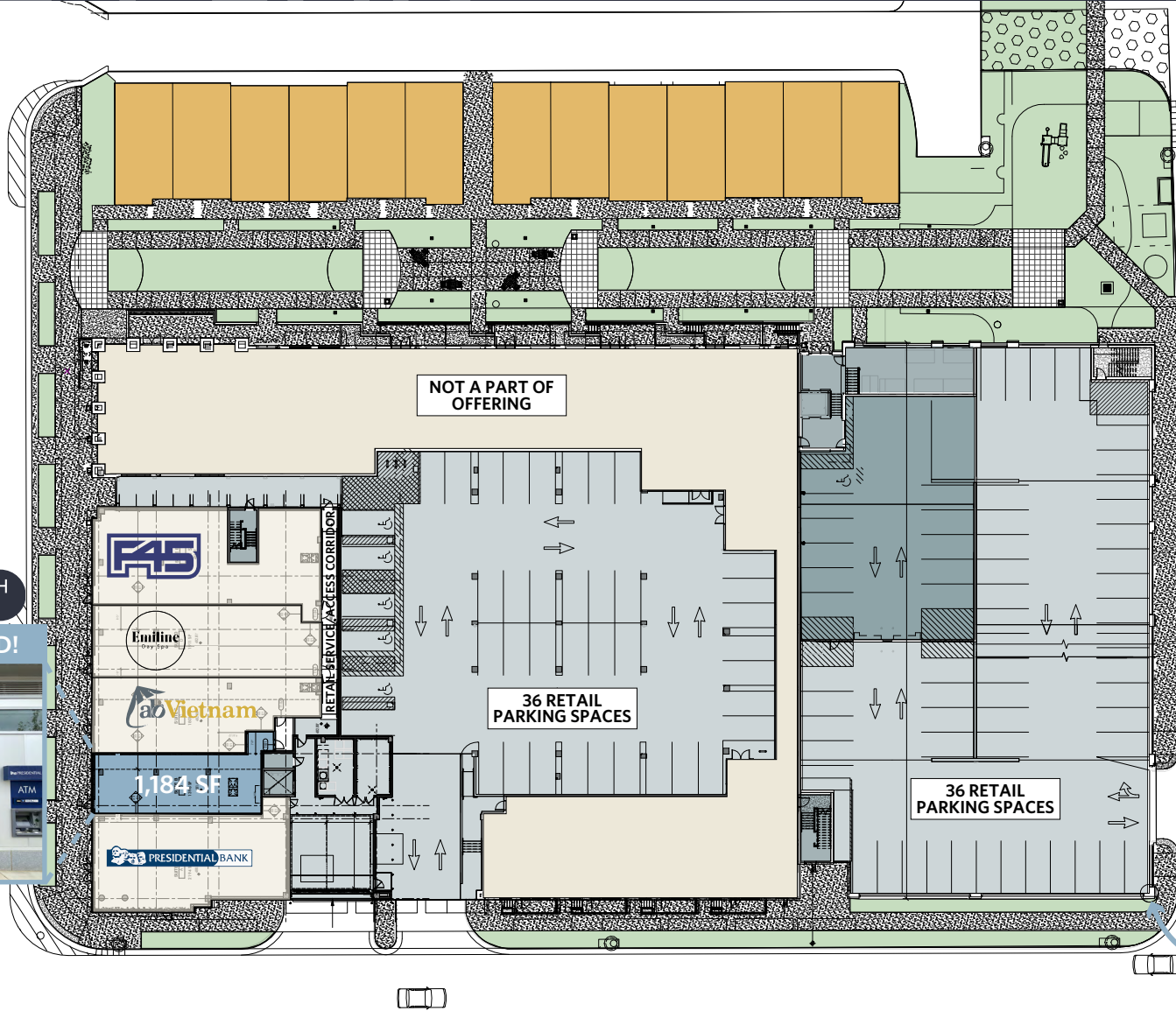
138,000  
(2019 ADT)

PREMIER SIGNAGE  
AVAILABLE ON  
GARAGE

MICHAEL FARADAY DRIVE (EXTENSION)

CLICK HERE TO WATCH  
VIDEO OF PROPERTY

SPACE CAN BE VENTED!



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOSH WEINER

jweiner@klnb.com | 703-268-2715

MATT SKALET

m skalet@klnb.com | 703-268-7775

klnb

# FARADAY PARK

11201 RESTON STATION BLVD., RESTON, VA 20190



## WIEHLE AVENUE NEIGHBORHOOD STATISTICS //



**3-5 MILLION**

Mixed Use Development



**3 MILLION SF**

Class A Office



**350,000 SF**

Restaurants, Shops, &  
Retail



**4,000+**

Residential Units



**2,300**

Dedicated Commuter  
Parking Spaces at  
Wiehle Ave Metro Station



**450 KEY**

Hotels

**VICTOR SALCIDO**

vsalcido@klnb.com | 240-755-2704

**JOSH WEINER**

jweiner@klnb.com | 703-268-2715

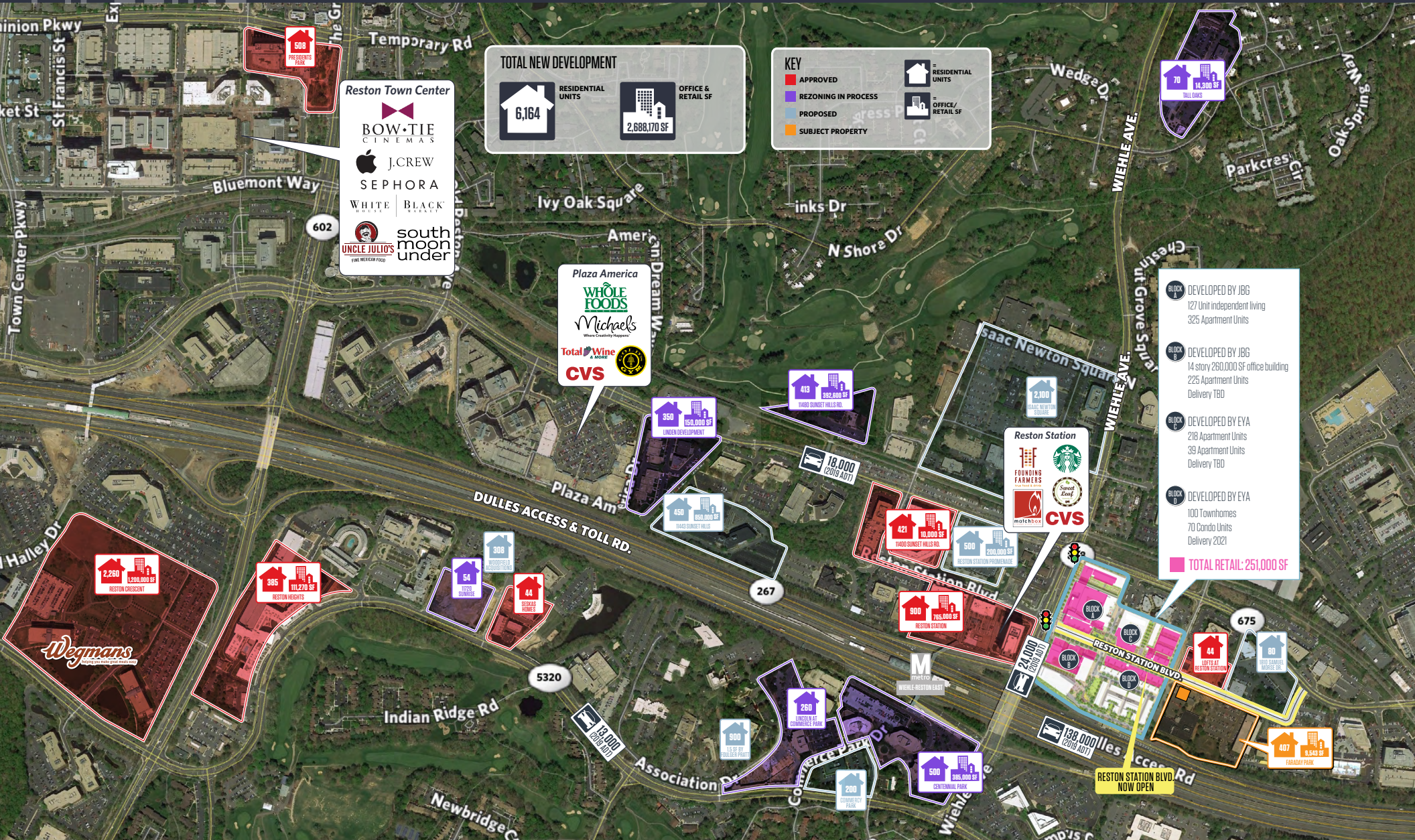
**MATT SKALET**

mkalet@klnb.com | 703-268-7775

# DEVELOPMENT PIPELINE

# FARADAY PARK

11201 RESTON STATION BLVD., RESTON, VA 20190



**VICTOR SALCIDO**  
vsalcido@klnb.com | 240-755-2704

**JOSH WEINER**  
jweiner@klnb.com | 703-268-2715

**MATT SKALET**  
mskalet@klnb.com | 703-268-7775



# AERIAL

# FARADAY PARK

11201 RESTON STATION BLVD., RESTON, VA 20190



**VICTOR SALCIDO**

vsalcido@klnb.com | 240-755-2704

**JOSH WEINER**

jweiner@klnb.com | 703-268-2715

**MATT SKALET**

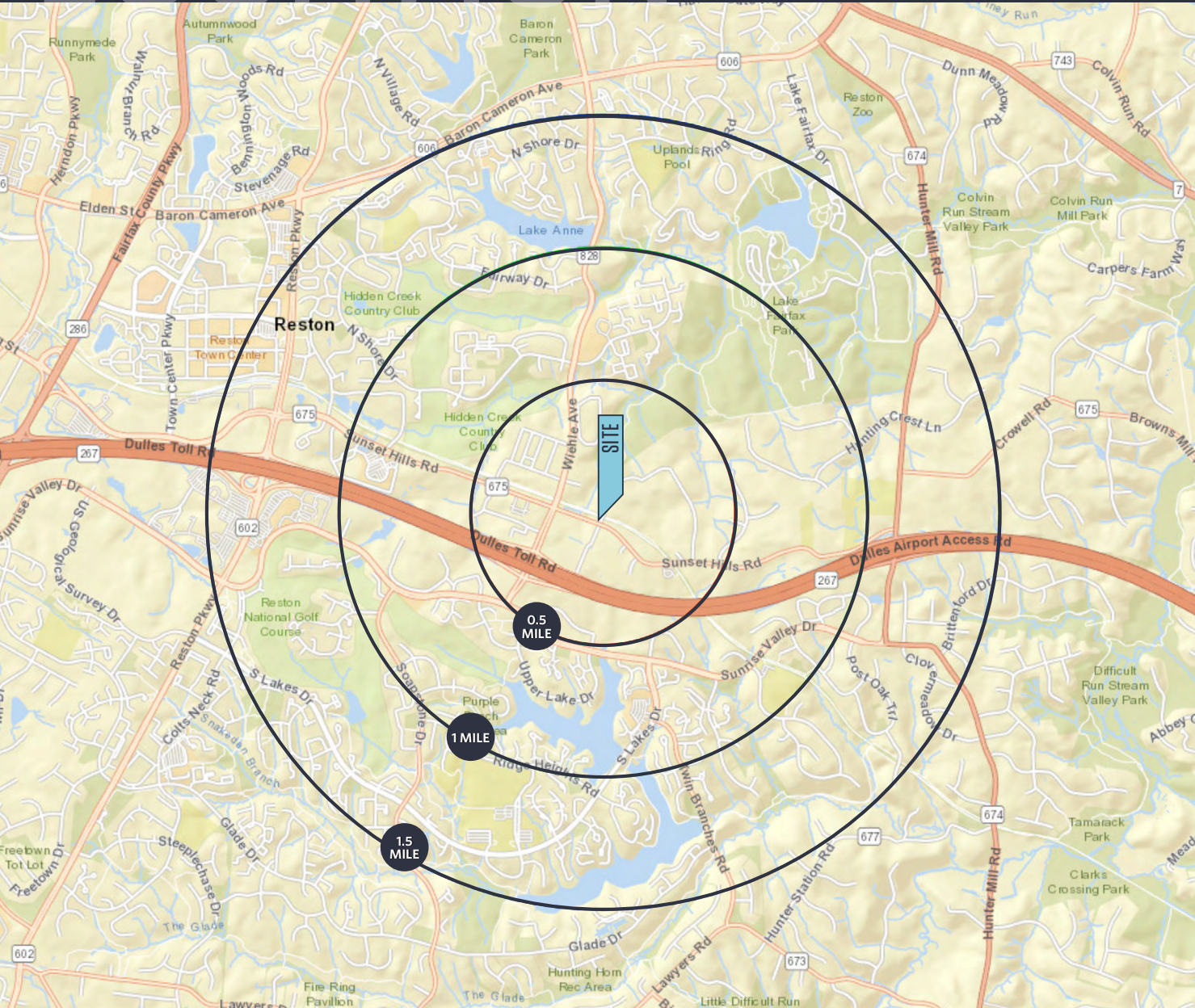
m skalet@klnb.com | 703-268-7775



# LOCATION

# FARADAY PARK

11201 RESTON STATION BLVD., RESTON, VA 20190



## PROPERTY HIGHLIGHTS:

1,184 SF of available retail space

## DEMOGRAPHICS | 2021:

	0.5-MILE	1-MILE	1.5-MILE
Population	2,234	11,141	27,622
Daytime Population	10,769	22,396	31,240
Households	1,018	5,364	12,600
Average HH Income	\$167,408	\$163,414	\$153,595

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019

Dulles Access & Toll Road 138,000 ADT

**VICTOR SALCIDO**

vsalcido@klnb.com | 240-755-2704

**JOSH WEINER**

jweiner@klnb.com | 703-268-2715

**MATT SKALET**

mskalet@klnb.com | 703-268-7775



# PHOTOS

# FARADAY PARK

11201 RESTON STATION BLVD., RESTON, VA 20190



**VICTOR SALCIDO**

[vsalcido@klnb.com](mailto:vsalcido@klnb.com) | 240-755-2704

**JOSH WEINER**

[jweiner@klnb.com](mailto:jweiner@klnb.com) | 703-268-2715

**MATT SKALET**

[mkalet@klnb.com](mailto:mkalet@klnb.com) | 703-268-7775

**klnb**



# FARADAY PARK

11201 RESTON STATION BLVD., RESTON, VA 20190

## FOR MORE INFORMATION, PLEASE CONTACT:

### VICTOR SALCIDO

valcido@klnb.com  
240-755-2704

### JOSH WEINER

jweiner@klnb.com  
703-268-2715

### MATT SKALET

mkalet@klnb.com  
202-420-7775

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

## klnb.com

 facebook.com/KLNB

 @KLNBLLC

 linkedin.com/company/klnb

 instagram.com/klnblc

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.