



WHOLE FOODS
MARKET

plaza america

PREMIER RETAIL CENTER
RESTON, VA

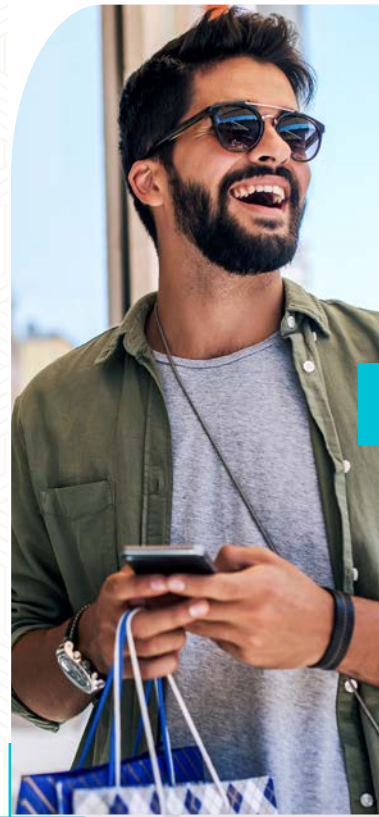
11730 Plaza America Dr
Reston, VA 20190

CBRE nuveen

a fresh & vibrant location

With its prime interstate location, Plaza America sits between Dulles Toll Road with 246,000 VPD and Sunset Hills Road with 31,278 VPD, providing two easily accessible routes into the core of the neighborhood's shopping center.

Packed with an array of your go-to daily retailers, Whole Foods, Total Wine, Michaels, CVS, Starbucks, and UPS, Plaza America has become a premier community destination for your shopping needs.



WITHIN 3 MILES

113,345
POPULATION

159,403
DAYTIME POPULATION

RESTON, VA

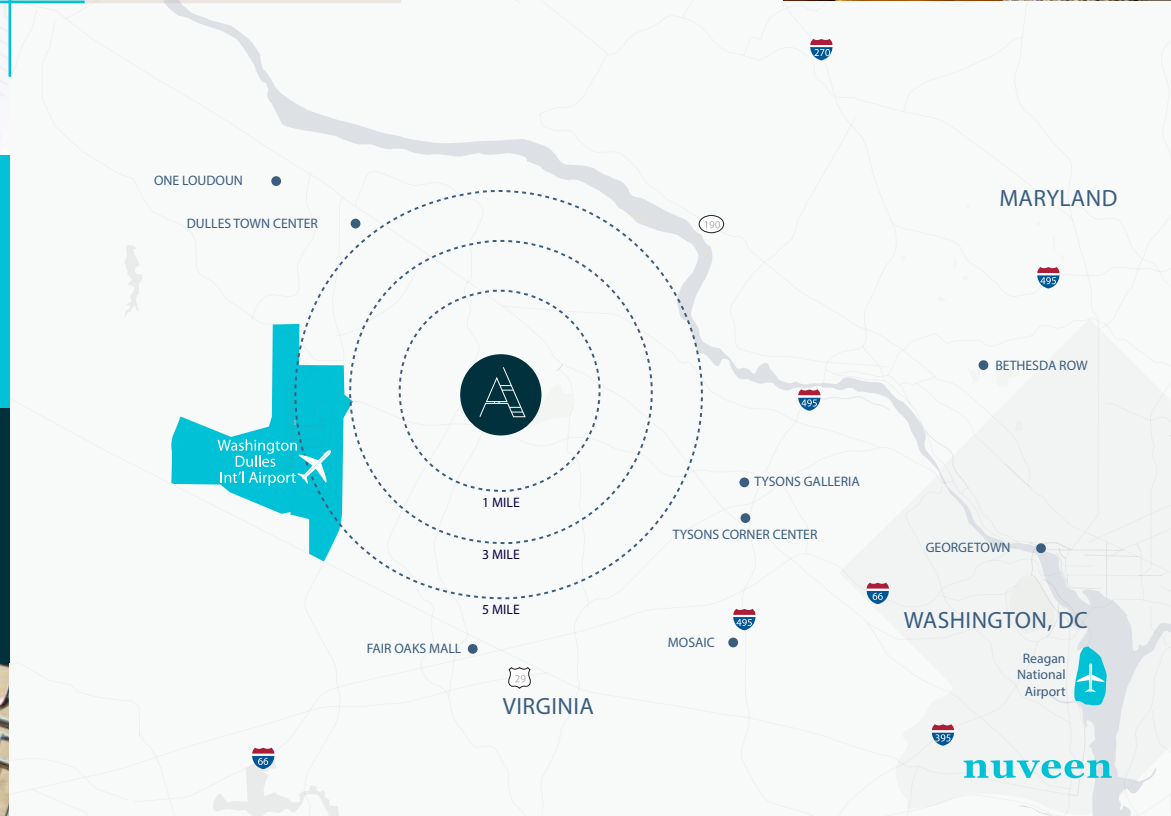
45,660
HOUSEHOLDS

\$207K
AVERAGE HHI



6
MILES TO DULLES
INTERNATIONAL
AIRPORT

22
MILES TO
WASHINGTON, DC



the opportunity



Prime retail space in 165k SF premier shopping destination anchored by Whole Foods



Dynamic Visibility



High volume, 7 day per-week traffic



Extraordinary ceiling heights



Affluent sophisticated customers seeking convenience and daily needs shopping



Abundant on-site parking

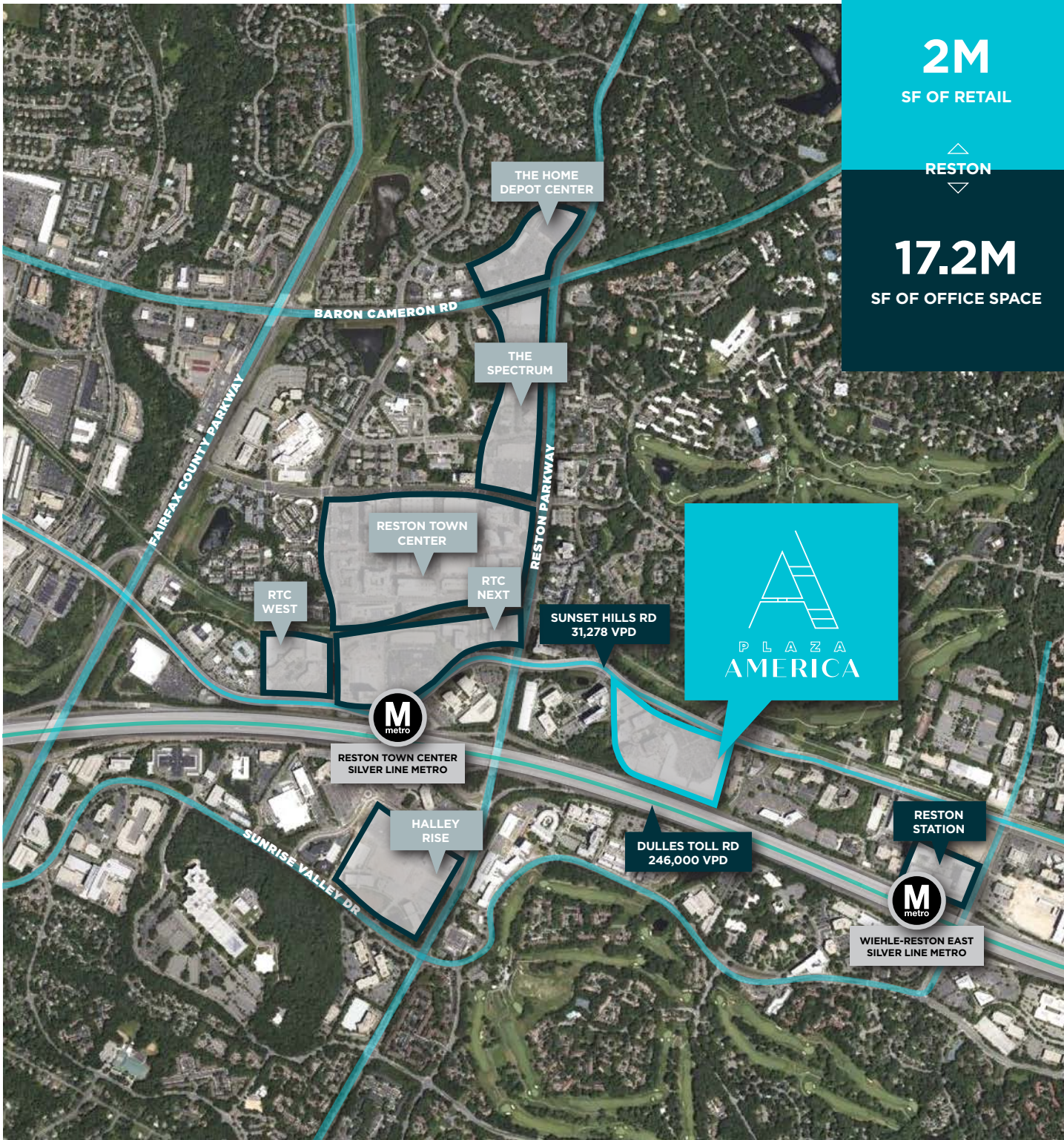
AVAILABLE RETAIL SPACE

246K
VPD
DULLES
ACCESS ROAD

31K
VPD
SUNSET
HILL ROAD



nuveen



2M
SF OF RETAIL

RESTON

17.2M
SF OF OFFICE SPACE



5,000
PLANNED
RESIDENTIAL UNITS

2 NEW
METRO STATIONS

CONSUMER EXPENDITURES • WITHIN 5 MILES

\$1.7B
FOOD
AWAY AND AT HOME

166M
PERSONAL CARE
PRODUCTS AND SERVICES

\$135M
HOUSEKEEPING SUPPLIES

site plan



available retail space

SUITE A - 2ND LEVEL

11,963 SF

SUITE B

6,486 SF

SUITE C - 2ND GEN RESTURANT

3,516 SF

SUITE D

4,779 SF

MICHAEL ZACHARIA
Executive Vice President
202 489 3815
michael.zacharia@cbre.com

REILLY HUDSON
Vice President
301 758 6197
reilly.hudson@cbre.com

ERIKA DALISERA
Transaction Analyst
410 353 9713
erika.dalisera@cbre.com

CBRE nuveen

for more information:

**MICHAEL
ZACHARIA**

Executive Vice President
202 489 3815
michael.zacharia@cbre.com

**REILLY
HUDSON**

Vice President
301 758 6197
reilly.hudson@cbre.com

**ERIKA
DALISERA**

Transaction Analyst
410 353 9713
erika.dalisera@cbre.com

**P L A Z A
A M E R I C A**

RESTON, VA

nuveen
CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.