

# MARKET OVERVIEW

## PROPERTY HIGHLIGHTS


- 2,111 SF - Former Bank Space
- Out Parcel ATM together or separately available
- Great location at the corner of Reston Parkway and Baron Cameron Avenue
- Just blocks from Reston Town Center and the heavily traveled Dulles Toll Road
- Anchored by Top Performing Home Depot
- Excellent demographics and household income

## 1 MILE SNAPSHOT

 **20,893**  
*Population*

 **\$149,141**  
*Median Household Income*

 **\$617,493**  
*Owner Occupied Median Home Value*

 **77.4%**  
*People with a Bachelor Degree or Higher*

 **1,610**  
*Total Businesses*

 **24,343**  
*Employees*

## DEMOGRAPHICS\*



	1-mile	3-miles	5-miles
<b>Population</b>	20,893	118,393	235,956
<b>Households</b>	10,784	46,698	85,999
<b>Median HH Income</b>	\$149,141	\$162,926	\$173,988
<b>Daytime Population</b>	38,046	159,819	266,596

\*Demographics are 2023 Estimates © 2023 SITES USA, Inc.

## TRAFFIC COUNTS



**25,012 AADT**  
*Baron Cameron Avenue*

**12,929 AADT**  
*Reston Parkway*

2022 Traffic Counts

INTERESTED IN MORE INFORMATION?  
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