

BANK SPACE FOR LEASE

Reston, VA

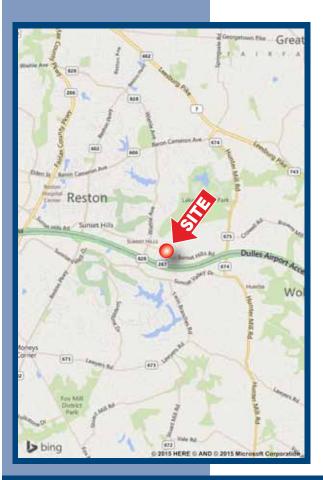
AVAILABLE

- 3,919 s.f. of built-out former Bank Branch
- Close to New Silver Line Wiehle Station
- Immediate Availablility

POST TRAIL

11150 Sunset Hills Rd Reston, Virginia





HIGHLIGHTS

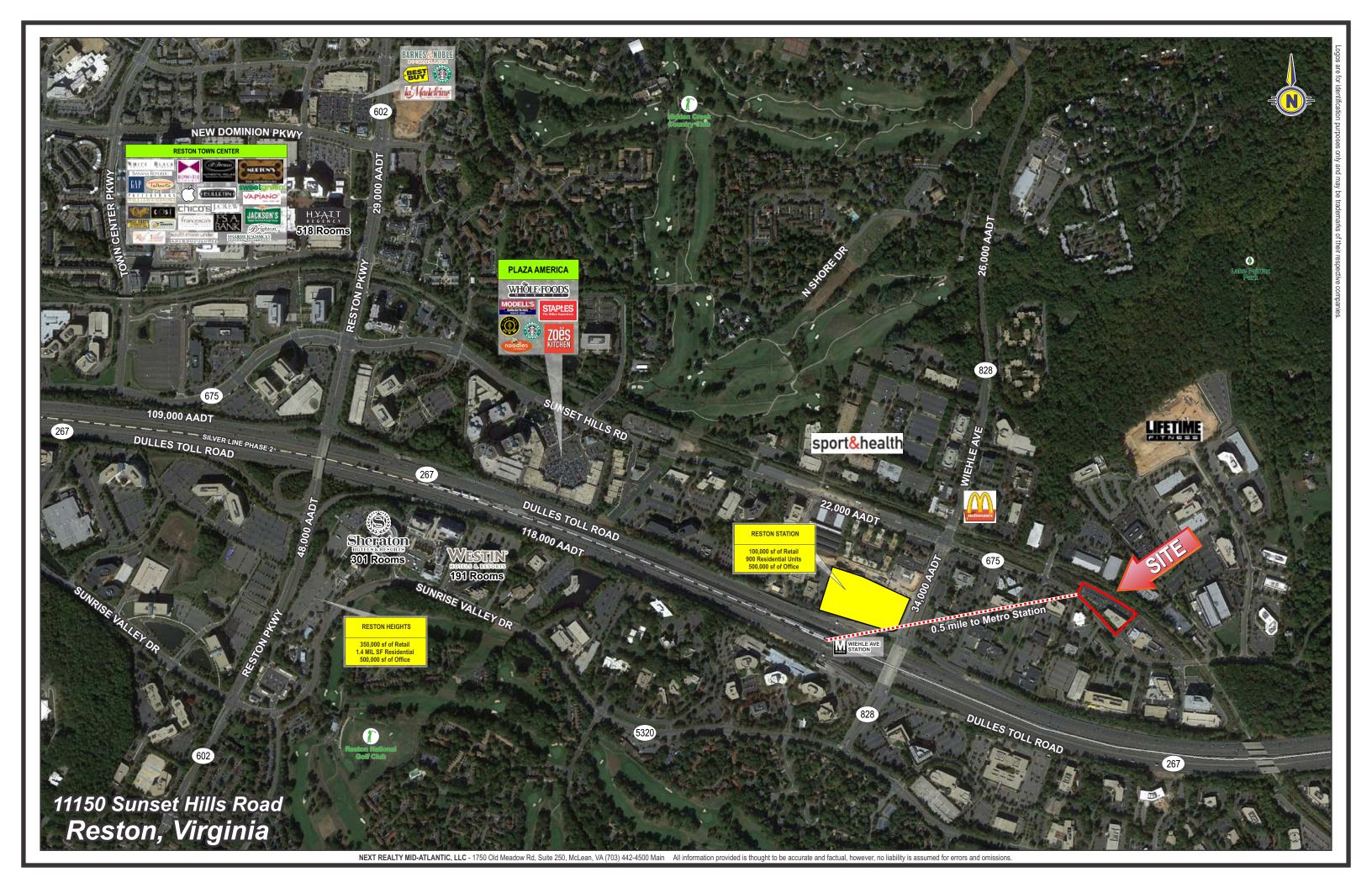
- Fully built-out former bank branch space with Operational drive thru now available in Reston, VA!
- Ground floor retail space within a 50,000 sf office building right on Sunset Hills Rd
- Less than two blocks away from Wiehle Ave intersection and within close proximity to new Silver Line Metro Station
- Ideally situated within the dense Reston market, benefitting from strong daytime/office population and affluent, highincome communities nearby
- Site benifits from full movement access off of Sunset Hills Road and close proximity to Dulles Toll Road
- Ample parking for retail banking customers

DEMOGRAPHICS*

| | 1-mile | 2-mile | 3-mile |
|---------------|-----------|-----------|-----------|
| Population | 7,943 | 44,610 | 80,343 |
| Households | 3,503 | 19,137 | 31,890 |
| Med HH Income | \$109,505 | \$113,100 | \$131,843 |
| Daytime Pop | 17,589 | 98,756 | 125,891 |

THE **NEXT** PERSPECTIVE IN REAL ESTATE. [®]

* Demographics are 2014 Estimates © 2015 SITES USA, INC.





POST TRAIL

Reston, Virginia

PARKING 1/2 Mile to Wiehle Ave Metro Station **SPACE PLAN** I٢ TWAT OFFICE EXIST. OFFICE EXIST RECEPTION 120 ENST. OFFICE ENST. OFFICE EXISTING SUITE 1,572 SF ENST. GALLEY 919 5 EXIST. OFFICE EKST. VALT ENST. **Bank Branch** EXIST. 2,347 SF EXIST. SAFE DEF BOX ROOM EXIST. OFTICE PROPOSED DEMISING PLAN - SUITE IIO

BANK SPACE FOR LEASE

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Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy.

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