

# Van Metre

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## RENTAL SPACE AVAILABLE

## TALL OAKS VILLAGE CENTER | RESTON, VA

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Wiehle Avenue and North Shore Drive | Reston, VA 20190



Tall Oaks Village Center  
12040 North Shore Drive

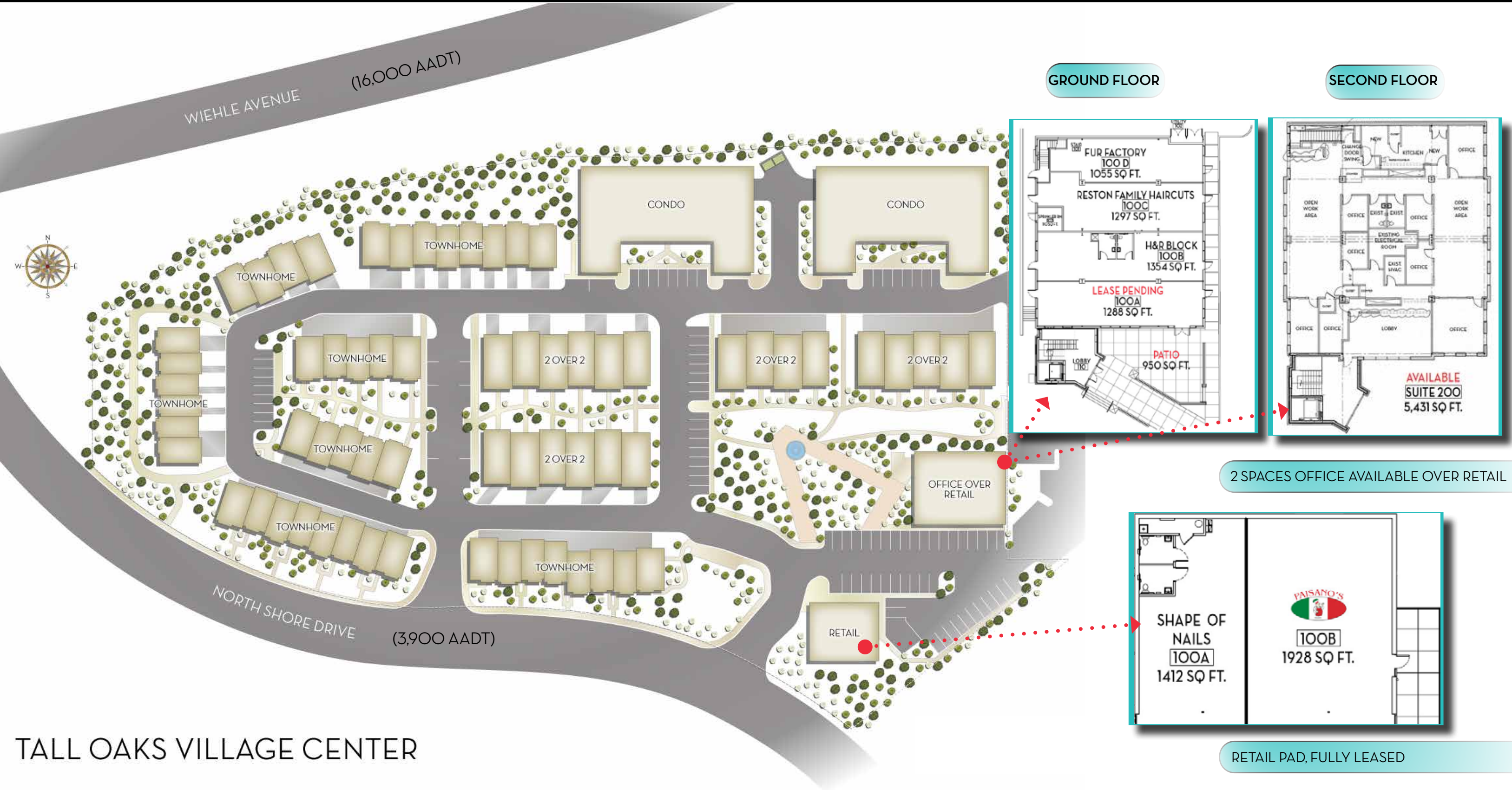


### PROPERTY HIGHLIGHTS

- Located in the heart of dense and affluent Reston, 1/2 mile from Wiehle Avenue Metro stop
- Adjacent to a 156-unit townhome and condo community.
- One office suite of 5,431 SF available (divisible)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
2022 Estimate	14,425	46,885	85,945
2027 Projection	14,935	47,448	86,869
2022-2027 Annual Rate	0.70%	0.24%	0.21%
<b>HOUSEHOLDS</b>			
2022 Estimate	6,714	22,122	35,963
2027 Projection	6,906	22,291	35,963
2022-2027 Annual Rate	0.57%	0.15%	0.13%
<b>2022 MEDIAN HOUSEHOLD INCOME</b>			
	\$115,387	\$141,012	\$147,171
<b>2022 TOTAL EMPLOYEES</b>			
	10,569	57,011	76,964
<b>2021 VDOT AADT</b>			
Wiehle Avenue (16,000)			
North Shore Drive (3,900)			

# SITE PLAN



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