





J.C.BAR

Hunters Woods
Village Center

2254 Hunters Woods Plaza
Reston, VA

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2254 Hunters Woods Plaza, Reston, VA

±1,450 - 11,288 SF of Space Available For Lease

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Questions? Contact Us.

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About Hunters Woods Village Center

2254 Hunters Woods Plaza, Reston, VA

Hunters Woods Village Center in Reston, Virginia is a well-positioned neighborhood retail and service hub anchored by everyday essentials such as Safeway, Rite Aid, Jersey Mike's, Dunkin', and a mix of local service tenants and eateries, all organized around a walkable plaza format that serves the surrounding residential community. The center sits on approximately 12.8 acres of non-residential land with direct access from Glade Drive and Colts Neck Road, making it a convenient destination for residents within South Reston. Within a one-mile radius of the property, there are nearly 20,000 residents and over 7,300 households, with median household incomes approaching $163,000 and daytime population exceeding 20,000, while the three-mile trade area supports nearly 120,000 people and household incomes above $205,000. This demographic profile reflects a mix of established households and active adults with strong spending power and a high rate of college education.

Reston itself is a mature, mixed-use community founded on principles of integrated living connecting residential, retail, office, and recreational space with as Hunters Woods is one of its original village centers. The broader market around the center benefits from a stable population base, a high average age in the late 30s, and housing values that reflect the strength of the local real estate market, with median home values well above regional averages. The presence of community assets such as the Reston Community Center, nearby senior living developments, and convenient transit options contribute to consistent foot traffic and ongoing neighborhood activity. With strong demographics, solid household incomes, and a location within the greater Washington-Arlington-Alexandria metro area, Hunters Woods Village Center continues to play an important role as a neighborhood-serving retail destination within Reston's larger economic framework.

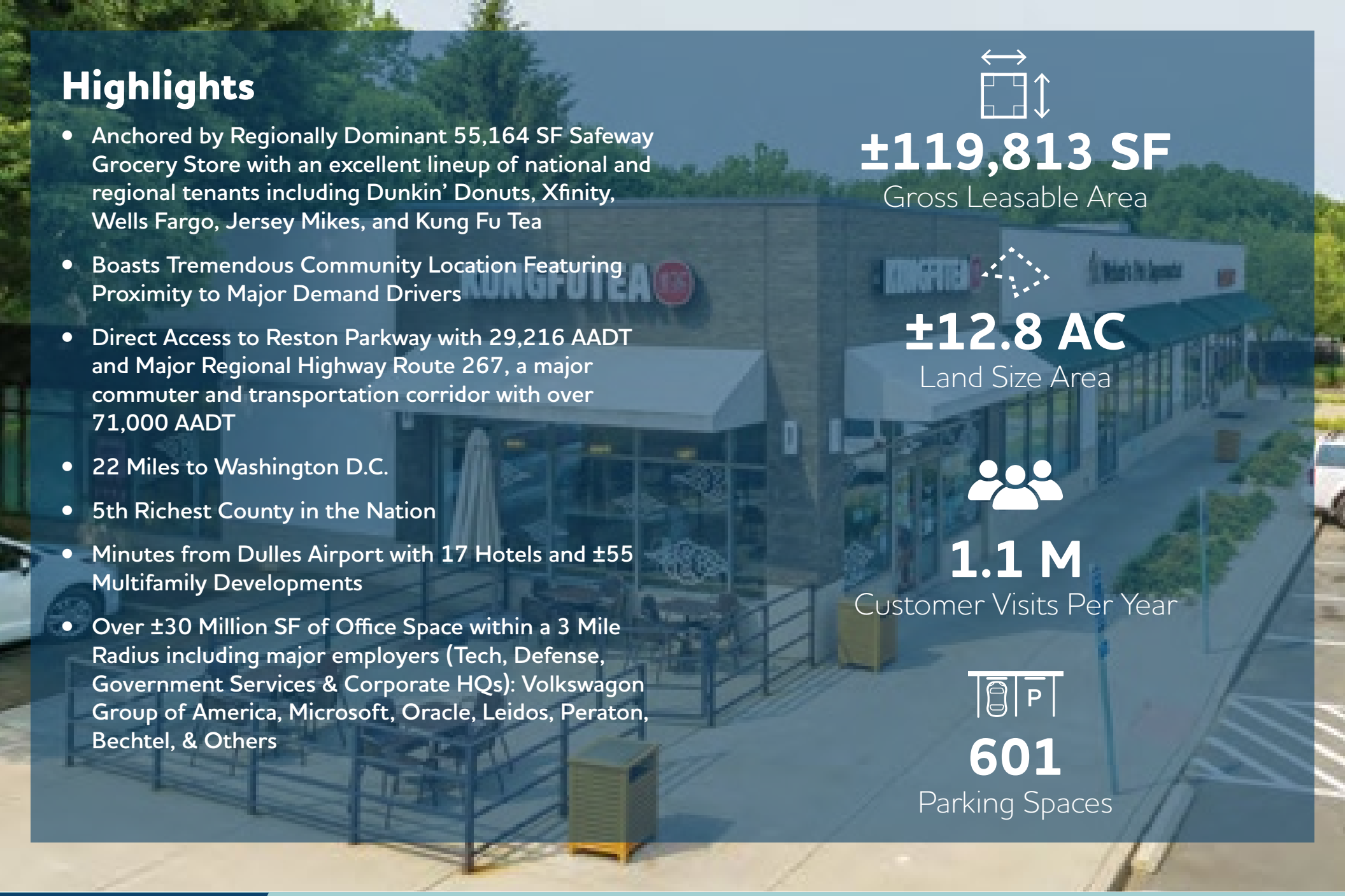


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Highlights

- Anchored by Regionally Dominant 55,164 SF Safeway Grocery Store with an excellent lineup of national and regional tenants including Dunkin' Donuts, Xfinity, Wells Fargo, Jersey Mikes, and Kung Fu Tea
- Boasts Tremendous Community Location Featuring Proximity to Major Demand Drivers
- Direct Access to Reston Parkway with 29,216 AADT and Major Regional Highway Route 267, a major commuter and transportation corridor with over 71,000 AADT
- 22 Miles to Washington D.C.
- 5th Richest County in the Nation
- Minutes from Dulles Airport with 17 Hotels and ±55 Multifamily Developments
- Over ±30 Million SF of Office Space within a 3 Mile Radius including major employers (Tech, Defense, Government Services & Corporate HQs): Volkswagon Group of America, Microsoft, Oracle, Leidos, Peraton, Bechtel, & Others

±119,813 SF
Gross Leasable Area

±12.8 AC
Land Size Area

1.1 M
Customer Visits Per Year

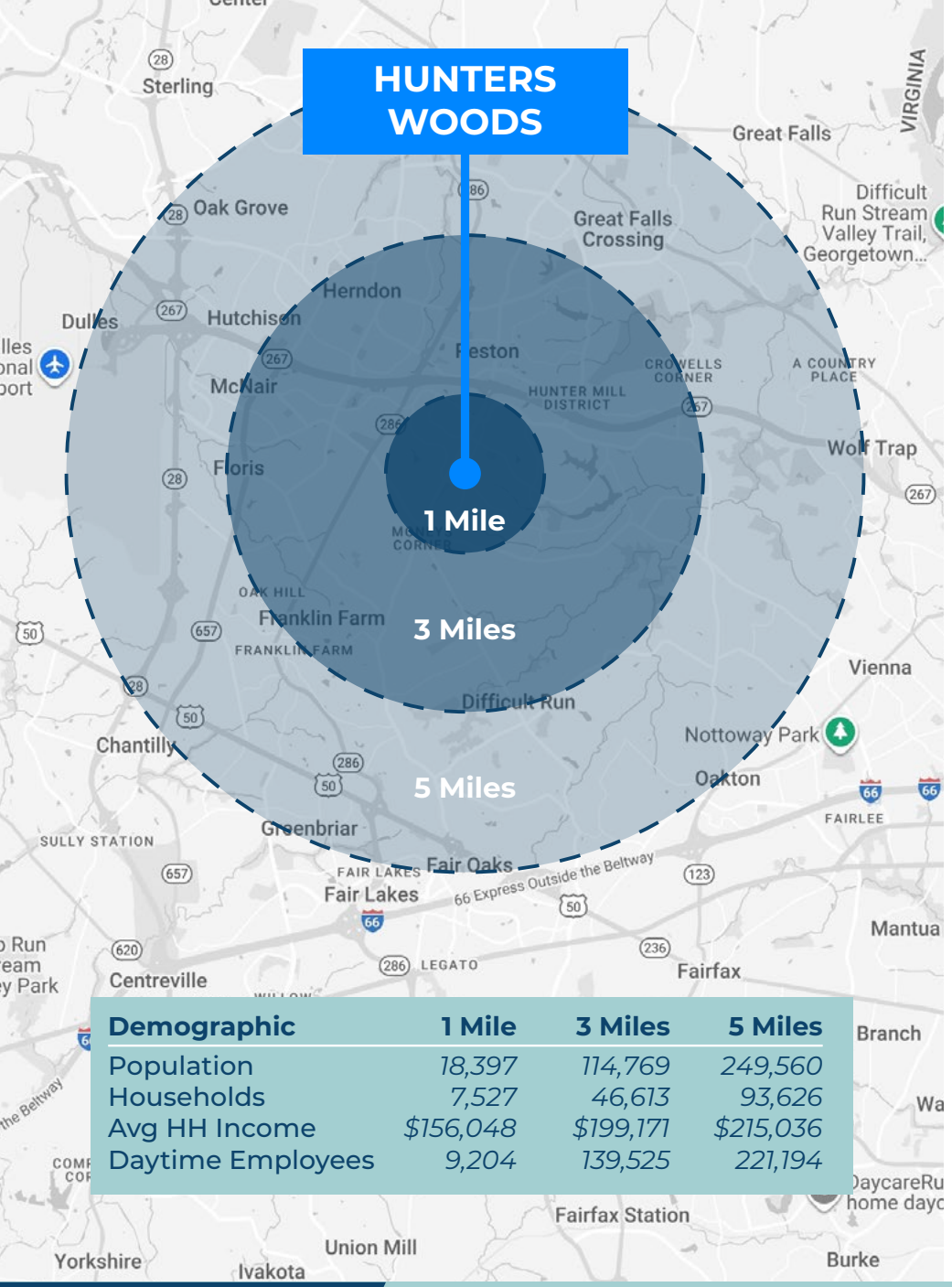
601
Parking Spaces

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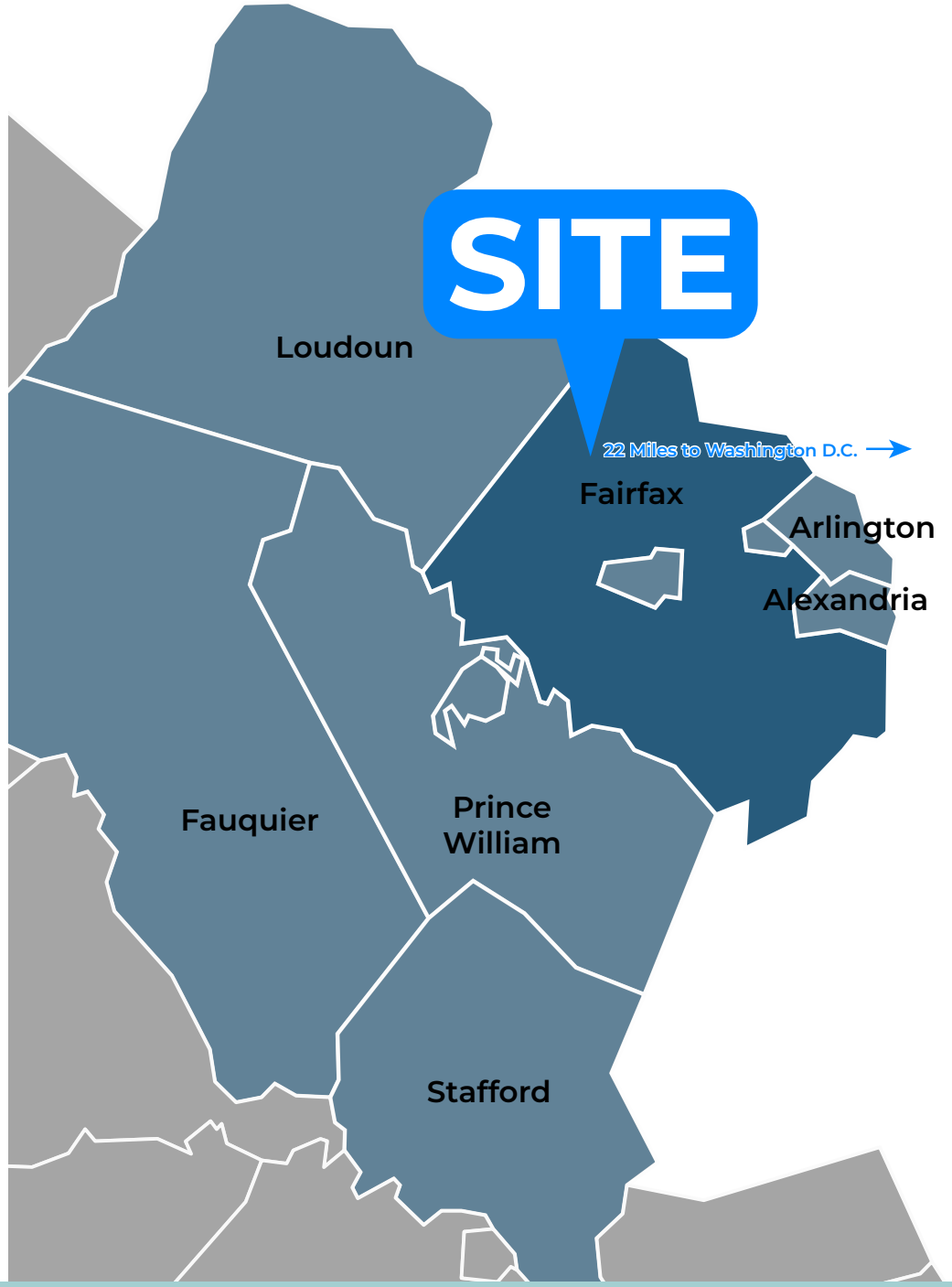
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Demographic	1 Mile	3 Miles	5 Miles
Population	*18,397*	*114,769*	*249,560*
Households	*7,527*	*46,613*	*93,626*
Avg HH Income	*$156,048*	*$199,171*	*$215,036*
Daytime Employees	*9,204*	*139,525*	*221,194*



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About Fairfax County

Fairfax County, Virginia is one of the most dynamic and economically influential counties in the United States, known for its strong workforce, high educational attainment, and robust business environment. Located just outside Washington, D.C., the county is home to major federal agencies, Fortune 500 companies, and a thriving technology and defense sector. Its excellent transportation network—including Metro access, major highways, and proximity to Dulles International Airport—supports both regional and global connectivity. With top-rated schools, diverse communities, and a high quality of life, Fairfax County continues to be a premier destination for residents, employers, and long-term investment.

3-Mile Demographics

114,769
People

$119,171
Average Household Income

0.3%
Population Growth through 2030

14,603
Total Daytime Population

True Trade Area Demographics

1,037,148
People

$205,807
Average Household Income

3.5%
Population Growth through 2030

1,171,178
Total Daytime Population



ADDRESS
2254 Hunters Woods Plaza
Reston, VA 20191

COUNTY
Fairfax

GLA (SF)
119,813

OCCUPANCY
94.6%

YEAR BUILT / RENOVATED
1989

SITE SIZE (ACRES)
20.64

PARKING
601 spaces

TRAFFIC COUNTS
71,709 AADT – Route 267
29,216 AADT – Reston Parkway

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Suite	Tenant	Square Footage
2280A	Kung Fu Tea	±1,100 SF
2280C	Weber's Pet Supermarket	±4,000 SF
2280D	Dunkin'	±1,680 SF
2264	Wells Fargo Bank	±3,055 SF
2260A	**AVAILABLE**	**±11,288 SF**
2260B	**AVAILABLE**	**±1,450 SF**
2260D	Buffal Wing Factory	±4,255 SF
2254L	**AVAILABLE**	**±8,614 SF**
2254A	Ledo's Pizza	±2,569 SF
2254B	Xfinity	±2,519 SF
2254D	Hunan Cafe	±1,247 SF
2254F	Katie Nails Spa	±1,758 SF
2254G	Mr. Pollo	±1,759 SF
2254H	Hunters Woods Barber	±1,344 SF
2254J	Jersey Mike's Subs	±1,628 SF
2316	**AVAILABLE**	**±3,524 SF**
2312A	Surf N Suds	±3,610 SF
2312B/C	Kids United	±2,991 SF
2308	**AVAILABLE**	**±1,468 SF**
2304	Safeway	±55,164 SF

Total GLA: ±119,813 SF



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Site Plan

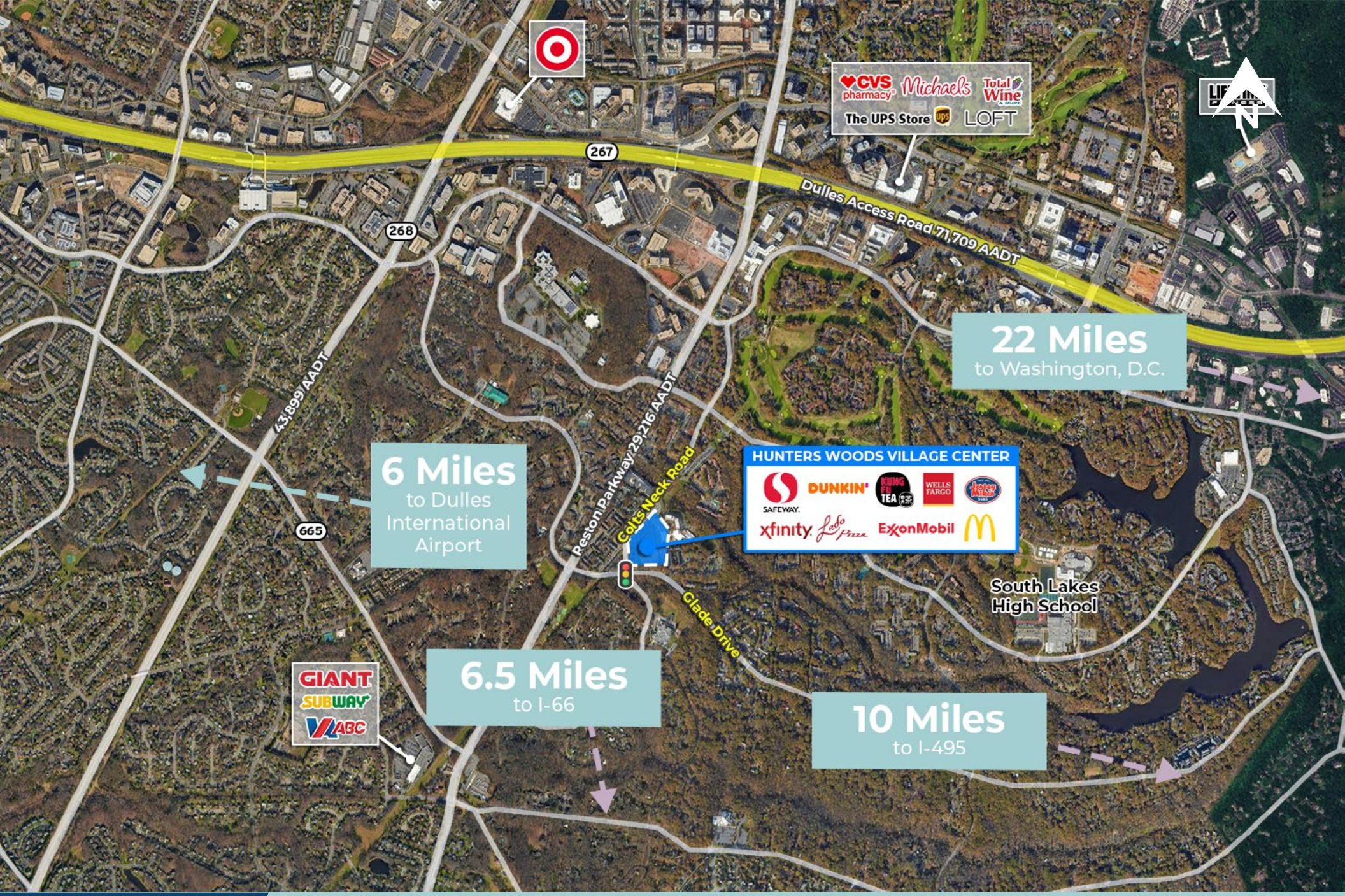
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Zoom Aerial

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Local Aerial

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Market Aerial

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Come Join Us!



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Exclusive Marketing Team

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