



www.LakeAnnePlaza.com

Lake Anne
LIVING LOCAL • RESTON • VIRGINIA



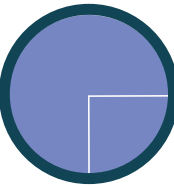
LAKE ANNE PLAZA is the historic “heart and soul” of Reston, Virginia and the center of local living in our community. Reminiscent of a European coastal village where people live, work and play, this spectacular community nestled around a lake, is one of the few places in Northern Virginia where you can dine or shop at independently owned establishments. From our fine restaurants to unique boutiques to the seasonal craft and farmers market, Lake Anne Plaza embodies the best of living local.

A destination spot for residents and visitors alike, Lake Anne prides itself on being **INTERNATIONALLY RECOGNIZED AS ONE OF THE FINEST EXAMPLES OF THE MODERN PLANNED COMMUNITY**. Lake Anne architecture has graced the cover of dozens of national and international magazines.

Located 8-miles from both Tysons Corner and Washington-Dulles International Airport, the Lake Anne Plaza is positioned for success with its excellent access and a close proximity (1.5 miles) to the Dulles Toll Road, the Fairfax County Parkway, and the Wiehle Ave./Dulles Toll Road Metro Station. Walkable to several new developments, Lake Anne Plaza is one of the last bastions of smaller, locally owned “mom & pop” businesses providing a rich diversity in a sea of corporate sameness.

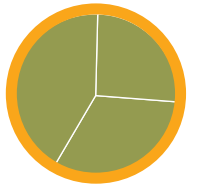


BREAKDOWN OF PROPERTY



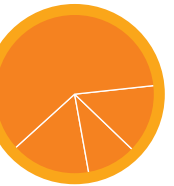
75% Residential
25% Retail

POPULATION BY HOUSEHOLD SIZE



42% 1 person
32% 2 people
26% 3+ people

POPULATION BY RACE



60% White
16% Asian
10% African American
14% Other

business mix

A blend of sit down restaurants, boutiques, tourist museum, local community center, and convenience services

Examples of business that would thrive here include:

- boutique clothing stores
- gourmet market/grocer/deli
- day spa
- bakery
- restaurant
- performing arts space
- art studio
- toy store
- jewelry shop

what lake anne plaza offers

URBAN TEXTURE • NATURE TRAILS • OPEN SPACES • WI-FI ON THE PLAZA • ACCESSIBLE (BIKE, CAR, RAIL — FUTURE METRO STATION) • MONTHLY EVENTS AND MARKETING PROGRAMS, REGULARLY BRINGING NEW VISITORS TO THE AREA • ACTIVE COMMUNITY • AMPLE PARKING

current business mix

Focus on local, independent retailers/restaurants/businesses

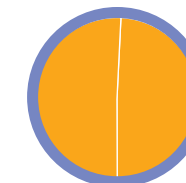
RESTAURANTS/FOOD

- Kalypso's Sports Tavern — Sports Bar/Greek Restaurant
- Café Montmartre French/Vietnamese fusion
- Singh Thai — Thai food
- Lake Anne Coffee House & Wine Bar — American Bistro
- Lake Anne Brew House — Craft Beer
- Kustard & Co — Custard Shop
- Nordic Knot — Bakery

SERVICES/PERSONAL

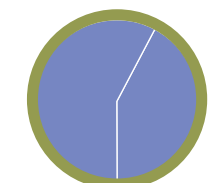
- Top Style Hair Salon
- Zen Nail Salon
- Jus' B Hair Salon
- Lake Anne Hair Design — Barber Shop
- KZ Cutz — Barber Shop
- Samson Properties Real Estate

POPULATION BY SEX



51% Male
49% Female

POPULATION MARITAL STATUS



58% Single
42% Married



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