

# Herndon Centre

330-356, 358-434, 460-492 Elden Street  
Herndon, VA 20171



## Property Highlights

- Easily accessible from Fairfax County Parkway, Route 7 (Leesburg Pike), and Route 28.
- High visibility with a diverse mix of co-tenants with a variety of retailers and service providers.
- Your search for retail space in Herndon, VA ends here with a winning combination of national and local tenants, ample parking, a high daily traffic count, and easy access to multiple major highways and Dulles International Airport (IAD).

## Major Tenants

- MOM's Organic Market
- Apple Federal Credit Union
- VA ABC
- Lotte Plaza
- Café Rio
- Panera Bread



32,077 Vehicles  
Per Day



236,652 People  
5 Mile Radius



264,994  
Employees  
5 Mile Radius

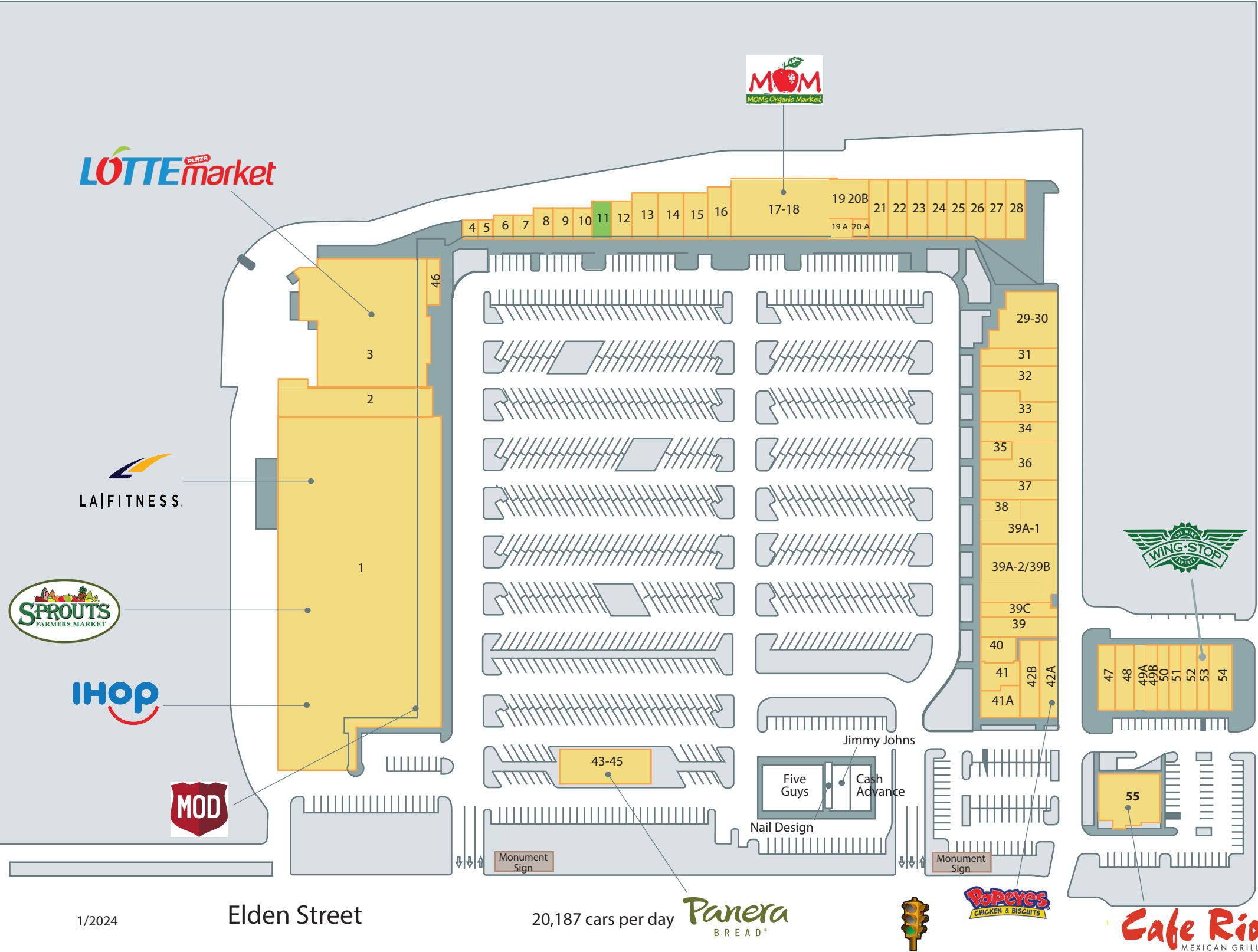


\$159,090 Avg.  
HH Income  
5 Mile Radius

# Herndon Centre

Herndon, Virginia

A.J. DWOSKIN  
& ASSOCIATES, INC.  
Real Estate  
Leasing | Management | Investment



| Space   | SF     | Tenant                            |
|---------|--------|-----------------------------------|
| 1       | 84,619 | Sprouts, IHOP, LA Fitness, & More |
| 2       | 7,550  | My Dr's Pharmacy                  |
| 3       | 25,989 | Lotte Plaza                       |
| 4       | 520    | Kim's Watchmakers                 |
| 5       | 492    | Art Threading & Spa               |
| 6       | 767    | Nail Villa II                     |
| 7       | 750    | Oki Bowl                          |
| 8       | 1,007  | The Deli                          |
| 9       | 1,017  | Postal Plus                       |
| 10      | 997    | Boost Mobile                      |
| 11      | 1,254  | Available                         |
| 12      | 1,264  | Mr. Wish (bubble tea)             |
| 13      | 2,026  | Dona Gloria Tipicos               |
| 14      | 2,000  | Russian Gourmet                   |
| 15      | 1,965  | Mattress Savvy                    |
| 16-20 B | 14,137 | Mom's Organic Market              |
| 19 A    | 1,013  | Canine Carousel                   |
| 20A     | 1,012  | Family Immediate Care             |
| 21      | 2,025  | Sonia Jewelry & Bridal            |
| 22      | 1,993  | Phoenix Rehab                     |
| 23      | 1,923  | Chaan Thai Massage                |
| 24      | 2,025  | Lil' Thingamajigs                 |
| 25      | 2,025  | Nunu's Thai Dishes                |
| 26      | 2,065  | Greenfare                         |
| 27-28   | 4,078  | Escape Room                       |
| 29-30   | 6,000  | Hotpot & KBBQ                     |
| 31      | 3,000  | Sterner's TKD Academy             |
| 32      | 3,623  | Charcoal Kabob                    |
| 33      | 3,164  | Fresh Bakery                      |
| 34      | 2,500  | Raven's Nest Escape Room          |
| 35      | 1,000  | Cirque Salon Studio               |
| 36      | 4,000  | Cirque Salon Studio               |
| 37      | 2,500  | Pho 75                            |
| 38      | 1,250  | VA ABC                            |
| 39-A1   | 4,138  | VA ABC                            |
| 39-A2/B | 7,511  | Madina Market                     |
| 39C     | 1,936  | Grace's Pastries                  |
| 39      | 2,500  | Yu Noodles                        |
| 40      | 1,460  | Huntington Learning Center        |
| 41      | 1,540  | Supper Club of India              |
| 41A     | 2,000  | Apple FCU                         |
| 42A     | 2,400  | Popeye's                          |
| 42B     | 2,400  | Crust Pizza                       |
| 43-45   | 5,124  | Panera Bread                      |
| 46      | 1,087  | The Barber Shop                   |
| 47      | 1,456  | Dessert Lounge                    |
| 48      | 2,125  | HyukSoo Kwon, DDS                 |
| 49-A    | 1,275  | Cell Depot                        |
| 49-B    | 1,275  | Wireless Communications           |
| 50      | 1,275  | BODYBAR Pilates                   |
| 51      | 1,275  | BODYBAR Pilates                   |
| 52      | 1,700  | Sweet Leaf Cafe                   |
| 53      | 1,568  | Wing Stop                         |
| 54      | 2,250  | Nothing Bundt Cakes               |
| 55      | 3,520  | Cafe Rio                          |

Total GLA 246,584