



**PAD SITE
AVAILABLE**

29,000 VPD

NEW RESIDENTIAL
DEVELOPMENT



9,400 VPD

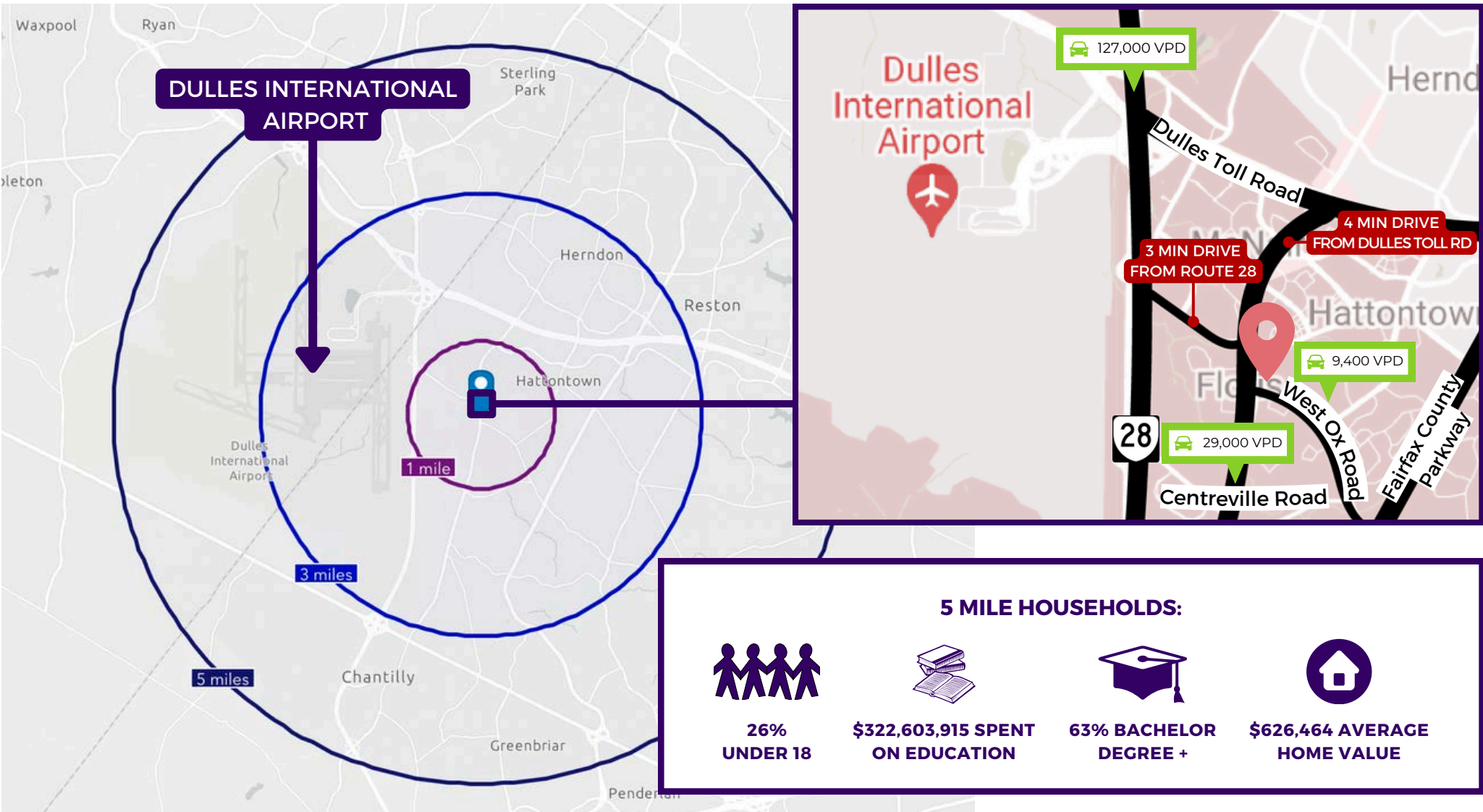
SUMMARY

- 1.61 AC
- C5 Zoning: Commercial Services Catering Residential Communities
- Soliciting Offers (For Lease or For Sale)
- 2 Proposed Buildings
 - Building 1: 4,900 sf
 - Building 2: 5,100 sf
- 59 parking spaces

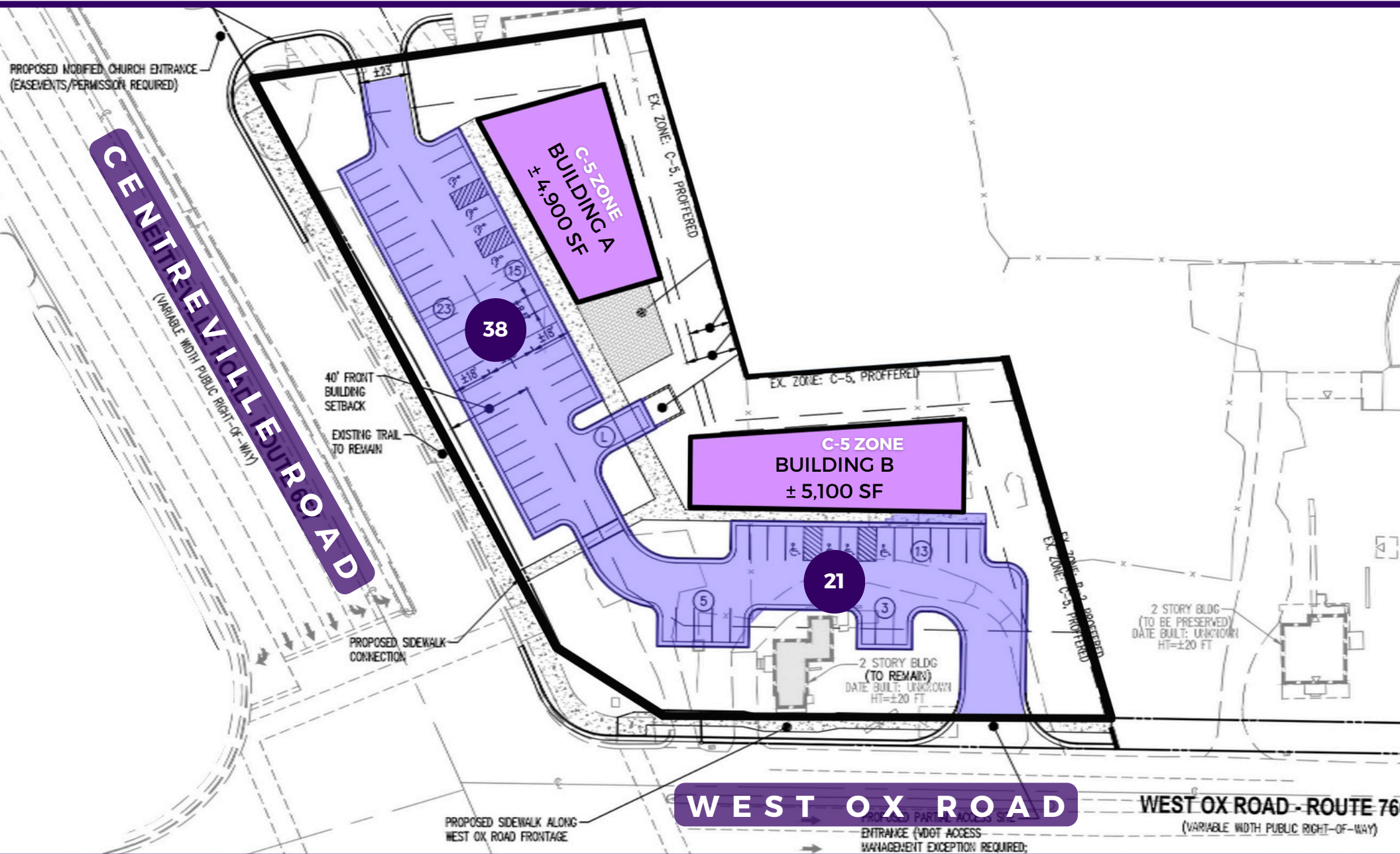


GOOGLE MAP VIEW

REGIONAL ACCESS



ALTERNATIVE CONCEPT PLAN



P E R M I T T E D U S E S

- Accessory Uses and Accessory Service Uses (as permitted by Article 10)
- Places of Worship (churches, chapels, temples, synagogues, etc.)
- Financial Institutions (banks, credit unions, and similar services)
- Nursery Schools and Child Care Centers (subject to Section 105 provisions)
- Offices (professional and administrative spaces)
- Personal Service Establishments, including:
 - Barber shops and beauty salons
 - Dry cleaning and laundry services
 - Tailoring and shoe repair shops
 - Repair Service Establishments (businesses repairing consumer goods like electronics, appliances, and jewelry)
- Retail Sales Establishments, including:
 - Grocery stores
 - Pharmacies
 - Clothing boutiques
- Telecommunication Facilities (subject to Section 2-514 provisions)

SHOPPING CENTER

2625 CENTREVILLE RD, HERNDON VA | 3 MILE DEMOGRAPHICS

KEY FACTS

95,615

Population



2.8

Average Household Size

36.6

Median Age

\$151,121

Median Household Income

EDUCATION

6%

No High School Diploma



13%

High School Graduate



15%

Some College



66%

Bachelor's/Grad/Prof Degree

BUSINESS



4,047

Total Businesses



60,602

Total Employees



120,161

2023 Total Daytime Population (Esri)

INCOME



\$151,121

Median Household Income



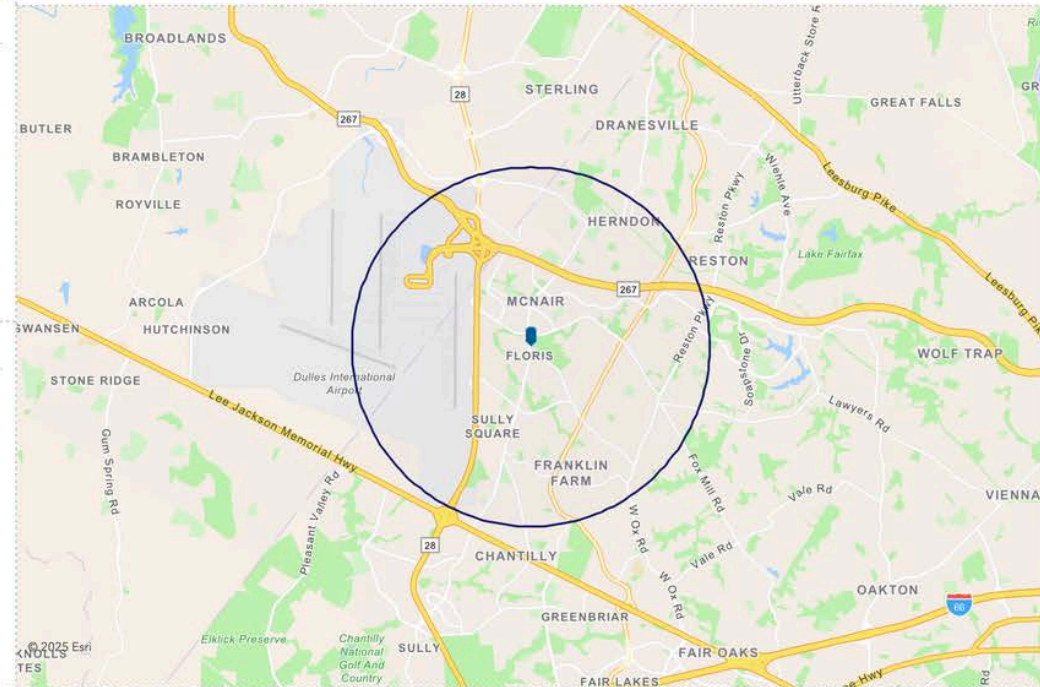
\$72,156

Per Capita Income



\$505,221

Median Net Worth



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2024, 2029.