

FOR LEASE | RETAIL

HERNDON CENTER - PARCEL B

452 ELDEN STREET, HERNDON, VA



PROPERTY FEATURES

- 1,500 SF retail suite available
- 2,272 SF second generation restaurant space available
- Direct frontage along busy Elden Street
- Traffic Count: 34,000 cars per day
- Major Tenants: Jimmy Johns, Nail Design, and Virginia Kitchen
- Retail Neighbors: Panera, Sprouts, Mod Pizza and more!
- This location provides excellent access to the Reston and Dulles Corridor from the Fairfax County Parkway, Herndon Parkway, Reston Parkway and Route 28 & 7

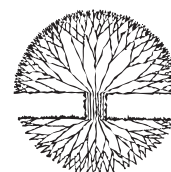
DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	17,445	146,368	233,264
Average HH Income	\$118,438	\$117,995	\$126,838
Employees	15,318	91,294	143,032



For more information, please contact:

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Leasing Associate
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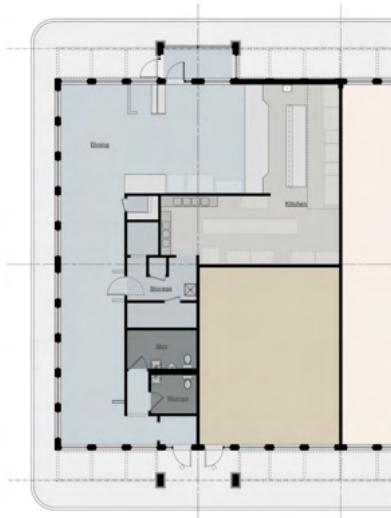
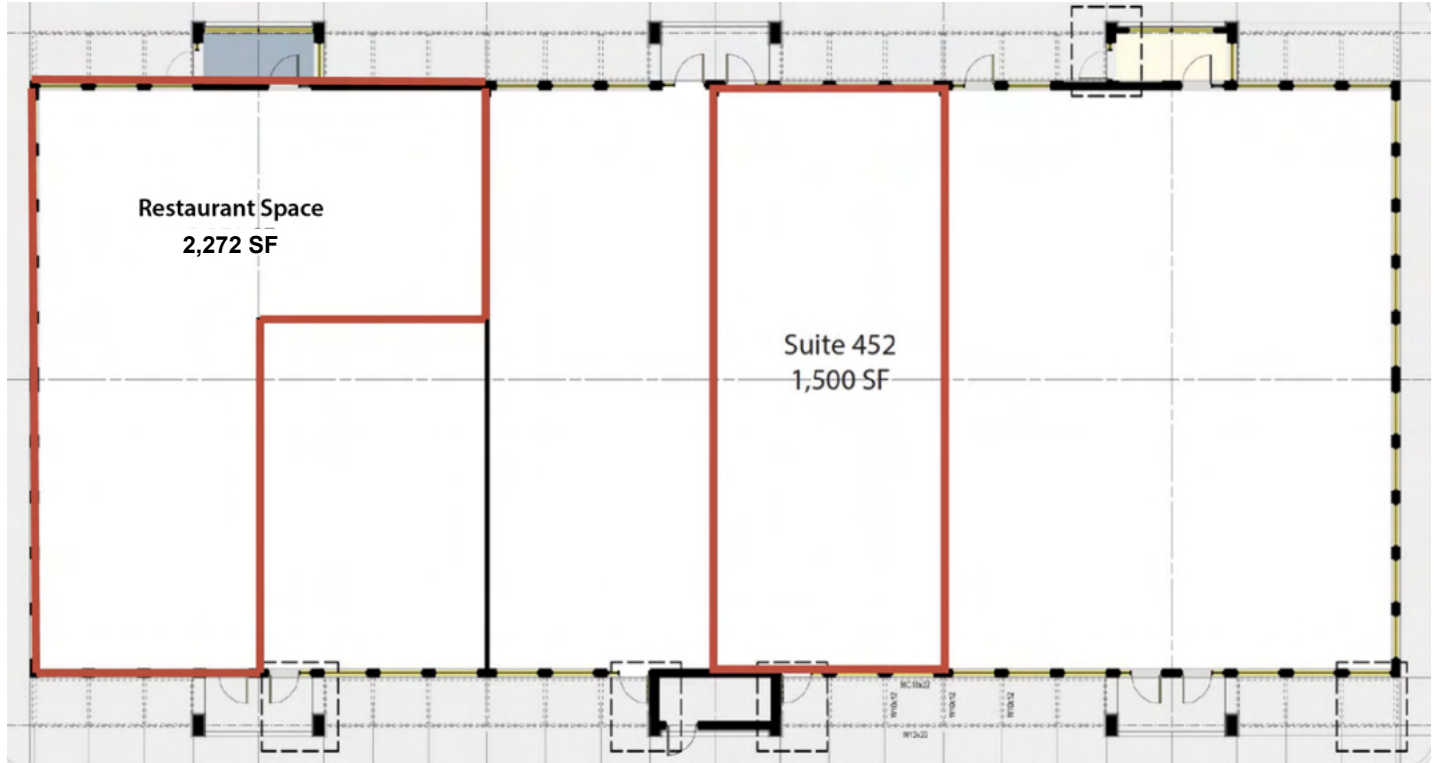
SugarOak
REALTY, LLC.

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SITE PLAN



**Restaurant Space
Floorplan**

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