

# Prime Retail & Commercial Space for Lease

## Junction Square

700-A & 700-C Lynn St.  
Herndon, VA 20170



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**703-536-2100**



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# 1st and 3rd Floors Available For Lease

## FOR LEASE

700-A & 700-C Lynn St.  
Herndon, VA 20170

- ☐ New Construction—Design Your Own Space
- ☐ Highly Visible Location at Herndon Town Square
- ☐ Signage Opportunity
- ☐ Free Parking at Town Garage and on Street
- ☐ Zoning Allows Retail or Office Uses

### Property Detail

Retail (Unit 700-A) ..... 1,273 SF\*  
Retail or Office (Unit 700-C)..... 1,069 SF\*  
Delivery Condition..... Shell  
Zoning.....PDTD—Planned Dev. Traditional Downtown  
Lease Rate—Retail: ..... Negotiable  
Lease Rate—3rd Floor: ..... \$25/SF NNN  
Lease Term, Retail:..... 10 Years + Options  
Lease Term, 3rd Floor .....5-10 Years + Options  
Market: .....Washington, DC  
Sub-Market: ..... Herndon/Reston  
Cross Street ..... Elden St.  
Year Built..... 2018  
Utilities..... Public W/S; Gas  
Vehicles Per Day (Elden St.).....19,000  
Tenant Improvement Allowance ..... Negotiable  
\* Rentable Square Feet

### In the Heart of Herndon

Join numerous other retailers and businesses in the area when you open up your store, restaurant, shop or office at Junction Square in Herndon. This is a very visible location at the intersection of Lynn St. and Elden St. (Herndon's primary retail corridor). 1,273 SF of retail space is available at 700-A, and 1,069 SF of commercial or office space is available on third floor (700-C). Both units have expansive window lines looking out on the historic Town Square with great views of the iconic W&OD Trail, just steps away. Parking is available on the street or free in the town parking garage nearby.



The 3rd floor space allows a variety of business uses. It also features a wraparound deck—perfect for coffee and lunch breaks for employees or customers. Access to third floor is via a separate entrance on Elden St., by elevator or staircase.

The historic district is a frequent stop for bikers, walkers and joggers along the W&OD Trail breaking for food and drinks, generating additional traffic for this stellar location.

# Aerial & Street Views

**FOR LEASE**

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Outdoor Seating Area

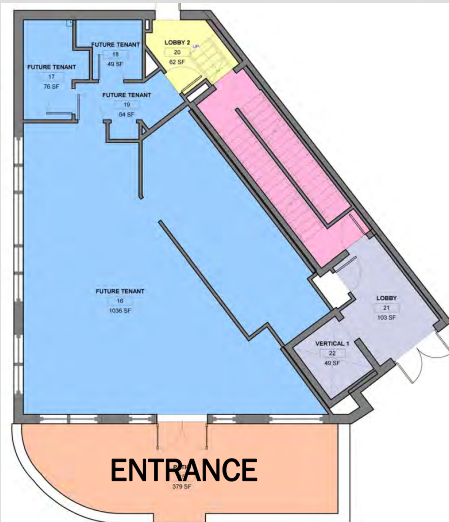


# Outstanding Retail Exposure

700-A Lynn St.  
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19,000 VPD (Vehicles Per Day) on Elden St., with additional exposure to W&OD Trail users.



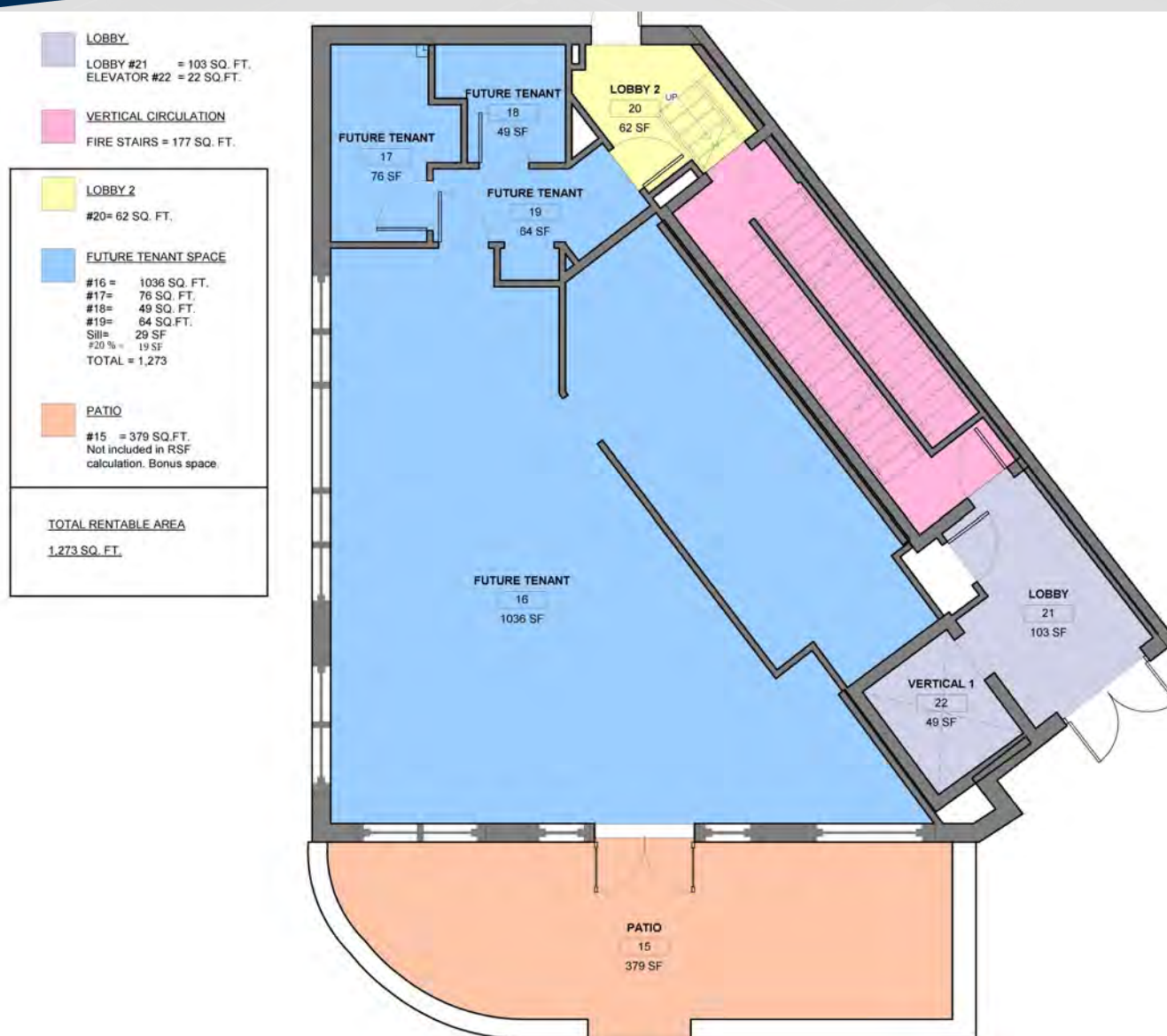
Retail footprint.



Two window lines flood the interior with natural light.

# Ground Floor Plan: 1,300 SF, Plus Patio

700-A Lynn St.  
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# Faces Elden St., Herndon's Retail Corridor

700-A Lynn St.  
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Looking towards outside seating area from retail entrance (note: panoramic photo—some distortion. )



Another view of retail interior.



# 3rd Floor: Retail, Commercial or Office Allowed

700-C Lynn St.  
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Note expansive window line on both sides, plus access to deck, overlooking Elden St. and the W&OD Trail. Access at Elden St. entrance via elevator or staircase. (See enlarged floor plan on next page.)



# 3rd Floor Ready for Your Build-Out

700-C Lynn St.  
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# 3rd Floor View Overlooking Town Square

700-C Lynn St.  
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Unique 3rd floor office space has wraparound deck overlooking W&OD Trail (top and near left). Entrance to third floor is on Elden St. via elevator or staircase (far left).



# High Visibility. Prominent Location.

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700 Lynn St. building in background.

## Why You Should Be in Herndon

“The Town of Herndon is a vibrant community that is primed for smart, innovative development. Herndon is at the heart of the Dulles Technology Corridor and is just two miles from Dulles International Airport, a straight line into DC via the Dulles Toll Rd., and home to a stop on Metrorail’s Silver Line, slated to open this year. More than 20,000 vehicles per day pass through downtown Herndon, an optimal location for retail, restaurants and other commercial ventures.”

—Courtesy Town of Herndon Economic Dev. Office

## Wide Variety of Uses in PD-TD Zoning\*

### Eating Establishments

Restaurant

### Entertainment, Indoor

Commercial Recreation/Entertainment, Indoor

### Offices

All Office Uses, including Medical

Artist's Studio or Gallery

Dry-Cleaning/Laundry, Laundromats

Financial Institution

Health Care Facility

### Personal Services and Retail Sales

Mailing and Packing Service

Personal Services, General

Pharmacy

Product Repair and Services

Retail Sales

School of Special Instruction

Other Personal Services and Retail Sales Uses

### Education

Childcare Center, Daycare Center or Preschool

Post-Secondary Education and Career Schools

### Government Facilities

Government Buildings, Facilities and Uses not Otherwise Categorized

### Institutional and Community Service Uses

Library

Museum, Fine Arts Center

Senior Center, Community Centers

### Alcohol Production Facilities, Small

Craft Breweries, Micro-Distilleries, Micro-Cideries, Micro wineries (without on-site vineyard), Brewpubs (eating establishment where food is prepared and served; also to produce alcoholic beverages on a small scale.)

\* Consult with Town of Herndon offices for specific approvals.



# Demographic Highlights

**FOR LEASE**  
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**1-Mile Median Household Income**

**\$110,769**



**3-Mile Population**

**140,937**



**3-Mile Daytime Employees**

**85,165**



**1-Mile Consumer Spending for  
Food Away from Home**

**\$23,615,000**

Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	19,567	70,384	140,937
2024 Population:	19,894	71,423	145,580
Pop Growth 2019-2024:	1.67%	1.48%	3.29%
Average Age:	35.20	36.00	36.20
Households			
2019 Total Households:	6,280	26,413	52,335
HH Growth 2019-2024:	1.78%	1.47%	3.07%
Median Household Inc:	\$110,769	\$120,160	\$112,608
Avg Household Size:	3.10	2.60	2.70
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$463,714	\$465,475	\$457,203
Median Year Built:	1982	1992	1989

Icons courtesy of flaticon.com



# Retail in Historic Herndon

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Nachman Retail Center on Lynn St.



Station St. Retail Shops



Dairy Queen on Lynn St.



Mainstreet Bank on Elden St.



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# A Popular Waystation Alongside the W&OD

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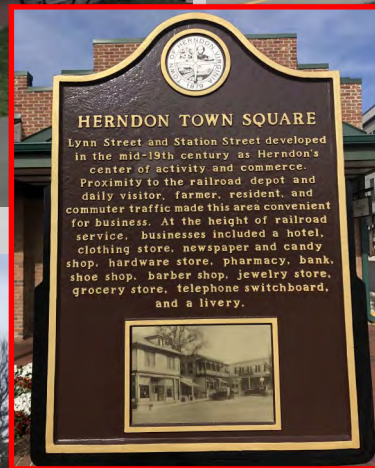
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Old Train Depot



Washington & Old Dominion Railroad Caboose off Trail



W&OD Trail. Note 700 Lynn St. in center-left background.



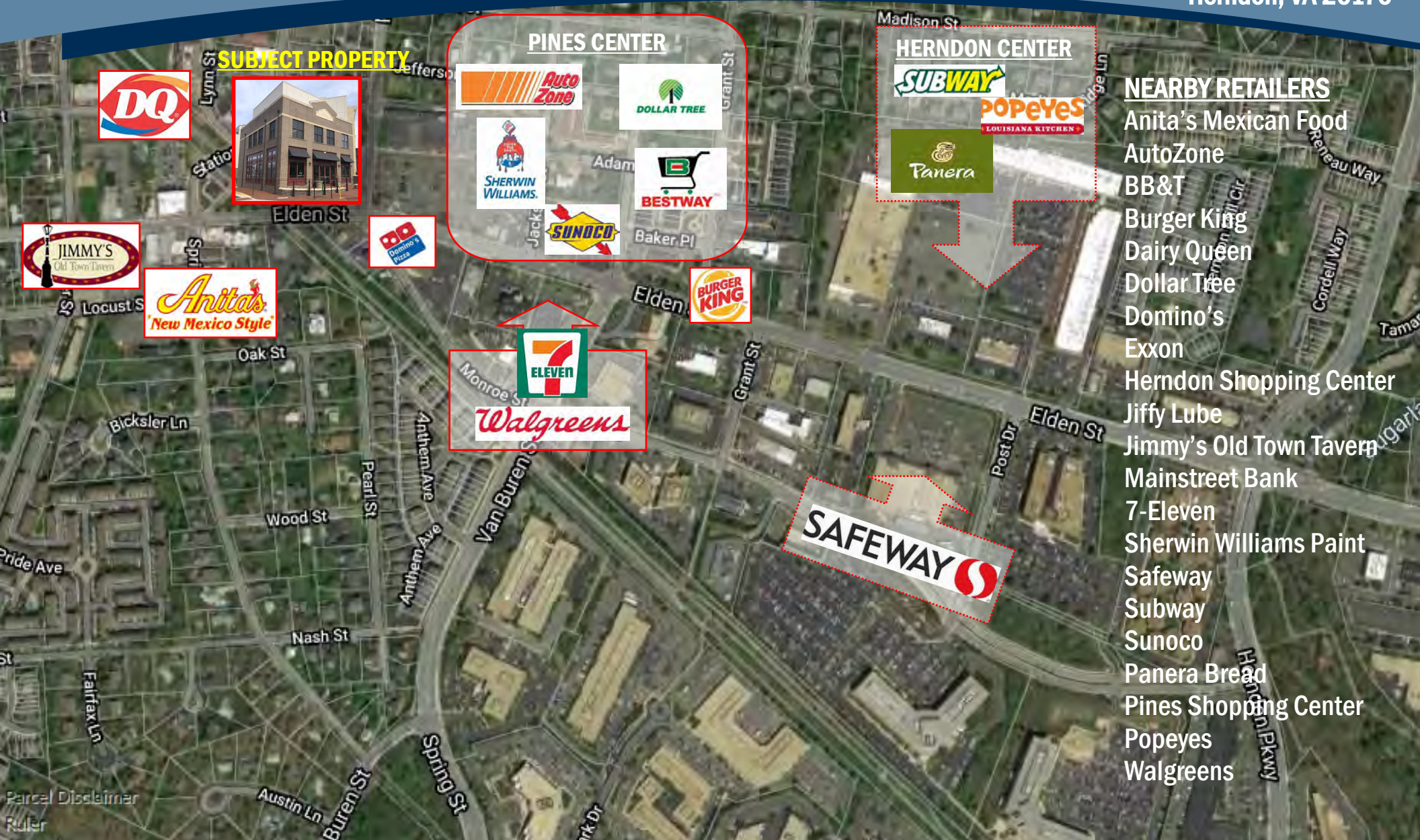
Herndon's Old Town Hall



# Aerial Map with Nearby Retailers

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## NEARBY RETAILERS

Anita's Mexican Food  
AutoZone  
BB&T  
Burger King  
Dairy Queen  
Dollar Tree  
Domino's  
Exxon  
Herndon Shopping Center  
Jiffy Lube  
Jimmy's Old Town Tavern  
Mainstreet Bank  
7-Eleven  
Sherwin Williams Paint  
Safeway  
Subway  
Sunoco  
Panera Bread  
Pines Shopping Center  
Popeyes  
Walgreens



# Broker Profile: Capital Realty Advisors

Geoffrey G. Lindsay is the president and principal broker of Capital Realty Advisors, LLC, specialists in commercial and investment properties. He has had listings from under \$1 million to \$70 million, and is licensed in DC, MD and VA.

Lindsay previously served as an advisor with a national commercial real estate firm, where he was its first salesperson hired in Northern Virginia as the company pursued its expansion strategy. Prior to that, he was in on the ground floor of the creation of the commercial division of a residential brokerage, then the largest privately held real estate company in the U.S.

In addition to his real estate background, Lindsay has over 20 years prior experience as a business owner, including a national publishing operation, East-West Communications, as well as eBusiness World Expo, which was the largest local trade show in the Washington, DC area on business use of the Internet. He also served as president of Lindsay & Co., a business mergers and acquisitions company.

His background as a business owner gives him a special insight into the business side of investment and commercial real estate.

This experience has enabled him to advise corporations and individuals on ways to maximize value as they pursue exit strategies, especially in situations where a business owner is ready to sell both the business and business real estate.



If you're ready to lease, sell or buy investment or commercial real estate, Capital Realty Advisors is ready to help. Whatever the property, our objective is the same: to get you the best possible price in the shortest amount of time.

For your next transaction, contact Capital Realty Advisors. A Capital Idea!