

WOODLAND PARK CROSSING



CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com



WOODLAND PARK CROSSING

2309 - 2335 Woodland Park Crossing Drive
Herndon, VA 20171

OVERVIEW

Woodland Park Crossing offers prime leasing opportunities in a well-established shopping center in Herndon, Virginia. Conveniently located near the Dulles Toll Road and Fairfax County Parkway, the center is easily accessible to both residents and professionals in the area. The property features a strong mix of national and local retailers, restaurants, and essential services, drawing consistent foot traffic throughout the day. With a high-income residential base and a growing corporate presence nearby, businesses benefit from a steady customer flow.

SPACE AVAILABLE

- 1,245 – 4,934 SF Ground Level Retail
- 1,302 – 10,892 SF 2nd Floor Retail/Office

RESIDENTIAL UNITS

205

TRAFFIC COUNTS

Sunrise Valley Drive – 19,000 VPD
Monroe Street – 22,000 VPD

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DEMOGRAPHICS



RADIUS



AVG HH INCOME



MEDIAN AGE

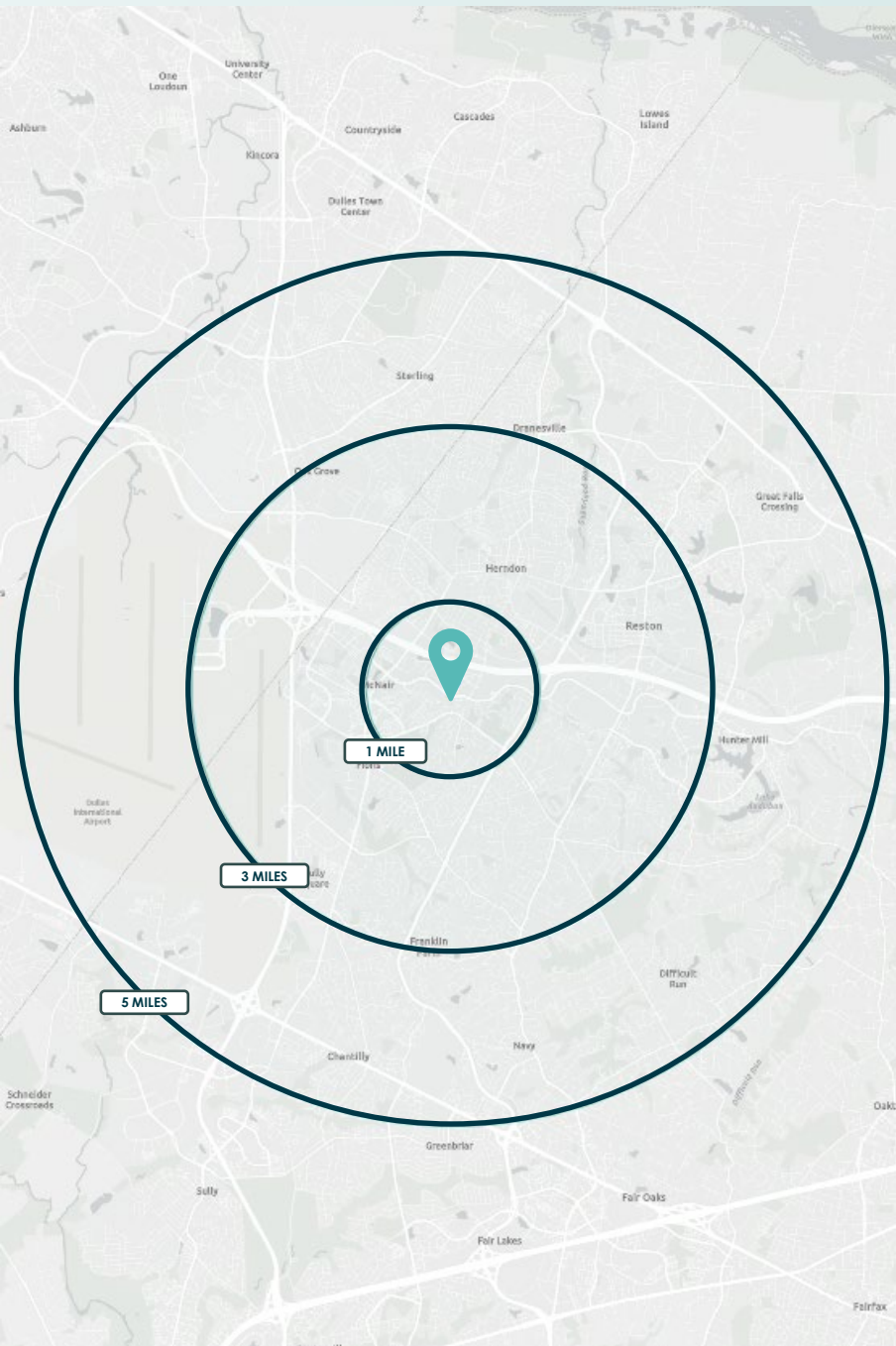


HOUSEHOLDS



POPULATION

1 Mile	\$180,314	34.1	9,191	23,964
3 Mile	\$199,161	36.7	48,079	127,869
5 Mile	\$205,911	38.2	85,304	234,858



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SITE PLAN



1	Meanwhile Coffee	1,494 SF
2	Harris Teeter	48,971 SF
3	Vision Works	3,079 SF
4	Smilebliss Orthodontics	3,230 SF
5	At Lease	3,282 SF
6	Moe's Southwest Grill	2,695 SF
8	Tiffin Hut	3,133 SF
9	Restaurant Avail. 4/25	2,128 SF
10	Massage Envy	2,768 SF
11	Available	2,049 SF
12	Available Restaurant	1,275 SF
13	Pure Barre	1,860 SF
14	Moby Dick's Kabob	2,353 SF
15	Available	1,245 SF
16	Casabella Nail Salon	1,538 SF
17	Hotworx	1,544 SF
18/19	Ornery Brewery	4,545 SF
20	Pinot's Palette	2,187 SF
21A	Gideon Math & Reading	1,135 SF
21B	Biryani Pointe	1,870 SF
22	Available	3,261 SF
23/24	Available	6,021 SF
25	Available	1,950 SF
26	Sunrise Valley Dental	1,666 SF
27	Taekwondo	2,589 SF
29	Myers Public Relations	4,641 SF
30	At Lease	1,302 SF
31	At Lease	4,939 SF
32	Herndon Dental	2,085 SF
33	Available	3,925 SF

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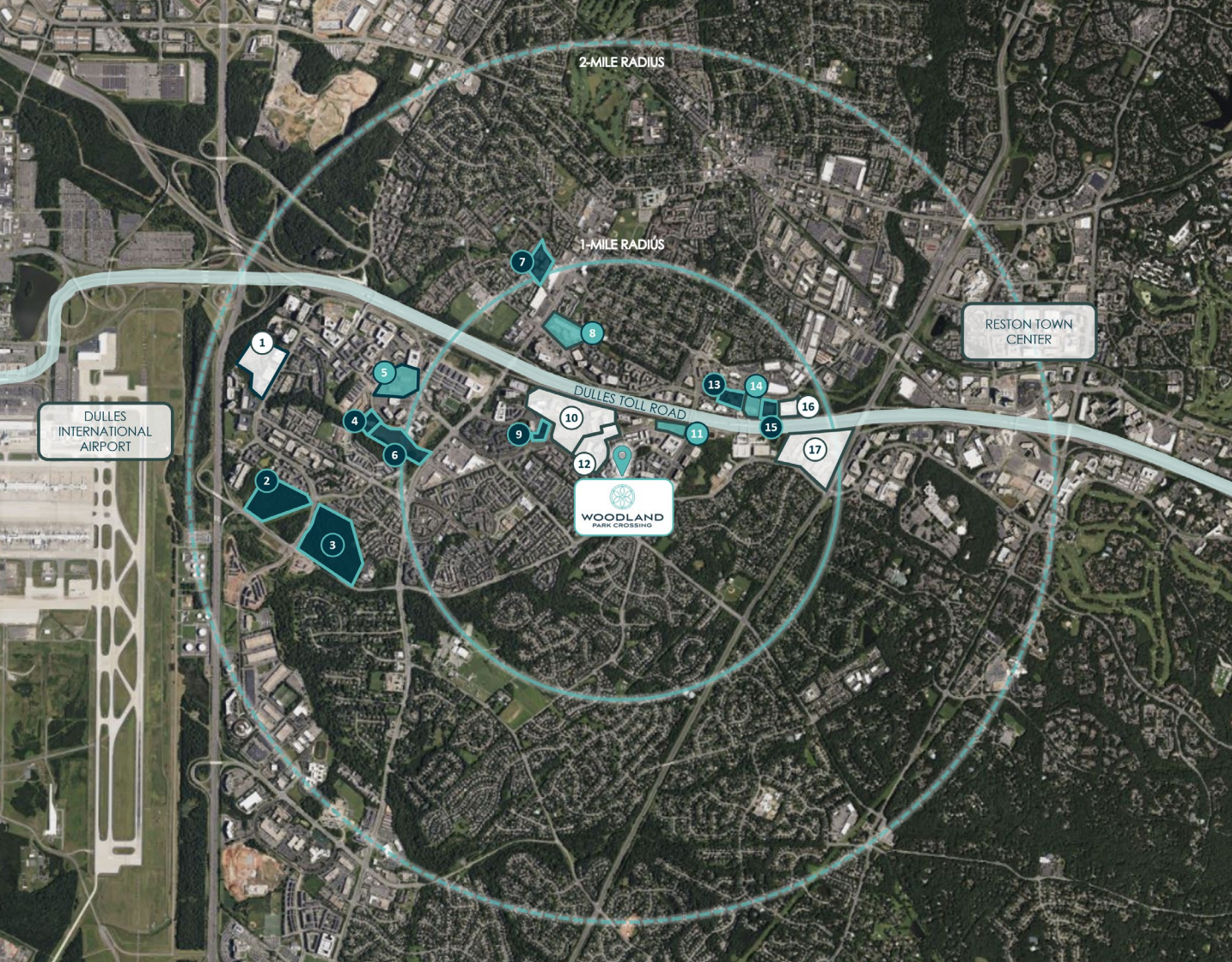
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NEARBY RESIDENTIAL DEVELOPMENT

	Project	Units	Product Type
1	Dulles Corner	250	Townhomes
2	Van Metre Pomeroy	519	Townhomes
3	Aurora	TBD	TBD
4	13595 Dulles Tech	348	Multifamily
5	Valley Drive Village	258	Townhomes/Condo
6	Dulles Technology Center	172	Townhomes
7	Herndon Corporate Center	111	Townhomes
8	Worldgate Center	461	Townhomes/Multi
9	Caywood	72	Condos
10	Rockpoint/Brandywine Woodland	613	Townhomes/Multi
11	Woodland Park Block E	300	Multifamily
12	Woodland Park-Corporate Park	200	Townhomes
13	Parkview	675	Multifamily
14	Booz Allen Building	400	Multifamily
15	555 Herndon Parkway	375	Multifamily
16	Airline Pilots Association Building	400	Multifamily
17	T-Mobile Building	700	Townhomes/Multi



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4800 Hampden Lane | Suite 800 | Bethesda, MD 20814

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