



FOR LEASE | RESTAURANT USE

Crossroads of Dulles
1031 Sterling Rd | Unit 104
Herndon, VA 20170

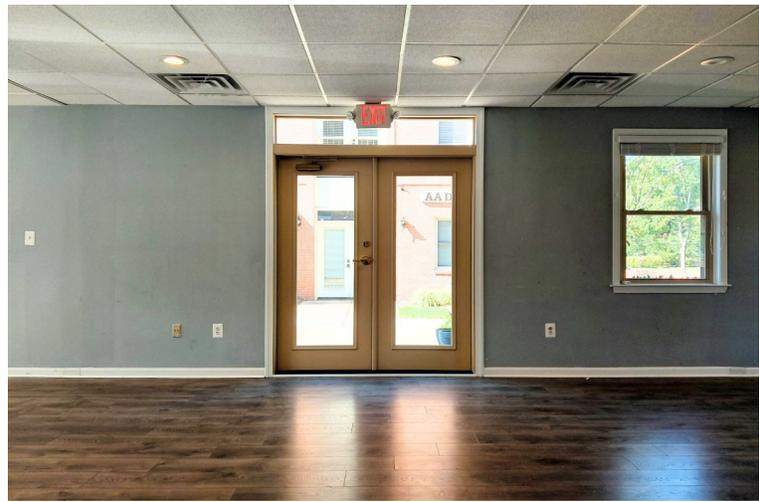


PROPERTY HIGHLIGHTS

- Prime restaurant/food service opportunity with Sterling Road frontage at Crossroads of Dulles
- Zoned for restaurant use | Up to 20 seats | Ample free parking
- Crossroads of Dulles sits at the intersection of Elden St and Sterling Rd - just minutes to Worldgate, Centreville Rd, and Dulles Access Rd/267
- Adjacent to Dulles Park Shopping Center with retailers like Fresh World, CVS, and Banfield Pet Hospital
- Close to nearby Herndon Metro Station/Silver Line, Tysons Corner, Reston Town Center, and Dulles International Airport

INTERIOR LAYOUT

- Up to 950 sq ft for restaurant use, catering, or food prep
- Three entrances, including a welcoming double-door entry through a charming walkway and a convenient rear service door for deliveries and pick-up orders
- The space offers large windows, recessed lighting, and laminate flooring throughout
- Bright and inviting interior for casual dining or enjoying a cup of coffee
- Perfect size and location to launch a restaurant business concept



For further information contact:

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Samson Properties Broker

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