

HERNDON CENTRE I

494 Elden Street, Herndon, VA 20170



WASHINGTON, D.C.

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STERLING
ORGANIZATION

For information: **Deirdre Delaporte** E: ddelaporte@sterlingorganization.com P: 855-589-5070

June 2026

HERNDON CENTRE I LEASING PLAN

494 Elden Street, Herndon, VA 20170



UNIT	TENANT	SQ. FT.
494	Sprouts Farmers Market	31,663
495	LA Fitness	39,280
001	Chicken Salad Chick	2,752
002	Available	1,408
004	Available	2,995
005	Masala Pizza & Bitezz (Coming Soon)	2,025
008	IHOP	4,500

Total Square Feet: 84,623

For information:

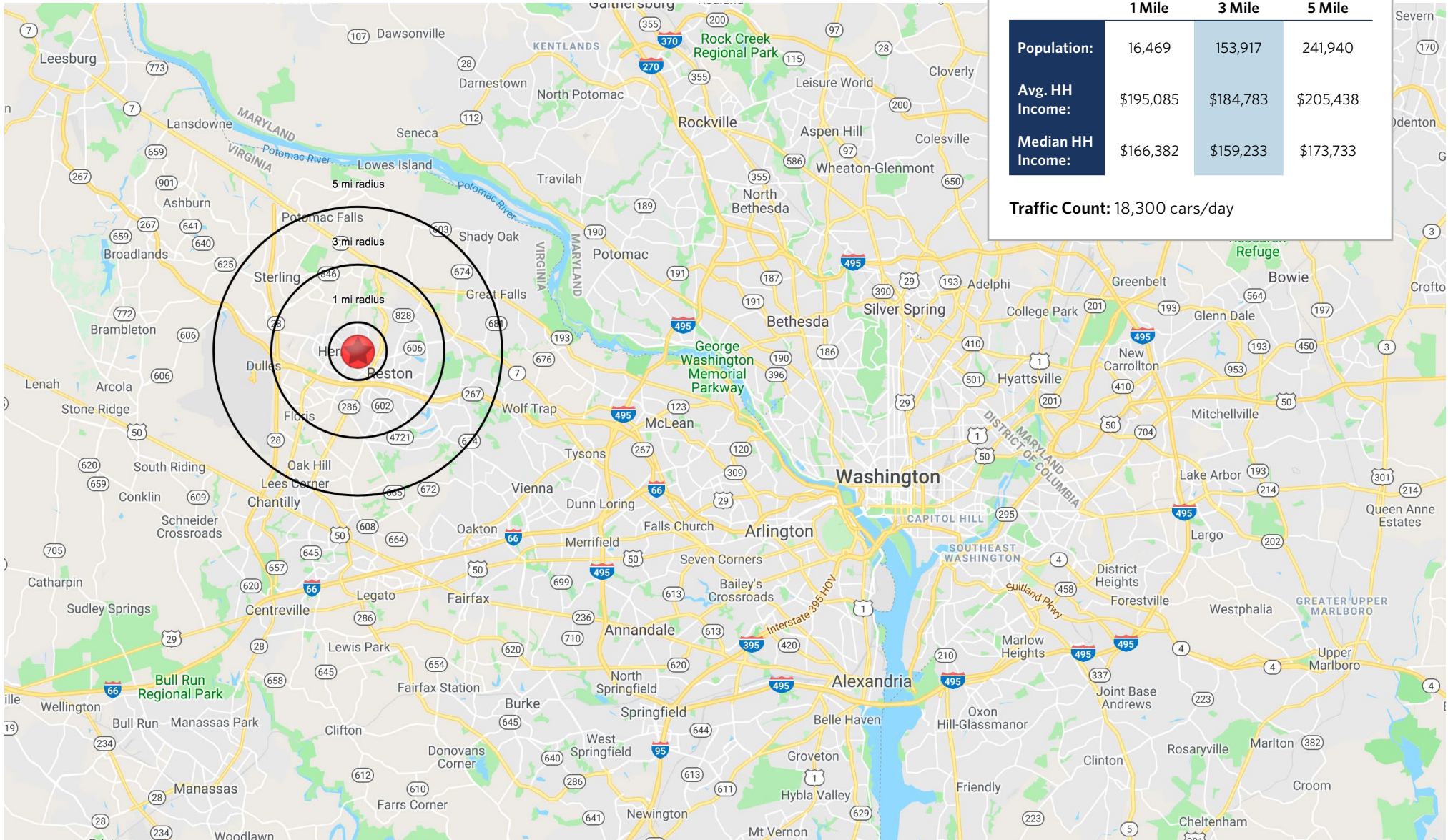
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	1 Mile	3 Mile	5 Mile
Population:	16,469	153,917	241,940
Avg. HH Income:	\$195,085	\$184,783	\$205,438
Median HH Income:	\$166,382	\$159,233	\$173,733
Traffic Count: 18,300 cars/day			

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