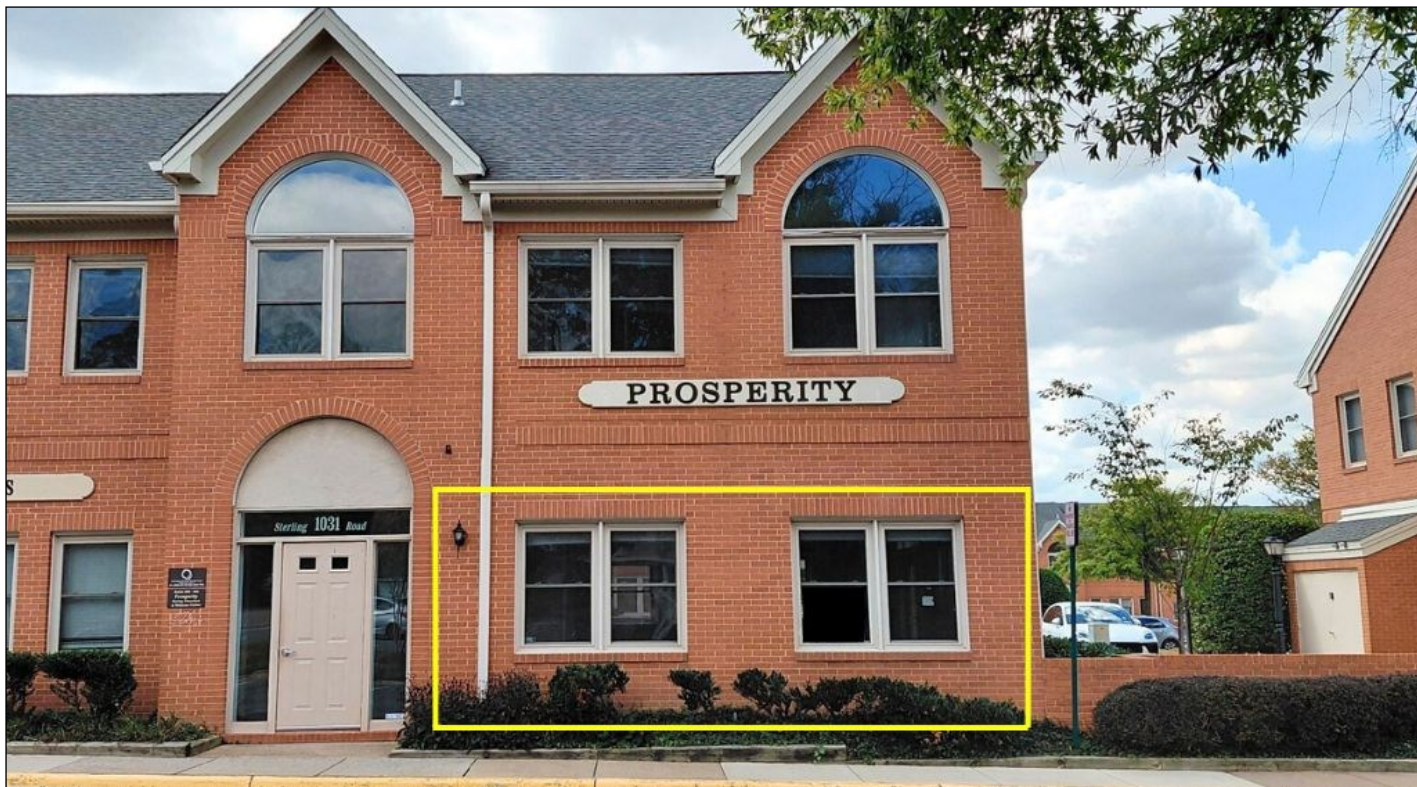


## FOR LEASE | RESTAURANT USE

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
- Approved operating hours include 11:00 am – 9:00 pm Monday through Thursday, 11:00 am – 10:00 pm Friday through Saturday, and 11:00 am – 9:00 pm on Sunday
- 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:

**Bonnie Wolfe**

Tel/Txt: 703-930-5692 | [Bonnie@BonnieWolfeRealty.com](mailto:Bonnie@BonnieWolfeRealty.com)

[www.BonnieWolfeRealty.com](http://www.BonnieWolfeRealty.com)

Samson Properties Broker

The listing broker does not guarantee the information describing this property. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

