



# Herndon Parkway Center

1104-1106 HERNDON PARKWAY, HERNDON, VA 20170

## OVERVIEW

Herndon Parkway Center is located at the busiest intersection in the Herndon market, with exceptional frontage on Elden Street and Herndon Parkway. This development is home to best-in-class National retailers such as Starbuck's, Chipotle, and Bank of America as well as highly acclaimed local restaurants like Jodhpur. The center offers the opportunity to join a dynamic trade area consisting of 12.6 million sf of office, 1.5 million sf of retail, and a dense population of 128,144 residents living within a 3-mile radius.

**SPACE AVAILABLE**  
1,200 sq. ft

**CENTER TYPE**  
Neighborhood

**GROSS LEASABLE AREA**  
33,891 sq. ft.

**COUNTY**  
Fairfax

**TRAFFIC COUNTS**  
Elden Street – 36,000 VPD  
Herndon Parkway – 22,000 VPD

## CURRENT RETAILERS



## HERNDON PARKWAY CENTER

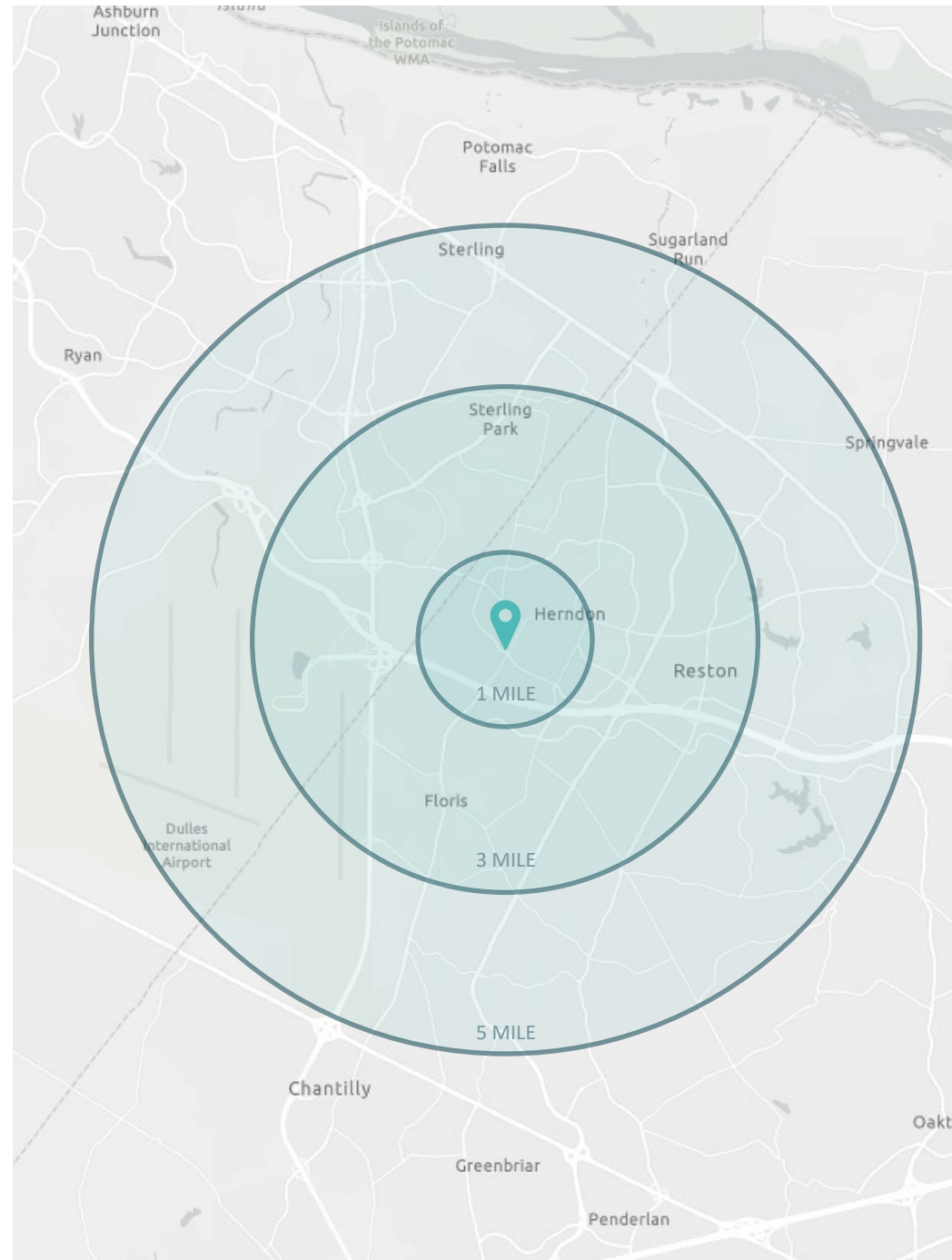
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## CONTACT US

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## DEMOGRAPHICS



RADIUS



AVG HH INCOME



MEDIAN AGE



HOUSEHOLDS



POPULATION

RADIUS	AVG HH INCOME	MEDIAN AGE	HOUSEHOLDS	POPULATION
1 Mile	\$141,033	34.5	8,545	24,597
3 Mile	\$172,761	36.4	45,300	120,537
5 Mile	\$188,959	37.8	82,446	220,526

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## SITE PLAN



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