

# Herndon

Herndon, Virginia



A.J. DWOSKIN  
& ASSOCIATES, INC.



## Incredible Location Amid Dense Population and High Incomes within One Mile of Reston Town Center

Anchored by Kmart, Big Lots and Mom's Organic Market, Herndon Centre is within five miles of 224,000 residents and a daytime population of 128,400. The average household income is \$137,000. The shopping center's location on Elden Street provides excellent access to the Reston and Dulles Corridor from the Fairfax County Parkway, Herndon Parkway, Reston Parkway and Route 28 and 7.



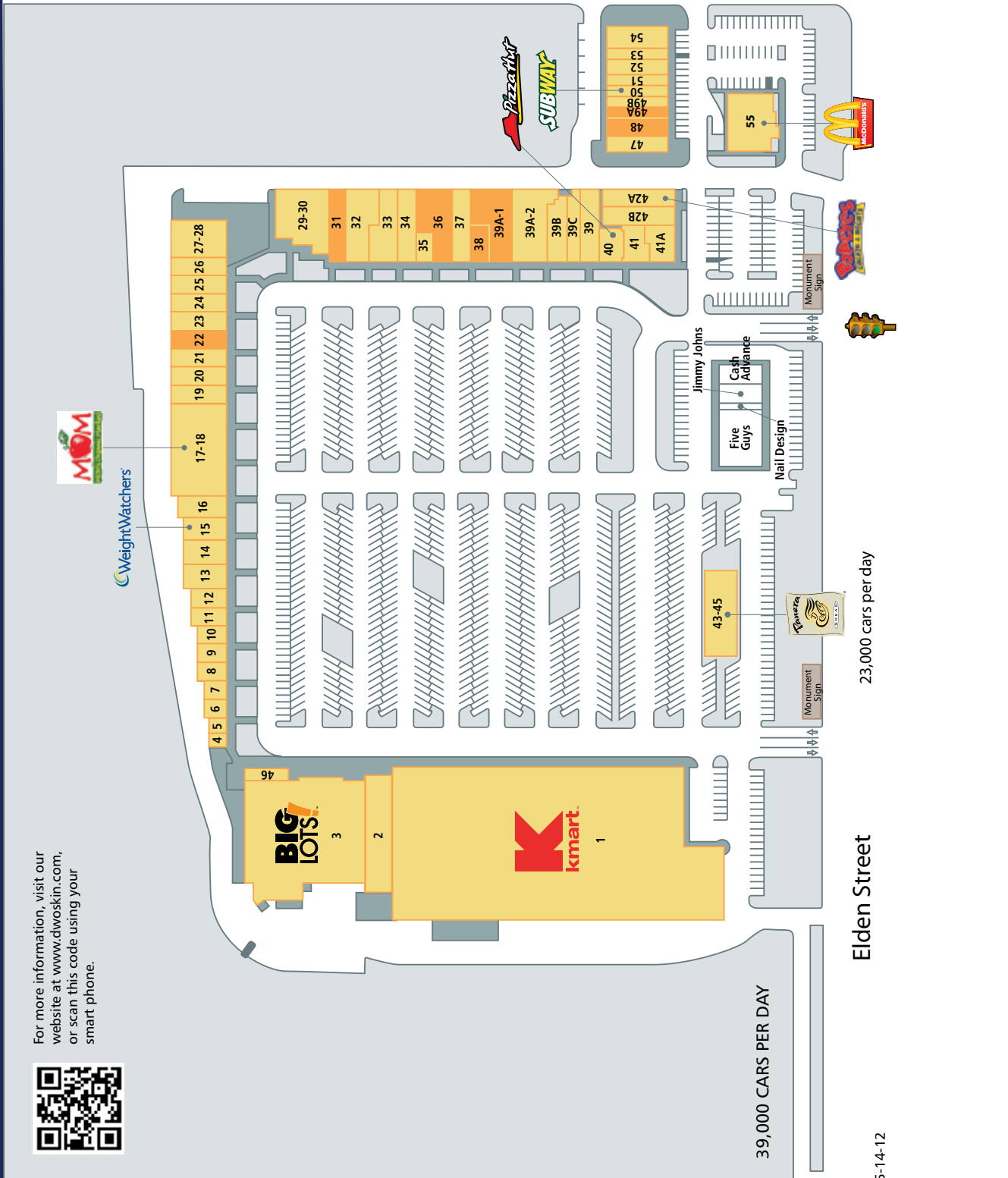
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| Space     | SF     | Tenant                        |
|-----------|--------|-------------------------------|
| 1         | 88,562 | K-Mart                        |
| 2         | 7,550  | Royal Buffet                  |
| 3         | 25,989 | Big Lots Stores               |
| 4         | 520    | Kim's Watchmakers             |
| 5         | 492    | Health Plan Massage           |
| 6         | 767    | Nail Villa II                 |
| 7         | 750    | Dona Gloria Tipicos           |
| 8         | 1,007  | The Deli                      |
| 9         | 1,017  | Postal Plus                   |
| 10        | 997    | Shear Action                  |
| 11        | 1,250  | Vacuums Unlimited             |
| 12        | 1,264  | The Tutoring Company          |
| 13        | 2,026  | Uptown Brick Oven Pizza       |
| 14        | 2,000  | Russian Gourmet               |
| 15        | 1,965  | Weight Watchers               |
| 16        | 2,020  | Grace's Bakery                |
| 17-18     | 10,092 | Mom's Organic Market          |
| 19        | 2,025  | Indo-Pak Spices               |
| 20        | 2,025  | Sterner's TKD Academy         |
| 21        | 2,025  | Sonia Jewelry & Bridal        |
| 22        | 1,993  | Available                     |
| 23        | 1,923  | New Look                      |
| 24        | 2,025  | New Look Skin Care            |
| 25        | 2,025  | Thai Shogun Restaurant        |
| 26        | 2,065  | Casa Maria Cafe               |
| 27-28     | 4,078  | Title Boxing Club             |
| 29-30     | 6,000  | Fairfax County School Board   |
| 31        | 3,000  | Available                     |
| 32        | 3,623  | Charcoal Kabob                |
| 33        | 3,164  | Hot Breads                    |
| 34        | 2,500  | Sun Splash Tanning Salon      |
| 35        | 1,000  | Dr. Huddins, DDS              |
| 36        | 4,000  | Available                     |
| 37        | 2,500  | Pho 75                        |
| 38        | 1,250  | Available                     |
| 39-A1     | 4,138  | Available                     |
| 39-A2     | 4,977  | Madina Market                 |
| 39B       | 2,534  | Madina Market                 |
| 39C       | 1,936  | Meadow Cleaners               |
| 39        | 2,500  | Grenada Turkish Caf  & Bakery |
| 40        | 1,460  | Pizza Hut                     |
| 41        | 1,540  | Herndon Indian Restaurant     |
| 41A       | 2,000  | Apple FCU                     |
| 42A       | 2,400  | Popeye's                      |
| 42B       | 2,400  | El Dorado Restaurant          |
| 43-45     | 5,124  | Panera                        |
| 46        | 1,087  | The Barber Shop               |
| 47        | 1,456  | Lily Ann's Salon              |
| 48        | 2,125  | Available                     |
| 49-A      | 1,275  | Wireless Communications       |
| 49-B      | 1,275  | Subway                        |
| 50        | 1,275  | Ad Comm                       |
| 51        | 1,275  | U-Wrap                        |
| 52        | 1,700  | Bellas Salon and Spa          |
| 53        | 1,318  | Nippon Japanese Restaurant    |
| 54        | 2,500  | McDonald's                    |
| 55        | 4,800  |                               |
| Total GLA |        | 246,584                       |



Elden Street

23,000 cars per day

39,000 CARS PER DAY

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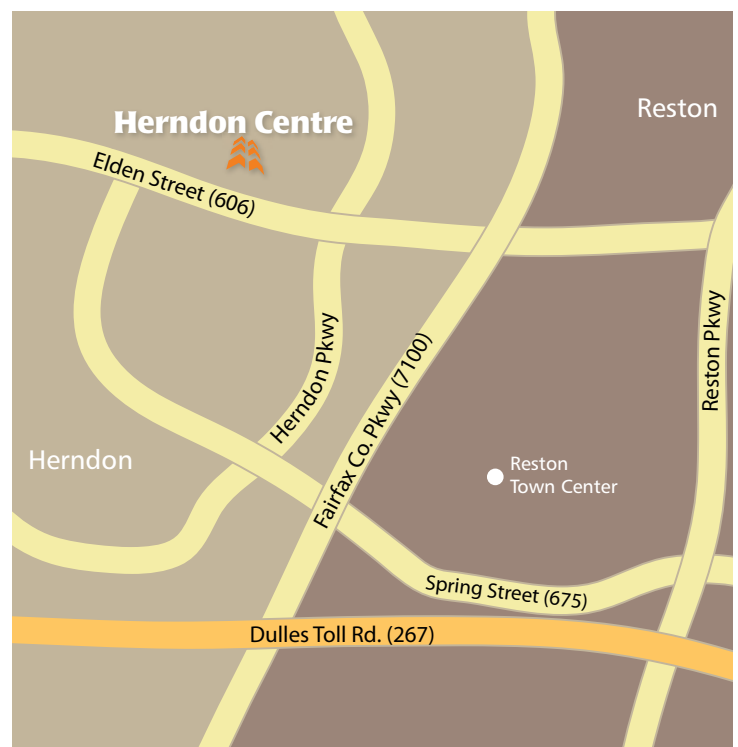
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## 2011 Demographics

|                          | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| Population               | 14,309    | 136,948   | 224,019   |
| Average Household Income | \$114,042 | \$114,933 | \$137,241 |
| Employees                | 16,725    | 89,175    | 128,432   |

There are 23,000 vehicles per day at the Edden Street/Herndon Parkway intersection, according to VDOT 2010 counts.



### For more information:

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