

FOR LEASE | INLINE RETAIL SPACE

BB&T CENTER

300 ELDEN STREET, HERNDON , VA

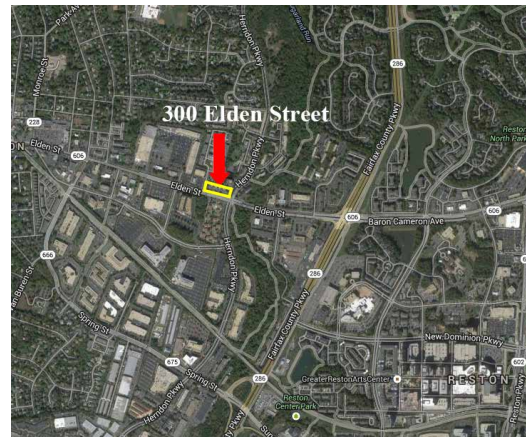


PROPERTY FEATURES

- 1,200 SF of inline retail space
- Ample parking
- New roof installed in 2014
- 23,000 VPD at the Elden St./Herndon Parkway intersection
- This location provides excellent access to the Reston and Dulles Corridor from the Fairfax County Parkway, Herndon Parkway, Reston Parkway and Route 28 & 7

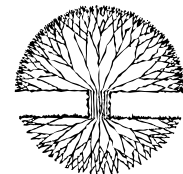
DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	17,445	146,368	233,264
Average HH Income	\$118,438	\$117,995	\$126,838
Employees	15,318	91,294	143,032



For more information, please contact:

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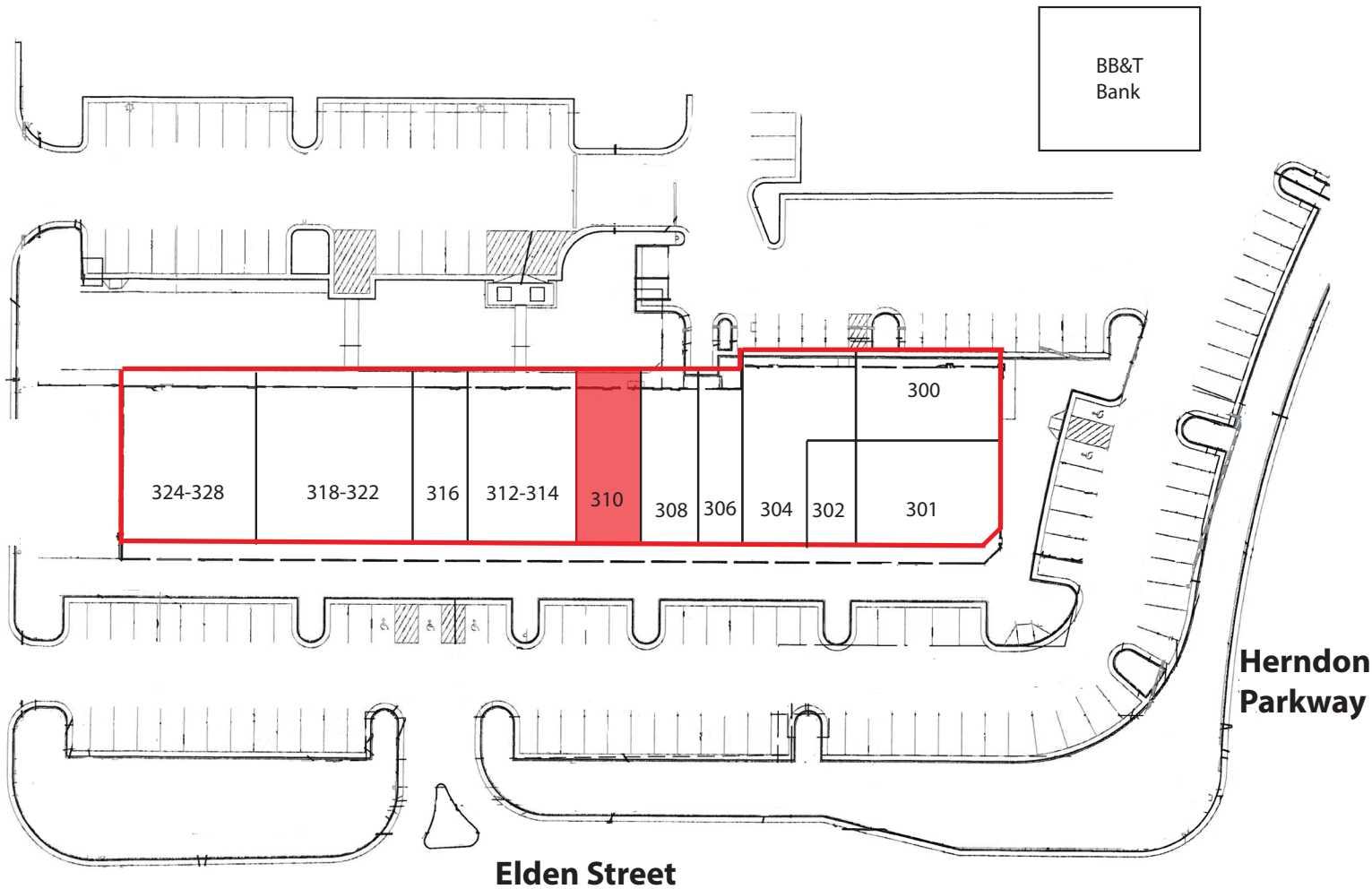


SugarOak
REALTY, LLC

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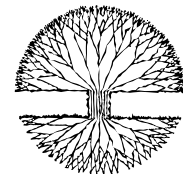


Unit	Tenant	SQ. FT.
300	Bagel Café	2,257
301	Duck Donuts	1,762
302	Public Barber Salon	840
304	Whole Pet Central	1,840
306	Crystalis Treasures	1,200
308	P&K Cleaners	1,116

Unit	Tenant	SQ. FT.
310	AVAILABLE	1,200
312-314	Euro Café	2,400
316	Birkenstock Shoes	1,200
318-322	Mattress Discounters	3,600
324-328	Paradise Indian Restaurant	3,620
	BB&T Bank	11,200

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