

HERNDON CENTRE I

494 Elden Street, Herndon, VA 20170



STERLING
ORGANIZATION

For information: **Kyle Irwin**

E: kirwin@sterlingorganization.com

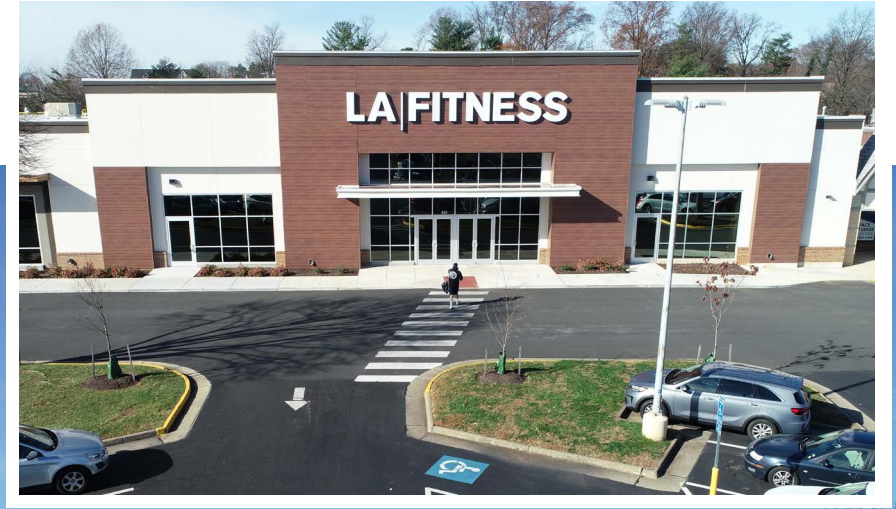
P: 855-384-6474

May 2023

WASHINGTON, D.C.

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UNIT	TENANT	SQ. FT.
494	Sprouts Farmers Market	31,663
495	LA Fitness	39,280
001	MOD Pizza	2,752
002	Visual Health	1,404
004	Pacific Dental	2,995
005	Dickey's Barbecue Pit	2,025
008	IHOP	4,500

Total Square Feet: 84,619

For information:

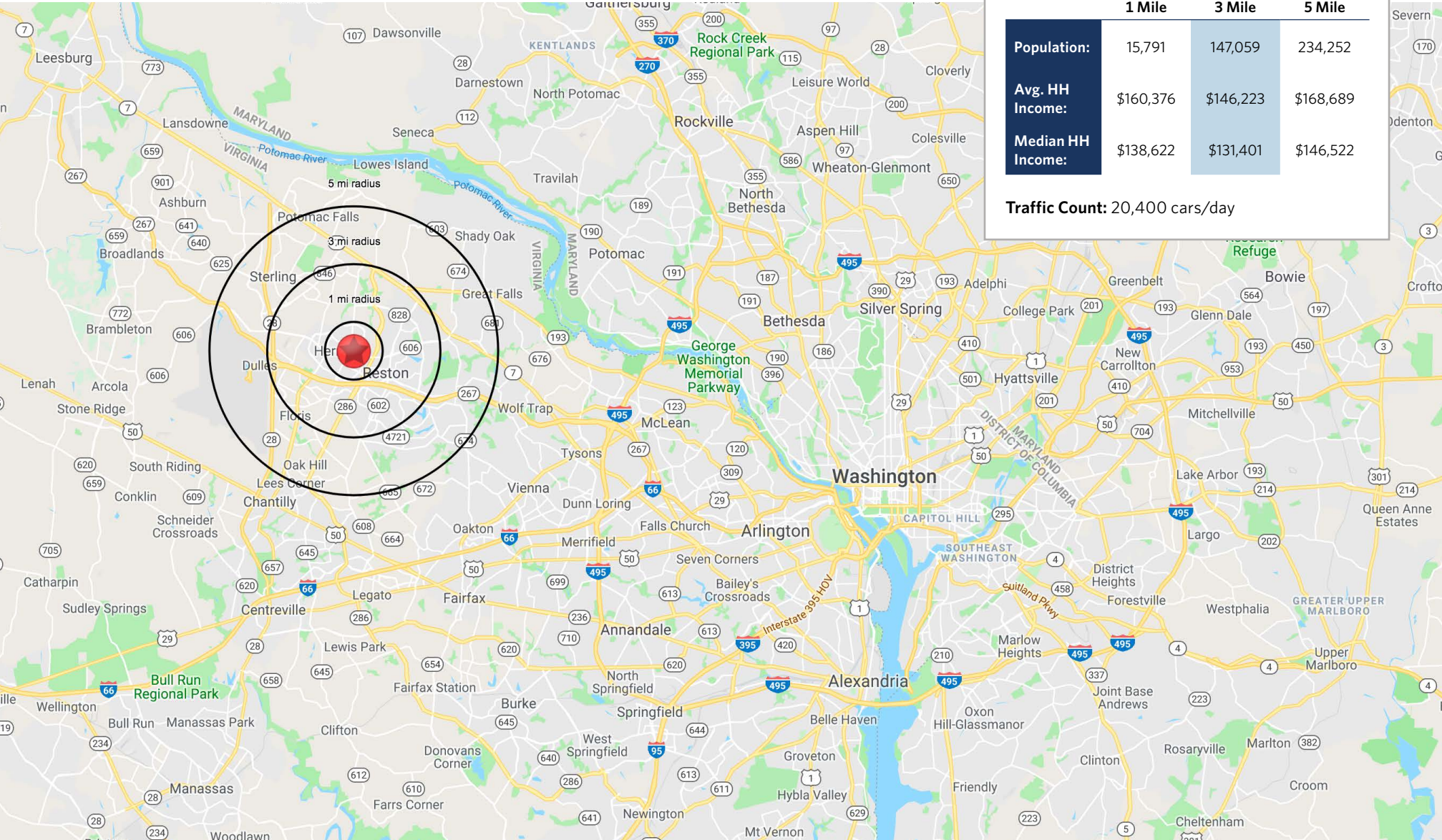
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Site Demographics (2023)

	1 Mile	3 Mile	5 Mile
Population:	15,791	147,059	234,252
Avg. HH Income:	\$160,376	\$146,223	\$168,689
Median HH Income:	\$138,622	\$131,401	\$146,522

Traffic Count: 20,400 cars/day

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