

WORLDGATE CENTRE

HERNDON, VA

1,440 - 2,300 SF AVAILABLE







RAPPAPORT
CULTIVATING PLACES

WORLDGATE CENTRE

HERNDON, VA

- | Connected to the Washington Dulles Marriott Suites which includes 253 rooms
- | Strategically situated just off exit 10 on the Dulles Toll Road
- | 229,568 SF lifestyle center featuring AMC Theatres and a state-of-the-art fitness club with approximately 1,600 parking spaces, including 419 surface spaces
- | Dense office population of 133,993 employees (3-mile radius) and growing with Amazon
- | Excellent visibility with 94,000 VPD at the intersection of Centreville Road and the Dulles Toll Road East (Combined Traffic Estimates)

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	33,073	118,444	214,477
 DAYTIME POPULATION	24,771	95,935	148,565
 HOUSEHOLD INCOME	\$122,028	\$138,953	\$149,906
 TRAFFIC COUNTS	94,000 on Centreville Road & Dulles Toll Road East		

CO-TENANTS



SALON PLAZA



WORLDGATE CENTRE
HERNDON, VA



PINES CENTER

HERNDON CENTRE

ELDEN STREET MARKETPLACE

WORLDGATE CENTRE

WORLḠATE
ATHLETIC CLUB & SPA

HERNDON MARKETPLACE

THE SPECTRUM AT RESTON TOWN CENTER

VILLAGE CENTER AT DULLES

FAIREAX COUNTY PKWY

DULLES ACCESS RD

HUNTER WOODS VILLAGE CENTER

SITE PLAN

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TENANT LIST

WORLDGATE CENTRE | HERNDON, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	7,000	TGI Fridays	14	1,914	Subway	25	2,144	Anatolian Bistro
2	921	Posey Pups	15	1,995	Sushi Mori	25A	1,417	Cold Stone Creamery
3	1,925	Corporate America Family Credit Union	15A	60	Storage Space	26	2,350	Nan Thai
4	1,291	Worldgate Cleaners	16	2,220	Chicago Pizza with a Twist	27	2,366	Pivot Physical Therapy
5	1,440	Available	17	2,361	Charred	28	4,125	Dentistry for Children
6	1,354	Sandy Spring Bank	18	1,759	Pho 2000 Restaurant	30	4,117	Bach to Rock
7	4,788	FedEx Kinko's	19	1,053	ShareTea	31	3,888	Russian School of Math
8	606	Worldgate Barber	20	3,689	Panera To You	32	5,392	Uncle Jalapeno
9	1,251	Worldgate Nails	21	1,424	Weird Brothers Coffee	33	7,659	Salon Plaza
10	1,170	Massage Angel Tips	22	475	Hair Threading Spa	34	38,238	AMC Theatres
12	4,500	Inchin's Bamboo Garden	23	1,248	Hangry Joe's Hot Chicken	35	106,606	Worldgate Athletic Club & Spa
13	2,458	Kalpasi - Chettinadu Indian Cuisine	24	2,300	Available	36	2,064	The Jackson Clinic



WORLDGATE CENTRE | 13001-13089 WORLDGATE DRIVE, HERNDON, VA

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