

WORLDGATE CENTRE

HERNDON, VA

- I Connected to the Washington Dulles Marriott Suites which includes 253 rooms
- I Strategically situated just off exit 10 on the Dulles Toll Road
- I 229,568 SF lifestyle center featuring AMC Theatres and a stateof-the-art fitness club with approximately 1,600 parking spaces, including 419 surface spaces
- I 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 2025

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

CO-TENANTS













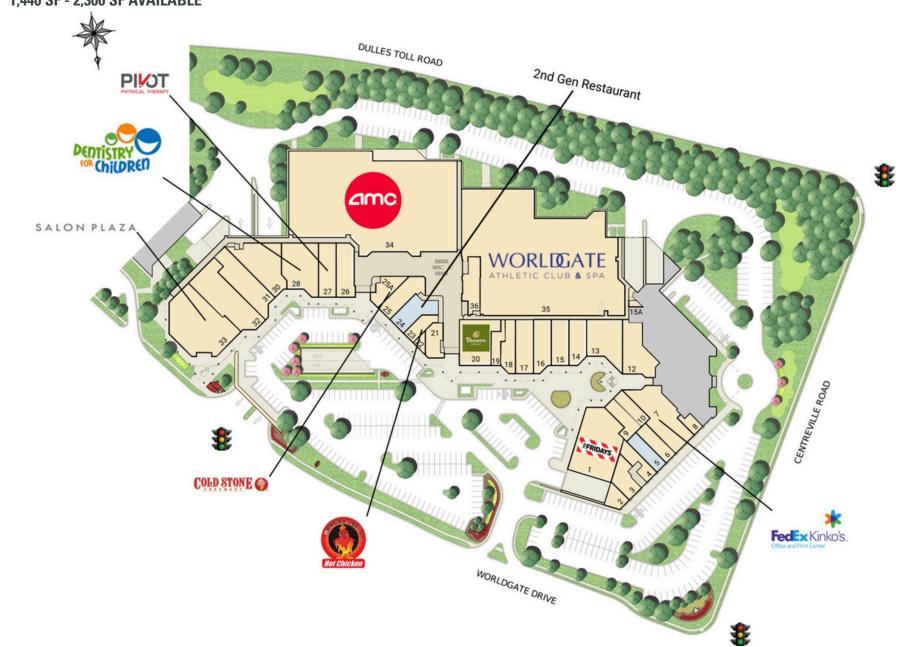




SITE PLAN

WORLDGATE CENTRE | HERNDON, VA

1,440 SF - 2,300 SF AVAILABLE



TENANT LIST

WORLDGATE CENTRE | HERNDON, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	7,000	TGI Fridays	14	1,914	Subway	25A	1,417	Cold Stone
2	921	Posey Pups	15	1,995	Sushi Mori			Creamery
3	1,925	Corporate America	15A	60	Storage Space	26	2,350	Nan Thai
		Family Credit Union	16	2,220	Chicago Pizza with a	27	2,366	Pivot Physical
4	1,291	Worldgate Cleaners		,	Twist			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
8	606	Worldgate Barber	20	3,689	Panera To You		.,	Math
9	1,251	Worldgate Nails	21	1,424	Weird Brothers	32	5,392	Uncle Jalapeno
1	0 1,170	Massage Angel Tips			Coffee	33	7,659	Salon Plaza
1:	2 4,500	Inchin's Bamboo	22	475	Hair Threading Spa	34	38,238	AMC Theatres
		Garden	23	1,248	8 Hangry Joe's Hot Chicken	35	106,606	Worldgate Athletic
13	3 2,458	Kalpasi - Chettinadu					-,	Club & Spa
		Indian Cuisine	24	2,300	Available	36	2,064	The Jackson Clinic
			25	2,144	Anatolian Bistro			



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

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