

# 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 2025

	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

WORLDGATE ATHLETIC CLUB & SPA



SALON PLAZA



**WORLDGATE CENTRE**  
HERNDON, VA



**PINES CENTER**

**BESTWAY** **AutoZone**

**HERNDON CENTRE**

**Pizza Hut** **Panera BREAD**

**THE HOME DEPOT**

**ELDEN STREET MARKETPLACE**

**MART**  
**KOHL'S**

**WORLDGATE CENTRE**

**amc** **FedEx**  
**Panera BREAD** **FRIDAYS**  
**WORLDGATE**  
ATHLETIC CLUB & SPA

**HERNDON MARKETPLACE**

**SAFeway** **ABC** **Starbucks**

**THE SPECTRUM AT RESTON TOWN CENTER**

**Harris Teeter**  
**Office DEPOT** **PETSMART**

**TARGET**

**BEST BUY** **Starbucks**  
**The Container Store**

**VILLAGE CENTER AT DULLES**

**Giant**  
**Starbucks** **CVS pharmacy**

FAIRFAX COUNTY PKWY

DULLES ACCESS RD

**HUNTER WOODS VILLAGE CENTER**

**SAFeway** **Starbucks**  
**DUNKIN' DONUTS**

# SITE PLAN

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



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

**Greg Hull | [ghull@rappaportco.com](mailto:ghull@rappaportco.com) | 571.382.1221**

**[rappaportco.com](http://rappaportco.com)**