

# WORLDGATE CENTRE

HERNDON, VA

1,440 - 2,300 SF AVAILABLE









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

### CO-TENANTS

WORLDGATE  
ATHLETIC CLUB & SPA



SALON PLAZA





**WORLDGATE CENTRE**  
HERNDON, VA



ELDEN STREET  
MARKETPLACE

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

**WORLDGATE CENTRE**

**WORLDGATE**  
ATHLETIC CLUB & SPA

**PINES CENTER**

**HERNDON CENTRE**

**HERNDON MARKETPLACE**

**THE SPECTRUM AT  
RESTON TOWN CENTER**

**The Container Store**

**VILLAGE CENTER  
AT DULLES**

FAIRFAX COUNTY PKWY

DULLES ACCESS RD

**HUNTER WOODS  
VILLAGE CENTER**



## SITE PLAN

WORLDGATE CENTRE | HERNDON, VA

1,440 SF - 2,300 SF AVAILABLE



## TENANT LIST

WORLDGATE CENTRE | HERNDON, VA

#	SQ. FT	MERCHANT
1	7,000	TGI Fridays
2	921	Posey Pups
3	1,925	Corporate America Family Credit Union
4	1,291	Worldgate Cleaners
5	1,440	Available
6	1,354	Sandy Spring Bank
7	4,788	FedEx Kinko's
8	606	Worldgate Barber
9	1,251	Worldgate Nails
10	1,170	Massage Angel Tips
12	4,500	Inchin's Bamboo Garden
13	2,458	Kalpasi - Chettinadu Indian Cuisine

#	SQ. FT	MERCHANT
14	1,914	Subway
15	1,995	Sushi Mori
15A	60	Storage Space
16	2,220	Chicago Pizza with a Twist
17	2,361	Charred
18	1,759	Pho 2000 Restaurant
19	1,053	ShareTea
20	3,689	Panera To You
21	1,424	Weird Brothers Coffee
22	475	Hair Threading Spa
23	1,248	Hangry Joe's Hot Chicken
24	2,300	Available

#	SQ. FT	MERCHANT
25	2,144	Anatolian Bistro
25A	1,417	Cold Stone Creamery
26	2,350	Nan Thai
27	2,366	Pivot Physical Therapy
28	4,125	Dentistry for Children
30	4,117	Bach to Rock
31	3,888	Russian School of Math
32	5,392	Uncle Jalapeno
33	7,659	Salon Plaza
34	38,238	AMC Theatres
35	106,606	Worldgate Athletic Club & Spa
36	2,064	The Jackson Clinic



**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)**