

# HERNDON PARKWAY CROSSING

HERNDON, VA

RAPPAPORT  
CULTIVATING PLACES







# HERNDON PARKWAY CROSSING

## HERNDON, VA

- | Well located in the city of Herndon with easy access off of Elden Street & Herndon Parkway
- | Visibility from the intersection of Elden Street & Herndon Parkway
- | Monument signage available
- | 6.5 million SF of office space within 2 miles

## DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	26,321	126,325	219,300
 DAYTIME POPULATION	20,428	90,820	148,180
 MEDIAN HOUSEHOLD INCOME	\$134,512	\$151,125	\$161,130
 TRAFFIC COUNTS	39,700 on Herndon Parkway		

## CO-TENANTS



# HERNDON PARKWAY CROSSING HERNDON, VA

**DULLES PARK**

- Chirashi
- fresh world
- CVS pharmacy
- Gulf
- Doña Azucena
- CHAATWALA

**HERNDON PARKWAY CENTER**

- CHIPOTE
- 5 STAR
- Starbucks
- BANK OF AMERICA
- JOBSTOP

**KOHL'S**

**TRUIST**

- 7 ELEVEN
- SUNOCO

**MART**

**M&T Bank**

**CHICKEN RICO**

**TD Bank**

- HOULIHAN'S
- TACO BELL
- CROWNE PLAZA AN IHG HOTEL
- Wendy's
- BAR LOUIE

- Pizza Hut
- McDonald's
- Exxon
- 7 ELEVEN
- PAISANO'S
- Shell
- AMPHORA

**ELDEN STREET 37,741 VPD**

**HERNDON PARKWAY 35,605 VPD**

**WORLDGATE DRIVE**

**DULLES ACCESS ROAD**

**Marriott**

**WORLDGATE CENTRE**

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



## HERNDON PARKWAY CROSSING

- POTBELLY SANDWICH SHOP
- GRILL KABOB
- DESI CHOWRASTHA
- Pediatrics
- Capital One

# SITE PLAN

HERNDON PARKWAY CROSSING | HERNDON, VA





**HERNDON PARKWAY CROSSING | 905 HERNDON PARKWAY, HERNDON, VA**

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