

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 2026

	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

Guaperi *fresh world*

CHAATWALA®

HERNDON PARKWAY CENTER

KOHL'S

TRUIST

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 **GRILL KABOB**

CHOWRASTHA

Pediatrics **Capital One**

SITE PLAN

HERNDON PARKWAY CROSSING | HERNDON, VA





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