

## Franklin Farm Village Herndon, VA

### Fully Leased

## RAPPAPORT CULTIVATING PLACES



## **Herndon** Virginia

- Highly visible 137,464 SF neighborhood center with strong residential and highincome surrounding area
- Easily accessible via two signalized entrances on Franklin Farm Road and a third on Stone Heather Drive
- New digital reader board on pylon providing prominent advertising opportunity





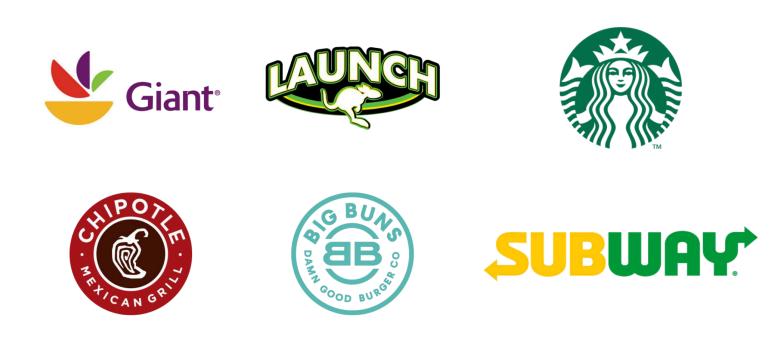
#### Franklin Farm Village



## **2025 Demographics**

	1 mi.	<b>3 mi</b> .	5 mi.
Population	13,693	93,403	255,082
Daytime Population	3,664	59,873	221,134
Household Income	\$251,679	\$204,871	\$183,764
Traffic Counts	42,700 on	Fairfax County	v Parkway

#### **Co-Tenants**

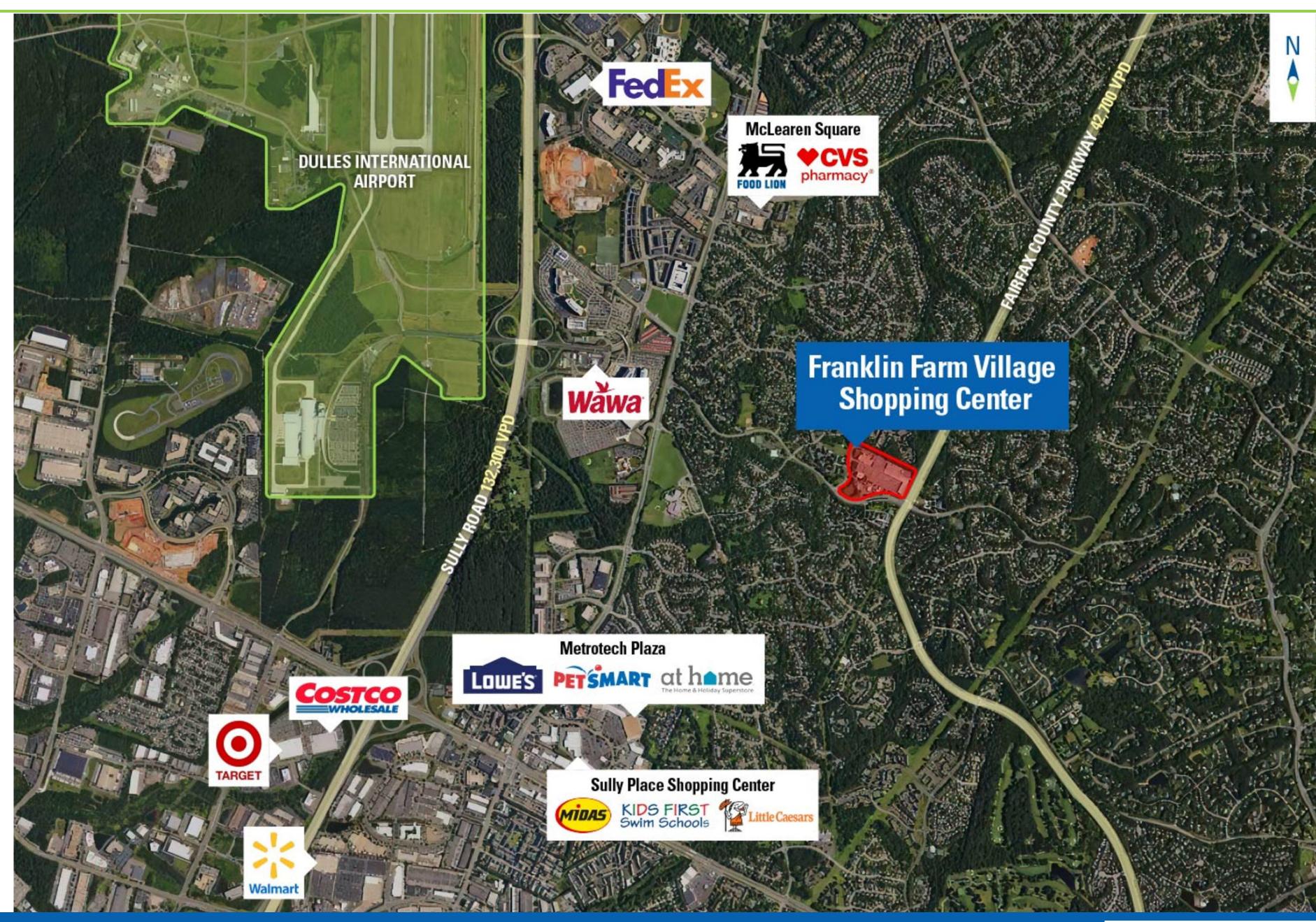






## The Area

- Located within close proximity of Dulles International Airport which hosts 156 airlines and over 10 million passengers annually
- Near Inova Fair Oaks Hospital with 174 beds
- Located nearby the 240,000 SF Dulles Expo & Conference Center



#### Franklin Farm Village





## Site Plan

Space Available



#### Franklin Farm Village





## **Tenant List**

Space #	Sq. Ft.	Tenant	Space #	Sq. Ft.	Tenant
01	-	Sunoco	11	1,600	Cigar Town
02	3,145	Starbucks	12	1,600	Education One Tutoring and Test
03	2,901	Chipotle		1,000	Prep
04A	24,330	Launch Trampoline Park	13	3,200	Crest Cleaners
05	1,619	Roosters	14	1,200	Scenthound
06	1,386	Royal Floors Incorporated	15	1,120	H&R Block
07	1,585	The UPS Store	16/17	55,486	Giant
07B	1,585	Tropical Smoothie Cafe	18	1,200	Subway
08	1,200	Baskin Robbins	19	1,200	Panda House
09	3,200	Piero's Corner	20	1,200	Bonchon
10	2,400	Viet Fresh	21	7,668	Hashtag Gaming Arena

#### Franklin Farm Village

#### Space # Sq. Ft. Tenant

1,600	Kids Dentist
1,600	Eyecare Center
1,600	Franklin Dental
2,400	Franklin Farm Veterinary Clinic
1,200	Hair Cuttery
1,200	American Health & Wellness Ctr
2,000	Virginia ABC
3,200	Snap Fitness
1,200	Pinky's Nail & Face
2,800	Big Buns Damn Good Burgers
	1,600 1,600 2,400 1,200 1,200 2,000 3,200 1,200





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