



Herndon Parkway Crossing

Herndon, VA

Fully Leased



Herndon

Virginia

- 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
- 6.5 million SF of office space within 2 miles



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	26,865	127,948	218,208
Daytime Population	15,452	122,181	184,320
Household Income	\$156,752	\$168,874	\$182,654
Traffic Counts	39,700 on Herndon Parkway		

Area Retailers



HERNDON CENTENNIAL GOLF COURSE

ST. JOSEPH CATHOLIC SCHOOL

Pines Center



Herndon Center



Herndon Parkway Crossing

Elden Street Marketplace



Walgreens



Herndon Marketplace



Reston Town Center



HERNDON PKWY 15,000 VPD

FAIRFAX COUNTY PKWY

ELDEN ST 30,000 VPD

DULLES ACCESS RD

Worldgate Centre



Reston Town Center West



Village Center at Dulles



UNITED STATES GEOLOGICAL SURVEY



Site Plan



Pediatrics

GRILL KABOB

DESI CHOWRASTHA

POTBELLY SANDWICH SHOP

Capital One

EEDEN STREET 30,000 VPD

HERNDON PARKWAY 15,000 VPD

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HERNDON PARKWAY CROSSING | 905 HERNDON PARKWAY, HERNDON, VA

Christian Kingston | ckingston@rappaportco.com | 571.382.1255