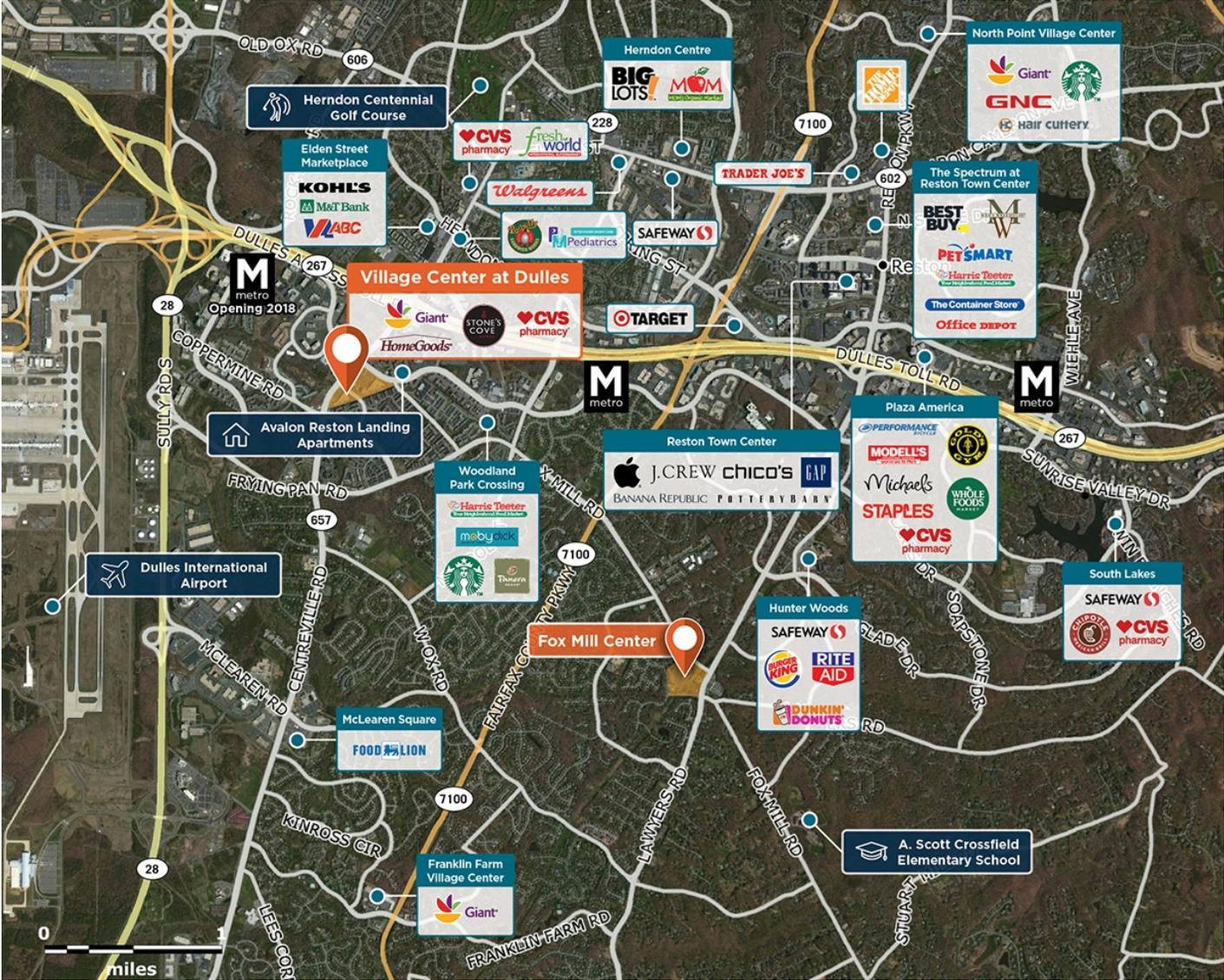


# Village Center at Dulles

📍 2445 Centreville Road, Herndon, VA 20171



Distinctive center near Dulles Airport with visibility from the toll road and a strong workplace population.

**Center Size: 307,389**  
**Spaces Available: 7**

**Within 3 Miles**

Population	107,669
Avg. Household Income	188,697
Avg. Home Value	\$765,093
Annual Visits	3,824,508
Vehicles Per Day	20,147

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

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**Center Size: 307,389**



■ AVAILABLE   
 ■ AVAILABLE SOON   
 ■ LEASED   
  NAP (NOT A PART)

SPACE	TENANT	SF
0040	AVAILABLE (Medical Space)	1,388
0060	AVAILABLE	4,224
0005	AVAILABLE SOON (Restaurant)	1,658
0012	AVAILABLE SOON	12,222
0018	AVAILABLE SOON (Restaurant)	3,167
0041	AVAILABLE SOON (Restaurant)	1,540
0062	AVAILABLE SOON	1,710
0001	HOGAN & SONS TIRE AND AUTO	6,017
0002	GOODWILL	11,197
0003	HAMA SUSHI	2,656
0004	JANATHA BAR AND BIRYANI	1,257
0007	INOVA-GOHEALTH URGENT CARE	2,910
0008	TACO BAMBA	2,849
0009	GIANT	48,424
0010	VA ABC	3,808
0011	GOLFTEC	2,460
0013	BITEZ	690
0014	PHO NEW	3,409
0015	MIRCH DHAMAKA	3,598
0016	SORENTO GRILL	1,788
0019	STARBUCKS	1,800
0020	CINNAHOLIC	600
0022	CLOCK TOWER ANIMAL HOSPITAL	3,561
0023	AL'S BIKE SHOP	2,647
0024	GNC	1,317
0025	DMV IRON GYM	44,460
0026	ASPEN JEWELRY DESIGN	2,437
0027	CHAO PHRA YA	2,499
0028	CLUB PILATES	2,539
0029	MATHNASIUM	1,200
0030	ANJAPPAR	1,569
0032	NED DEVINE'S	7,517
0033	CHUCK E. CHEESE	13,658

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# Village Center at Dulles

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**Center Size: 307,389**



SPACE	TENANT	SF
0034A	STONE'S COVE KITBAR	3,967
0034B	MISSION BBQ	5,023
0035	CHASE BANK	3,200
0036	MCDONALDS	3,475
0037	BREAKERS BILLIARDS CAFE	8,260
0038	AT&T	1,492
0042	THE UPS STORE	1,540
0043	POULIN CHIROPRACTIC CLINIC	1,540
0044	MCNAIR BARBER	1,400
0045	CQ NAILS & SPA	1,540
0046	ELEGANT KITCHEN AND BATH	1,540
0047	ASURION TECH REPAIR & SOLUTION	1,000
0048	TROPICAL SMOOTHIE CAFE	2,132
0050	FLAGSHIP CAR WASH	3,137
0051	GLAMOUR NAILS	1,068
0052	COUNTRY OVEN	3,465
0053		0
0054	SPICE VILLAGE	3,465
0055	7-ELEVEN	3,675
0056	CVS	12,005
0057	ADVANCE AUTO PARTS	12,755
0058	HOMEGOODS	20,940
0059	FIREHOUSE SUBS	2,160
0061	GOODWILL	2,630
0063	BANK OF AMERICA	3,200
0064	AT&T - CELL TOWER	1

■ AVAILABLE   
 ■ AVAILABLE SOON   
 ■ LEASED   
  NAP (NOT A PART)

2 of 2

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