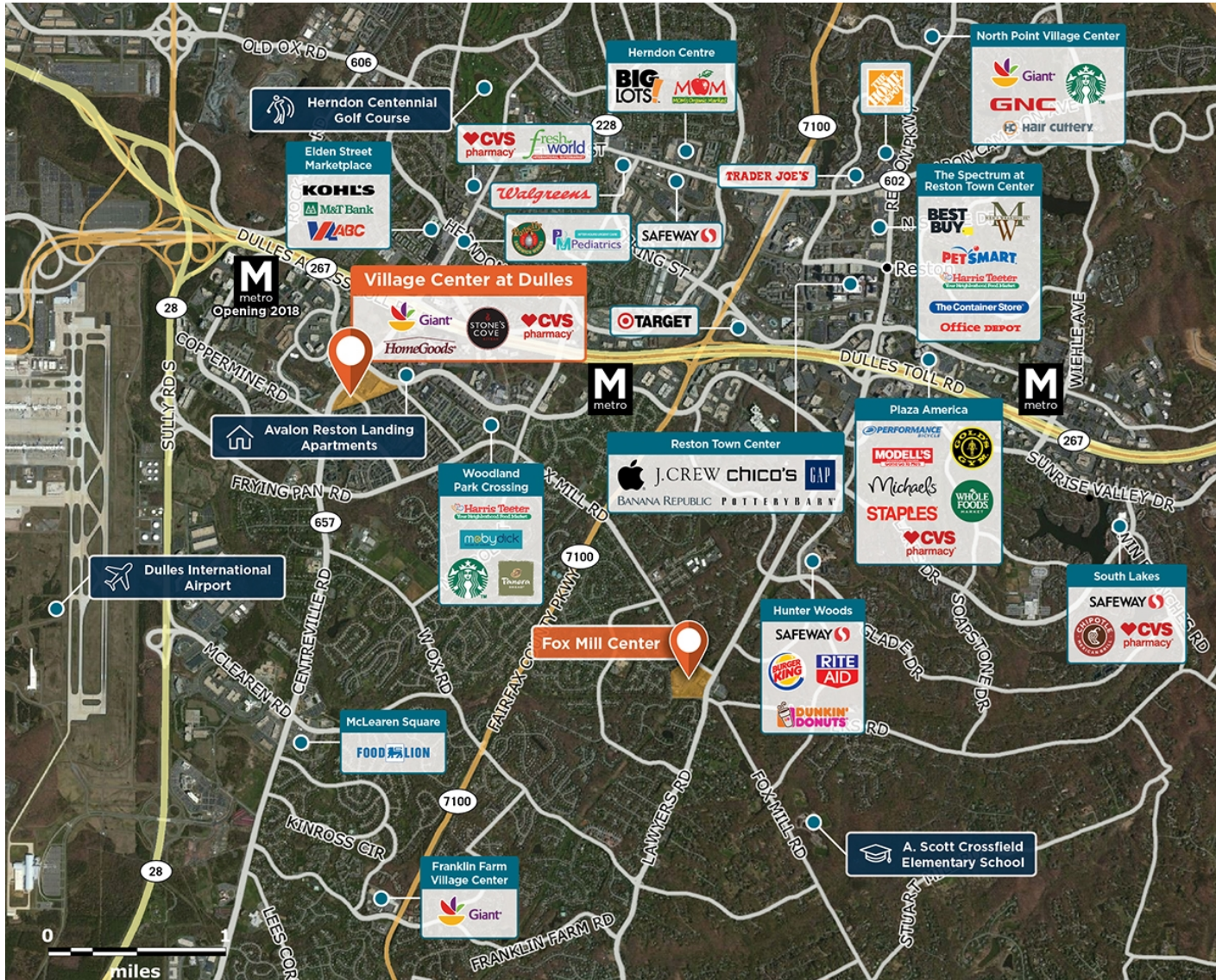


Village Center at Dulles

📍 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	106,244
Avg. Household Income	198,672
Avg. Home Value	\$741,348
Annual Visits	3,824,508
Vehicles Per Day	20,147

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Center Size: 307,389



SPACE	TENANT	SF
0025	AVAILABLE (Fitness Space)	44,460
0060	AVAILABLE	4,224
0005	AVAILABLE SOON (Restaurant)	1,658
0018	AVAILABLE SOON (Restaurant)	3,167
0027	AVAILABLE SOON (Restaurant)	2,499
0040	AVAILABLE SOON (Medical Space)	1,388
0044	AVAILABLE SOON (Salon)	1,400
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
0012	FURNITURE MAX	12,222
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
0026	ASPEN JEWELRY DESIGN	2,437
0028	CLUB PILATES	2,539
0029	MATHNASIUM	1,200
0030	MADRAS CHOPSTICKS	1,569
0032	NED DEVINE'S	7,517
0033	CHUCK E. CHEESE	13,658
0034A	STONE'S COVE KITBAR	3,967

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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



SPACE	TENANT	SF
0034B	MISSION BBQ	5,023
0035	JPMORGAN CHASE BANK	3,200
0036	MCDONALDS	3,475
0037	BREAKERS BILLIARDS CAFE	8,260
0038	AT&T	1,492
0041	SUBWAY	1,540
0042	THE UPS STORE	1,540
0043	POULIN CHIROPRACTIC CLINIC	1,540
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
0062	AL'S BIKE SHOP	1,710
0063	BANK OF AMERICA	3,200
0064	AT&T - CELL TOWER	1

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