

Elden Corner Center

Prime Space for Lease in Herndon's Newest Retail Center



Conceptual Rendering

**900 Alabama Dr., Herndon VA
10,000 SF Total—Only 2 Stores Left**

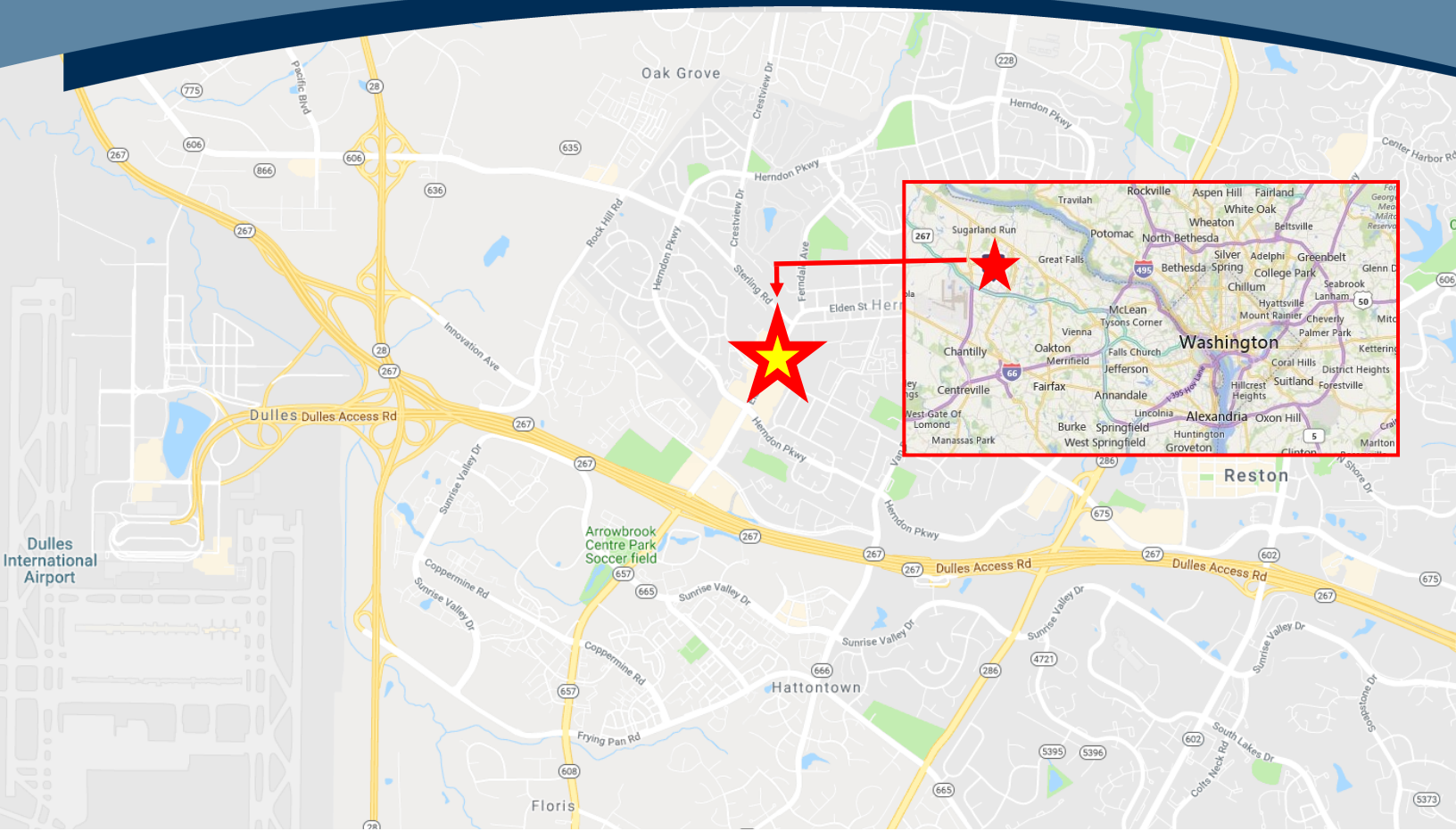
- ☐ Visible from Elden St., Herndon's "Main Street"
- ☐ Expected Delivery March 2019
- ☐ Median Income 1-Mile Radius: \$95,671

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Elden Corner Center

Maps, Aerial and Demographics



Elden Corner Center

Area and Property Overview



Conceptual rendering of Elden Corner Center

Property Highlights

Market: Washington, DC Metro
County: Fairfax
Town Herndon
Lease Rate Negotiable
Lease Term Min. 5 Years
Unit Sizes One @ 1,130 SF; One @ 1,453 SF
Cross Street: Elden St.
Zoning Type PD-B (Planned Dev., Business)
Street Frontage Approx. 350'
Water Public
Sewer Public
Gas Connected
Vehicles Per Day (Elden St) 23,000

Herndon's Newest Retail Center

Outstanding leasing opportunity at Elden Corner Center, a neighborhood shopping center off Elden St., the gateway to the Town of Herndon and a major retail corridor.

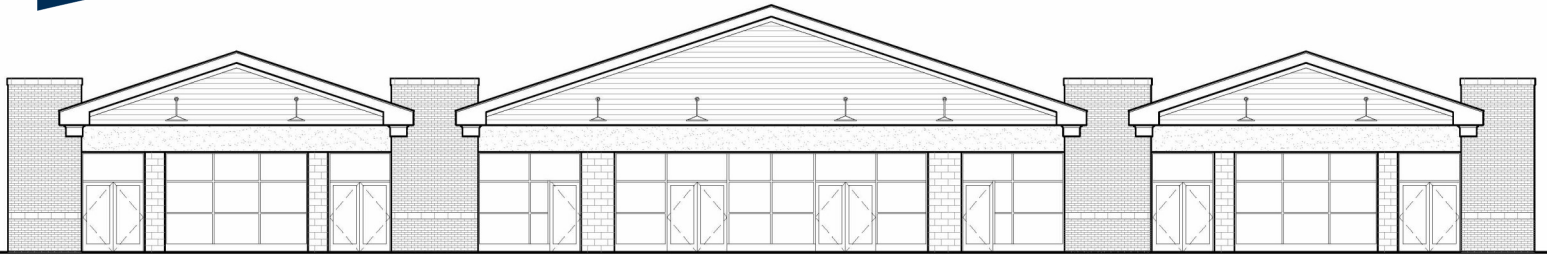
The property is well located, adjacent to a Wells Fargo bank and across from a 50,000 SF mixed-use center. Numerous national and local retailers nearby and several large shopping centers. The property backs against Herndon Intermediate School.

Area Overview

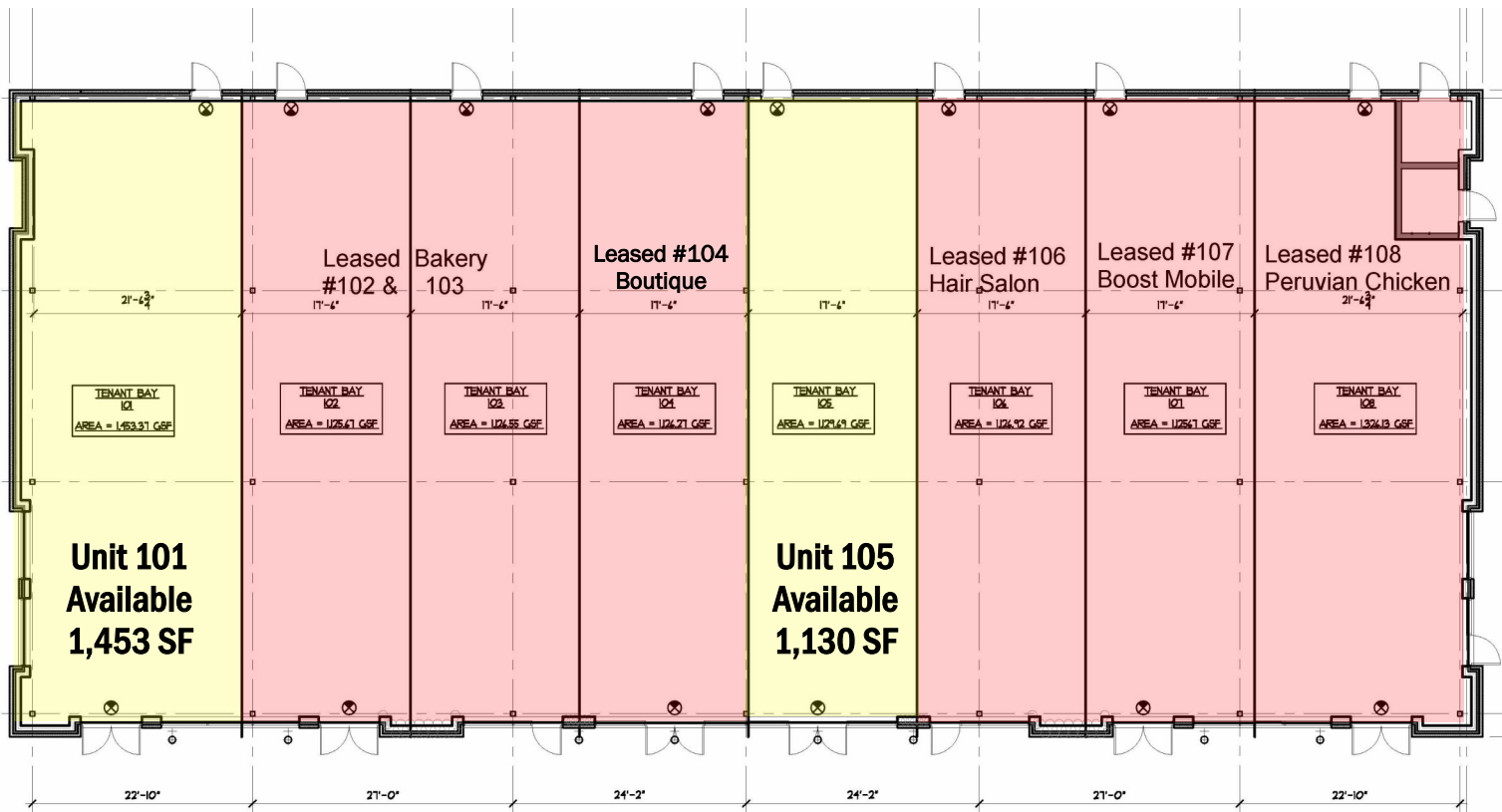
Located in the northwest portion of Fairfax County, Herndon is positioned between two big market drivers, Dulles Airport and Reston Town Center, and will have its own Metro Silver Line Station when the Herndon-Monroe Station opens in 2019. Herndon is the third largest town in Virginia with a population of 22,000. and has become a hub for IT companies.

Elden Corner Center

Floor Plan



Front Elevation, North



Available Units—Only 2 Left!

101.....	1,453 SF
105.....	1,130 SF

Leased Units

102 & 103	Bakery
104.....	Boutique
106.....	Hair Salon
107.....	Boost Mobile
108.....	Peruvian Chicken



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Almost Complete—Delivery March 2019



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Neighboring Retail

