

# 1131 ELDEN STREET

HERNDON, VA

2,450 SF AVAILABLE



## RAPPAPORT



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## HERNDON, VA

This freestanding 2,450-square-foot full-service auto repair shop receives ample visibility to the 23,000 vehicles passing along Elden Street daily and includes two curb cuts as a point of entry, providing easy access to the over 23,000 residents within a mile radius. Within the growing Herndon community, 1131 Elden Street is ideally positioned with several neighborhood centers close by, such as Elden Street Marketplace, Worldgate Centre, and Village Center at Dulles.

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	23,195	124,121	225,481
 DAYTIME POPULATION	19,781	90,235	167,026
 HOUSEHOLD INCOME	\$124,234	\$143,986	\$160,838
 TRAFFIC COUNTS	23,000 on Elden Street		

### AREA RETAILERS



1131 ELDEN STREET  
HERNDON, VA



**SITEPLAN**

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