



RAIPAPORT

HERNDON, VA
921 - 2,366 SF AVAILABLE

WORLDGATE CENTRE

HERNDON, VA

Strategically situated just off exit 10 on the Dulles Toll Road, Worldgate Centre is a 229,568 square-foot lifestyle center featuring AMC Theatres and a state-of-the-art Sport&Health facility. There is a surrounding dense and growing office population including Amazon's Web Services Group nearby. The property has excellent visibility with 94,000 VPD at the intersection of Centreville Road and the Dulles Toll Road East (Combined Traffic Estimates). Co-tenants include TGI Fridays, Starbucks, Tara Thai, Panera to You and Cold Stone Creamery.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	33,073	118,444	214,477
 DAYTIME POPULATION	24,771	95,935	148,565
 HOUSEHOLD INCOME	\$122,028	\$138,953	\$149,906
 TRAFFIC COUNTS	94,000 on Centreville Road & Dulles Toll Road East		

CO-TENANTS



SALON PLAZA



WORLDGATE CENTRE
HERNDON, VA

... & JUICY

MATSUTAKE
JAPANESE RESTAURANT

FRIDAYS

RYAC

RAPPAPORT
RETAIL
SPACE
AVAILABLE
571.382.1290
WWW.RAPPAPORTCO.COM

MATSUTAKE

AL

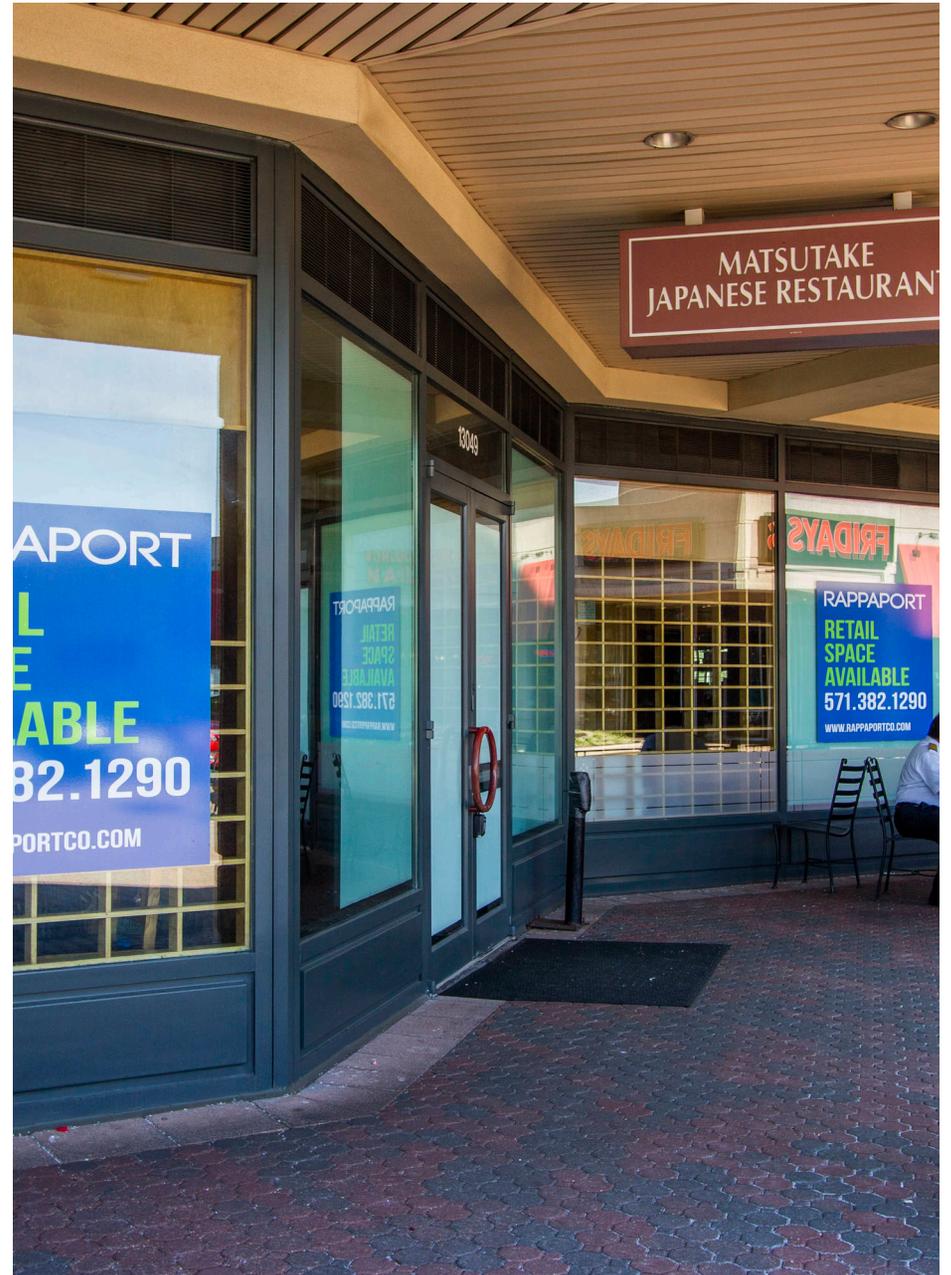
SITE PLAN

WORLDGATE CENTRE | HERNDON, VA

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RAPPAPORT

WORLDGATE CENTRE | 13001-13089 WORLDGATE DRIVE, HERNDON, VA

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