



WORLDGATE CENTRE

Herndon, VA

921 - 2,366 SF available



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.

2025 Demographics

	1 mi.	3 mi.	5 mi.
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





Site Plan

921 - 2,366 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	7,000 SF	TGI Fridays
2	921 SF	Available
3	1,925 SF	Corporate America Family Credit Union
4	1,291 SF	Worldgate Cleaners
5	1,440 SF	T-Mobile
6	1,354 SF	Sandy Spring Bank
7	4,788 SF	FedEx Kinko's
8	606 SF	Worldgate Barber
9	1,251 SF	Worldgate Nails
10	1,170 SF	Massage Angel Tips
12	4,500 SF	Inchin's Bamboo Garden
13	2,458 SF	Kalpasi - Chettinadu Indian Cuisine

Space #	Sq. Ft.	Tenant
14	1,914 SF	Available
15	1,995 SF	Sushi Mori
15A	60 SF	Storage Space
16	2,220 SF	Chicago Pizza with a Twist
17	2,361 SF	Crisp & Juicy
18	1,759 SF	Pho 2000 Restaurant
19	1,053 SF	Pivot Physical Therapy
20	3,689 SF	Panera To You
21	1,424 SF	Starbucks
22	475 SF	Hair Threading Spa
23	1,248 SF	Available
24	2,300 SF	Qdoba Mexican Grill

Space #	Sq. Ft.	Tenant
25	2,144 SF	Anatolian Bistro
25A	1,417 SF	Cold Stone Creamery
26	2,350 SF	Tara Thai
27	2,366 SF	Available
28	4,125 SF	Dentistry for Children
30	4,117 SF	Bach to Rock
31	3,888 SF	McAlister's Deli
32	5,392 SF	TEZ
33	7,659 SF	Salon Plaza
34	38,238 SF	AMC Theatres
35	108,670 SF	Worldgate Sport & Health

The Property



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