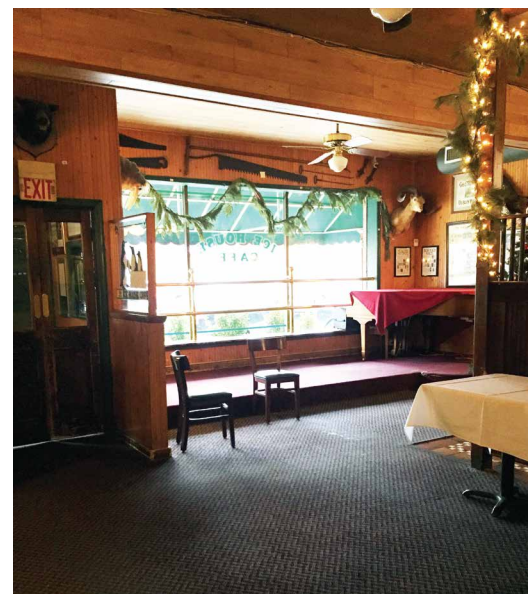
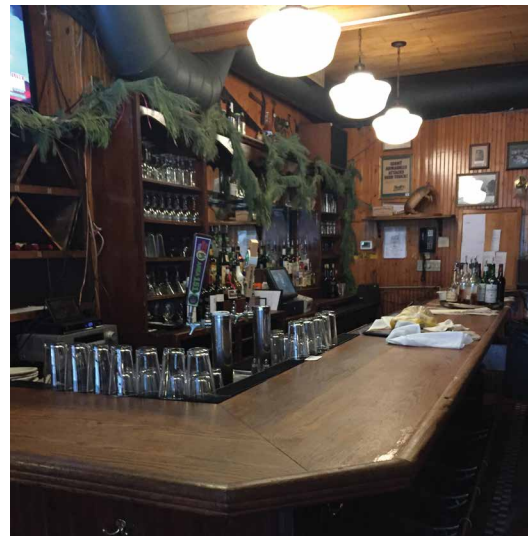


FOR LEASE | RESTAURANT

760 ELDEN STREET

760 Elden Street, Herndon, VA 20170



PROPERTY FEATURES

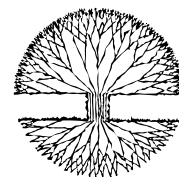
- 2,373 square feet restaurant space available
- Available immediately for lease
- Turn-key restaurant, fully equipped kitchen with walk in
- Two bars, piano bar, and an outside deck area
- Elden Street frontage and visibility
- Located in the famous Herndon Historical District-formerly known as the Ice House-Elden street frontage
- Traffic Count: 16,000 VPD on Elden Street and Center Street

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,066	51,039	82,181
Total Population	18,894	138,204	228,064
Average HH Income	\$104,472	\$111,281	\$120,347

For more information, please contact:

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Cell: (703) 861-5492

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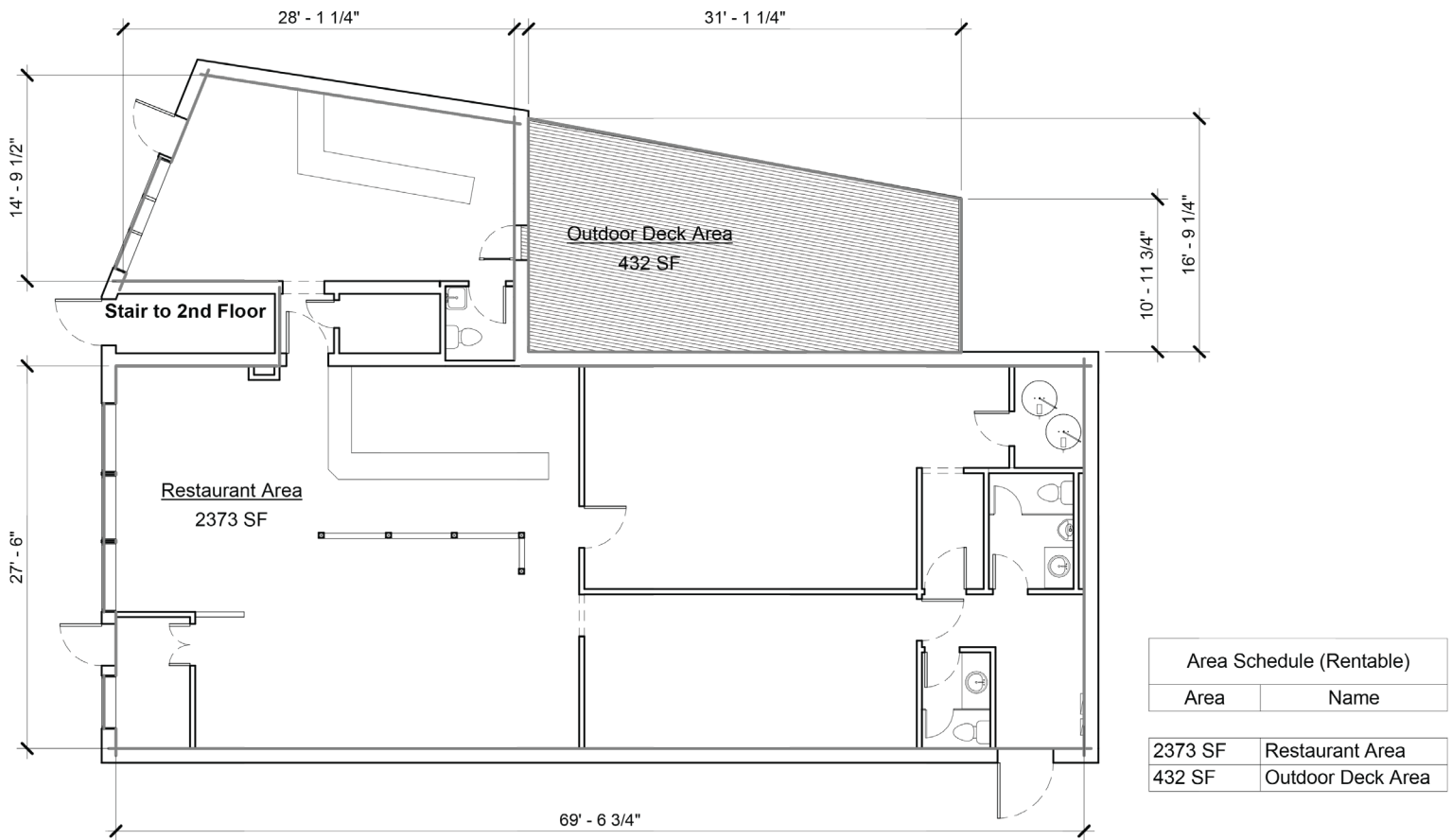
SugarOak
REALTY, LLC

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FLOOR PLAN



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