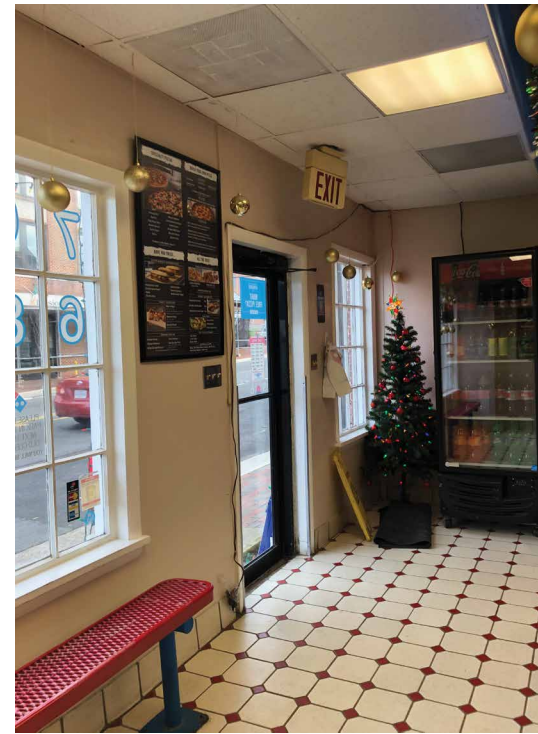


FOR LEASE | RESTAURANT

761 ELDEN STREET

761 Elden Street, Herndon, VA 20170



PROPERTY FEATURES

- 1,410 square feet space available
- Former pizza restaurant
- Available immediately for lease
- Turn-key restaurant, fully equipped kitchen with 2 walk in, and office
- 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

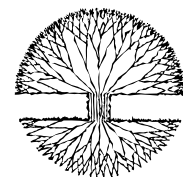


| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 6,066 | 51,039 | 82,181 |
| Total Population | 18,894 | 138,204 | 228,064 |
| Average HH Income | \$104,472 | \$111,281 | \$120,347 |

For more information, please contact:

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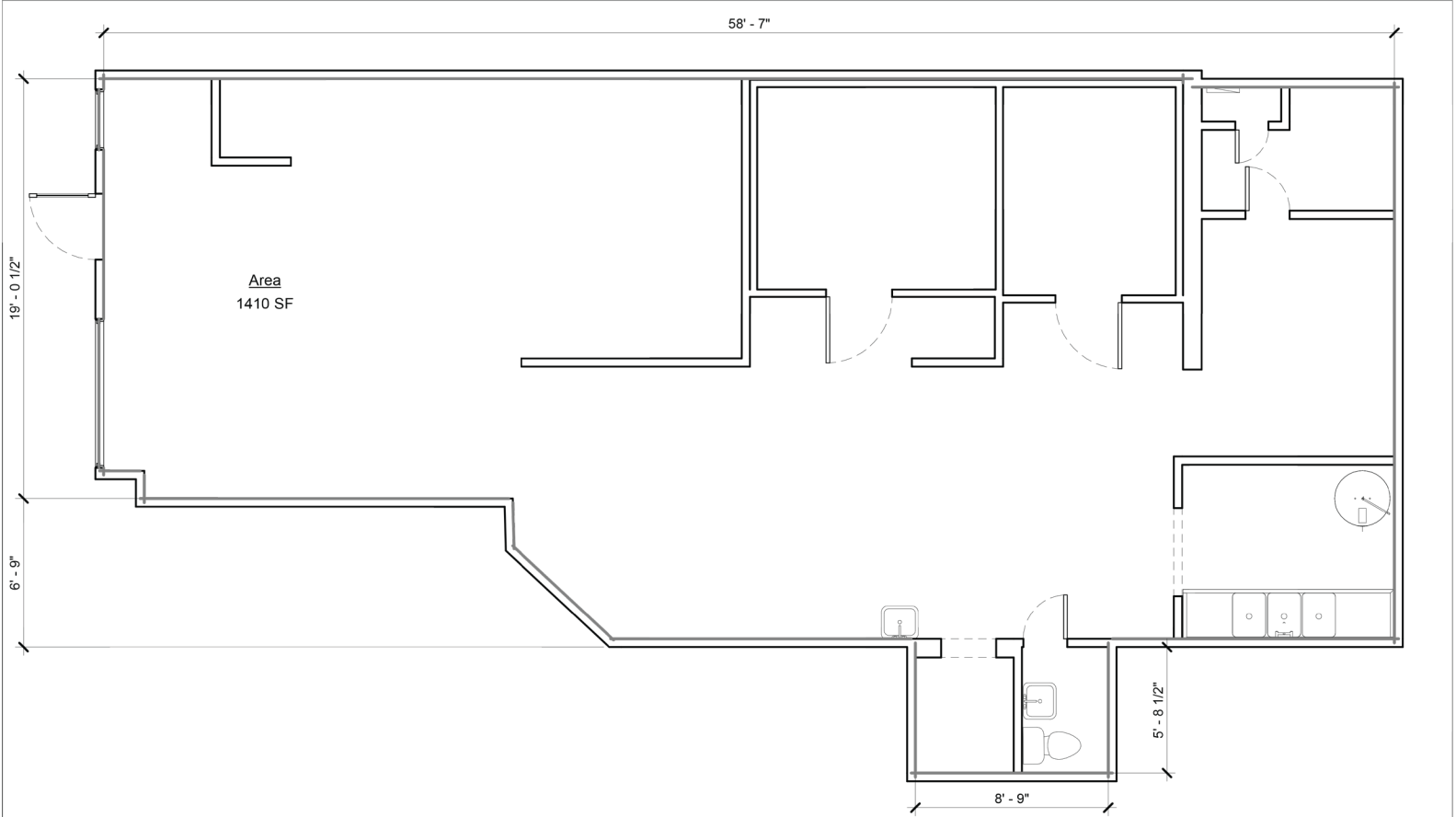
SugarOak
REALTY, LLC

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FLOOR PLAN



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