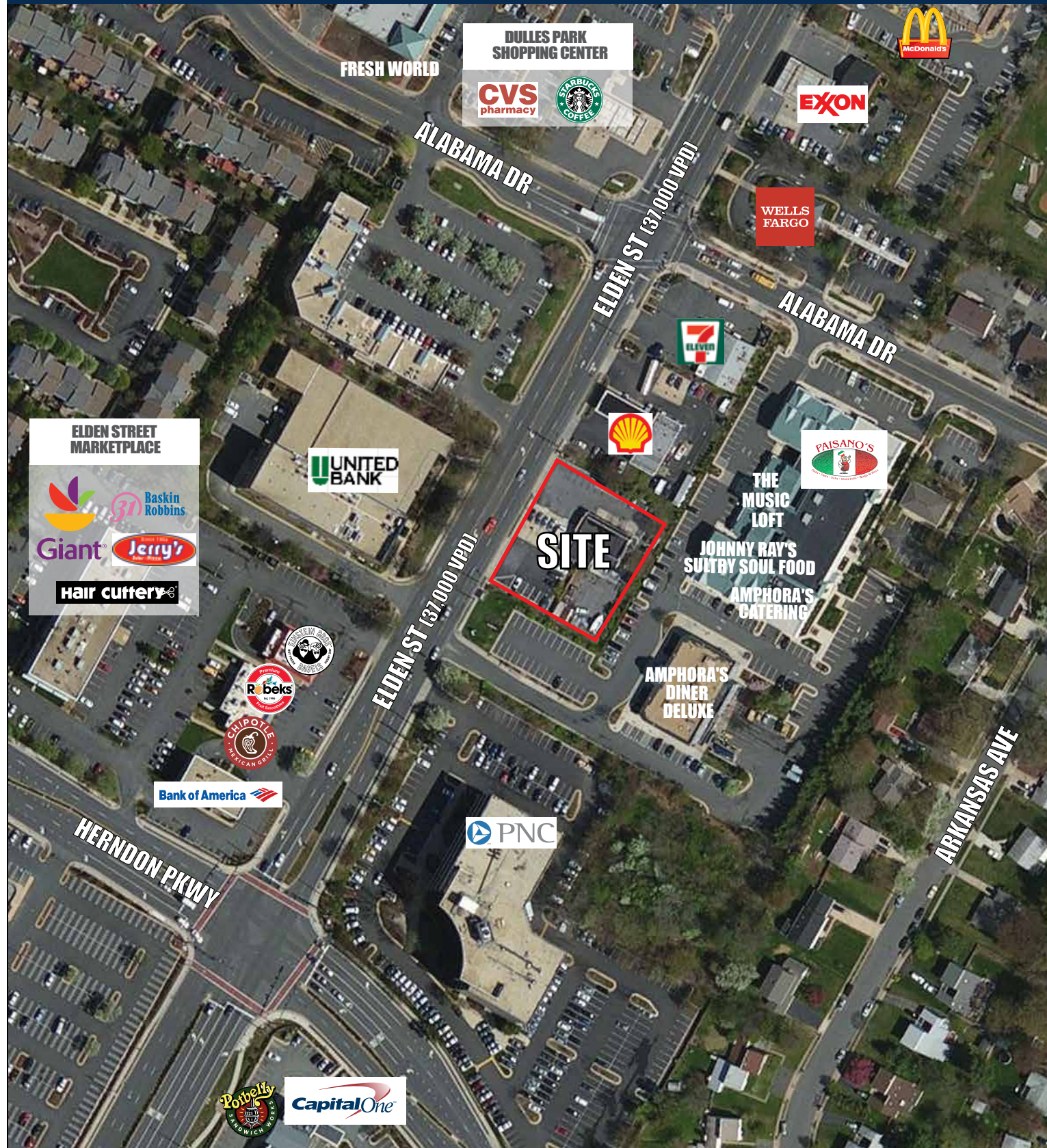


# RAPPAPORT

**1131 ELDEN STREET**  
Herndon, Virginia

Freestanding Parcel Available



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## STATISTICAL SNAPSHOT 3-MILE, 2013 DEMOS

 POPULATION **118,503**    AVG HH INCOME **\$126,162**

 DAYTIME POPULATION **88,347**

 TRAFFIC COUNTS **37,000 VPD**

 NEARBY RETAIL CENTERS  
**ELDEN STREET MARKETPLACE, WORLDGATE CENTRE, PARKWAY SHOPPING CENTER, WOODLAND PARK CROSSING, VILLAGE CENTER AT DULLES**

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## 1131 ELDEN STREET FACTS AT-A-GLANCE

- Existing 2,450 SF Auto Repair Shop
- Parcel is 28,873 Square Feet (0.66 Acres)
- 37,000 VPD (Elden Street)
- 2 Curb cuts providing easy access to and from both directions Elden St.
- Zoned C-2

### DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2013)	1 MILE	3 MILES	5 MILES
POPULATION	22,705	118,503	213,967
AVG HH INCOME	\$103,428	\$126,162	\$142,366
EMPLOYEES	18,226	88,347	157,140

**SITE FACTS:**  
**SPACE:** 2,450 SF  
**TRAFFIC COUNTS:** 37,000 VPD (Elden Street)



Freestanding Parcel Available

