



RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

71,991 ± SF

AVAILABILITY

1,800 SF

4,800 SF

(Up to 6,600 SF contiguous)

DEMOGRAPHICS

POPULATION AVG. INCOME

1 mile

17,806

\$106,264

3 mile

134,117

\$126,629

5 mile

217,349

\$147,369

The Pines Center

640-698 Elden Street, Herndon, VA 20170

Retail Space For Lease



 **Andrew Poncher**

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The Pines center is located in the heart of downtown Herndon at the corner of Elden Street and Monroe Street. Traffic averages about 20,000 VPD on Elden Street. Great opportunity to be "Front and Center" in downtown Herndon, VA.

[Click For Street View](#)



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Tenants

640	Sunoco	2,290
642-648	Available	4,800
650	Available	1,800
652	Employbridge	1,750
654	Cricket Wireless	1,000
654-B	Perfect Nails	1,000
656	Bundle of Roses	1,800
662	ABC Imaging	1,370
664	Delicias Ice Cream Factory	1,370
666-668	El Pollo Guapo	2,740
672	Dollar Tree	8,266
682	Beauty World	4,180
684	Tobacco Hut	1,200
690	Bestway Supermarket	19,000
692	Herndon Coin Laundry	2,270
694	Execu-Cuts	1,017
696	AutoZone	9,100
696-B	Sherwin Williams	4,560
698	Domino's Cafe	1,600
Total		71,991

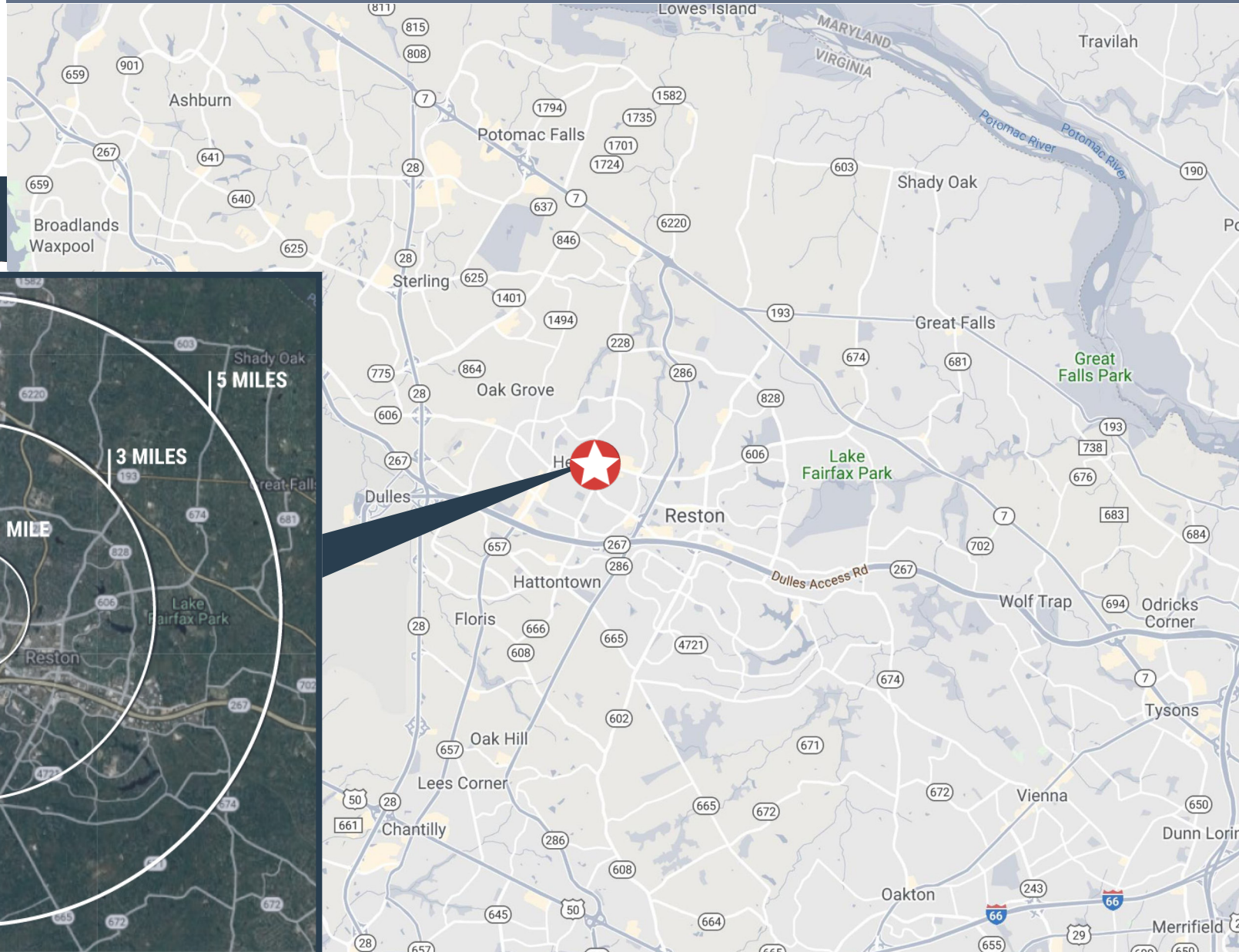
Leasing Plan



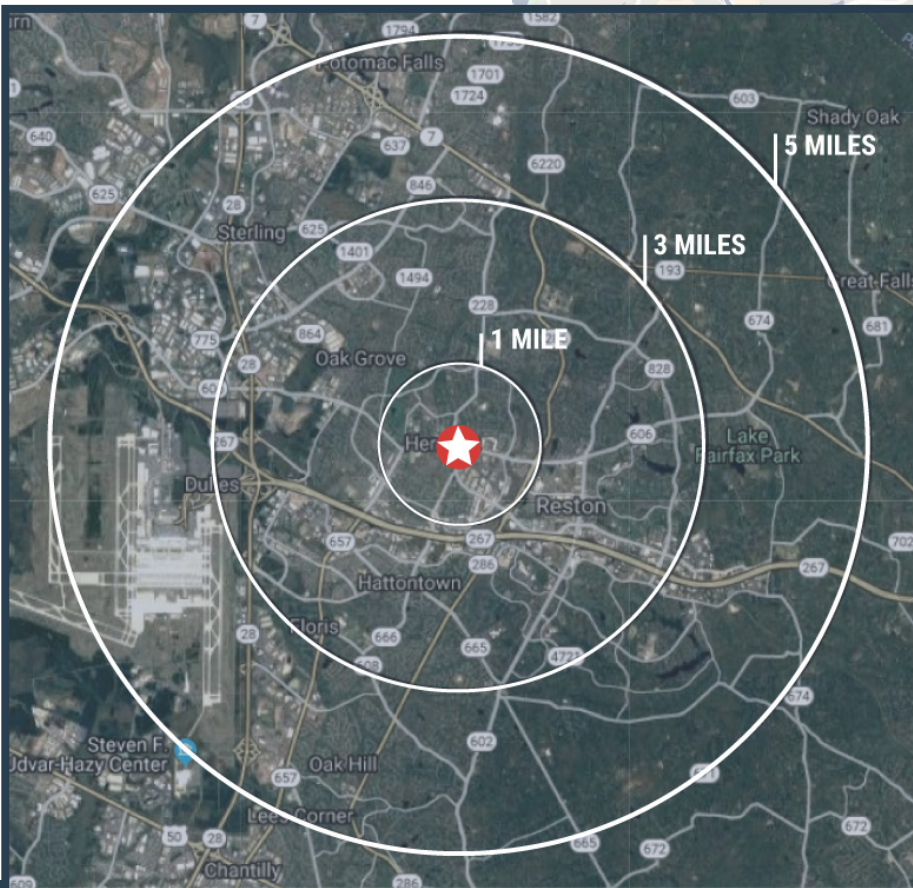


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Location Map



Radius Map



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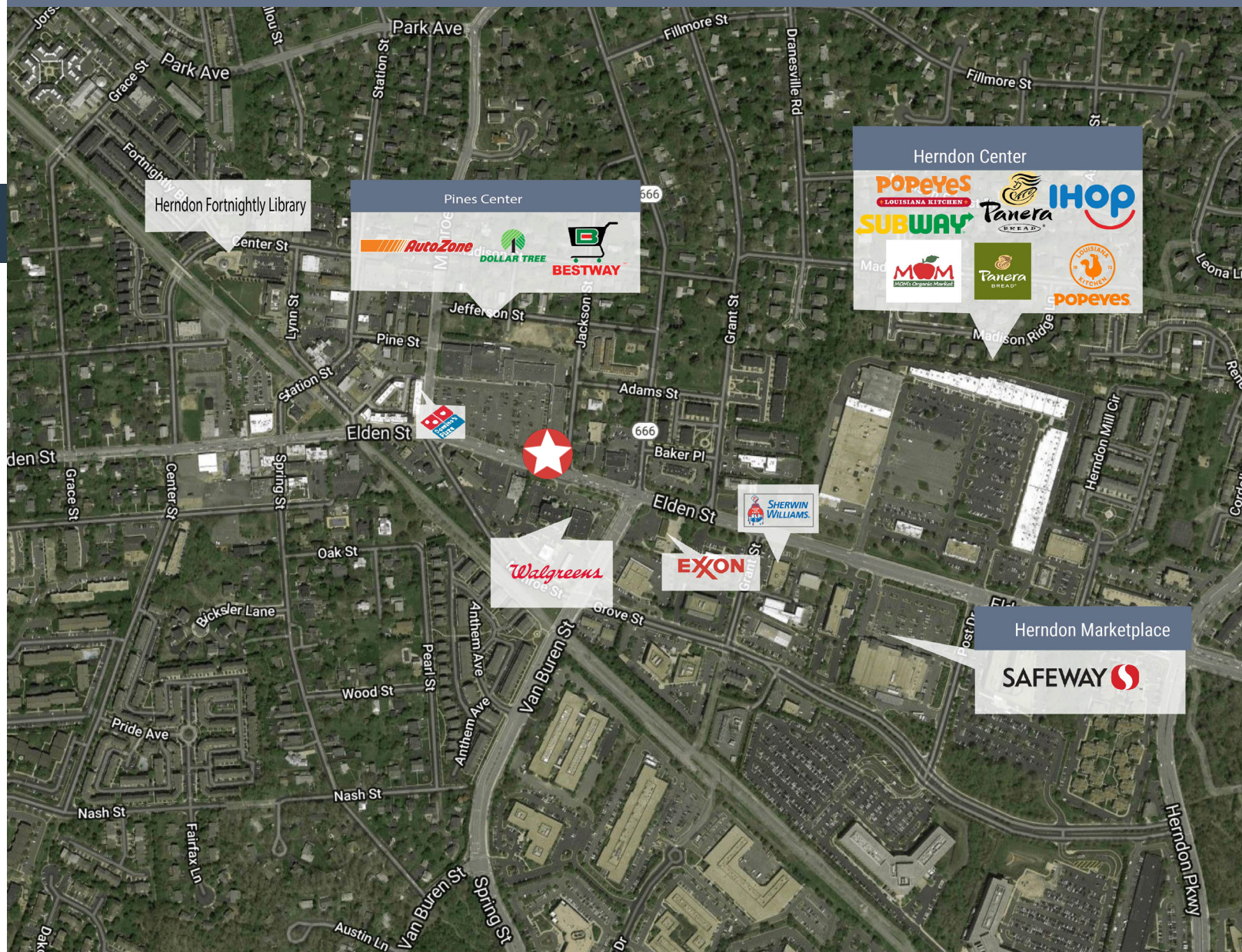
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In The Area

NEARBY RETAILERS

Dairy Queen
Dominion
Sherwin-Williams
Walgreens
7-Eleven
Exxon
Ihop
Popeyes
Panera Bread
Subway
AutoZone
Safeway
Dollar Tree

Competitive Map



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