



# Junction Square

700 Lynn Street, Herndon, VA 20170

**Commercial Space For Lease  
Entire Building for Sale**

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE

## Quick Facts

### AVAILABILITY

Floor 2 1,914 SF  
Floor 3 1,158 SF

### DEMOGRAPHICS

	POPULATION	AVG. INCOME
1 mile	18,452	\$88,547
3 mile	135,925	\$103,428
5 mile	221,468	\$113,229



### J. Duggan Hirt

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### NEWLY CONSTRUCTED

Traffic averages about 19,000 VPD on Elden St. It's situated in a prime location in Downtown Herndon close to Herndon Town Hall with excellent visibility. Directly on W&OD Bike trail. Zoned PD-TD (Planned Development - Traditional Downtown) which allows a wide variety of commercial uses.

[Click For Street View](#)



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | [renaudconsulting.net](http://renaudconsulting.net)



# Floor Plan

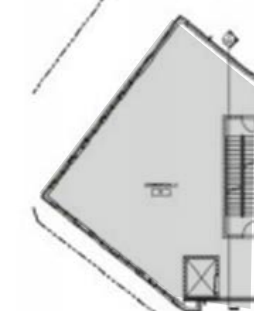
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## Tenants

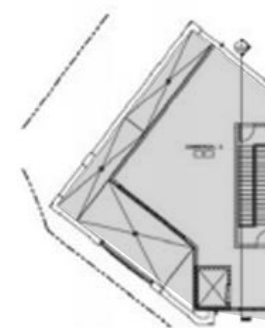
700A Lynn St	<b>Leased</b>	1,500
700B Lynn St.	<b>Available</b>	1,914
700C Lynn St.	<b>Available</b>	1,158
<b>Total Site</b>		<b>4,572</b>



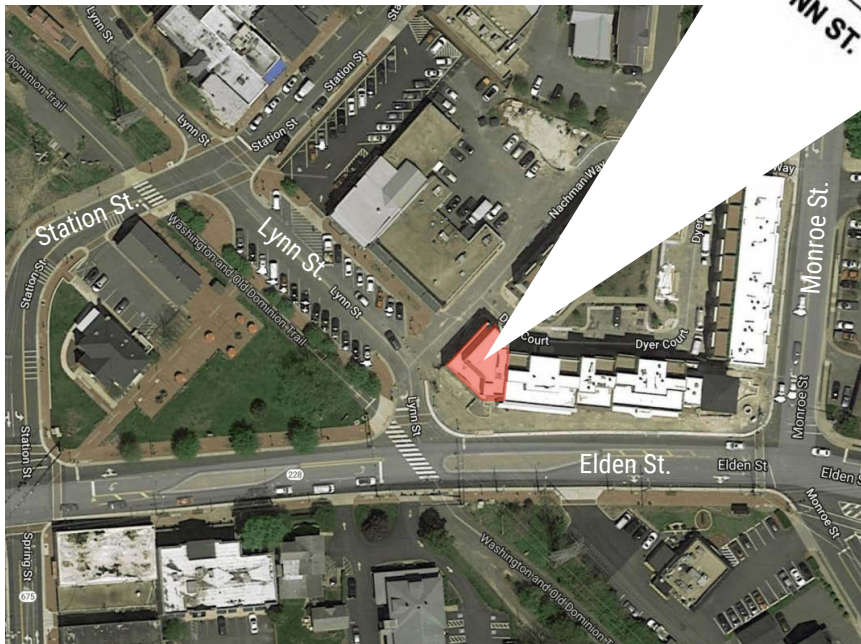
**700A Lynn St.  
1ST FLOOR RETAIL  
(LEASED)**



**700B Lynn St.  
2ND FLOOR**



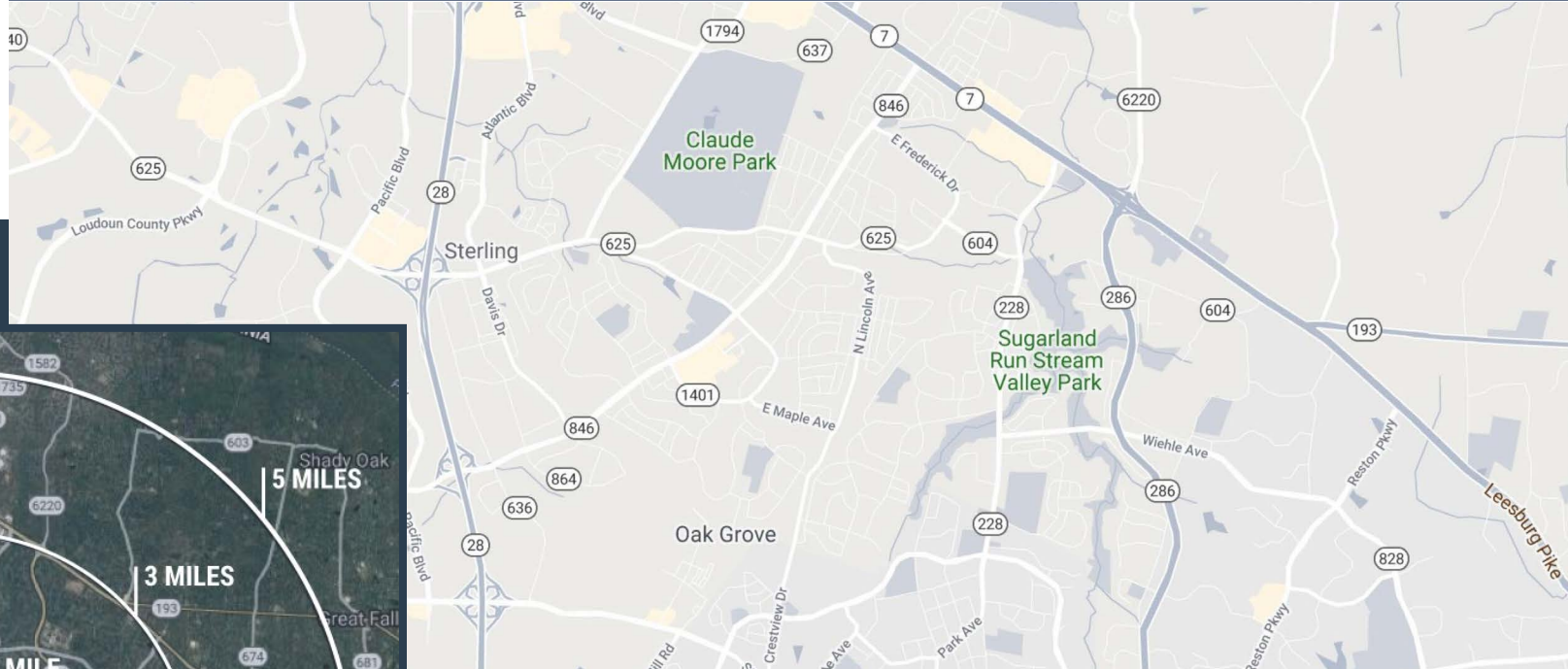
**700C Lynn St.  
3RD FLOOR  
W/ DECK**



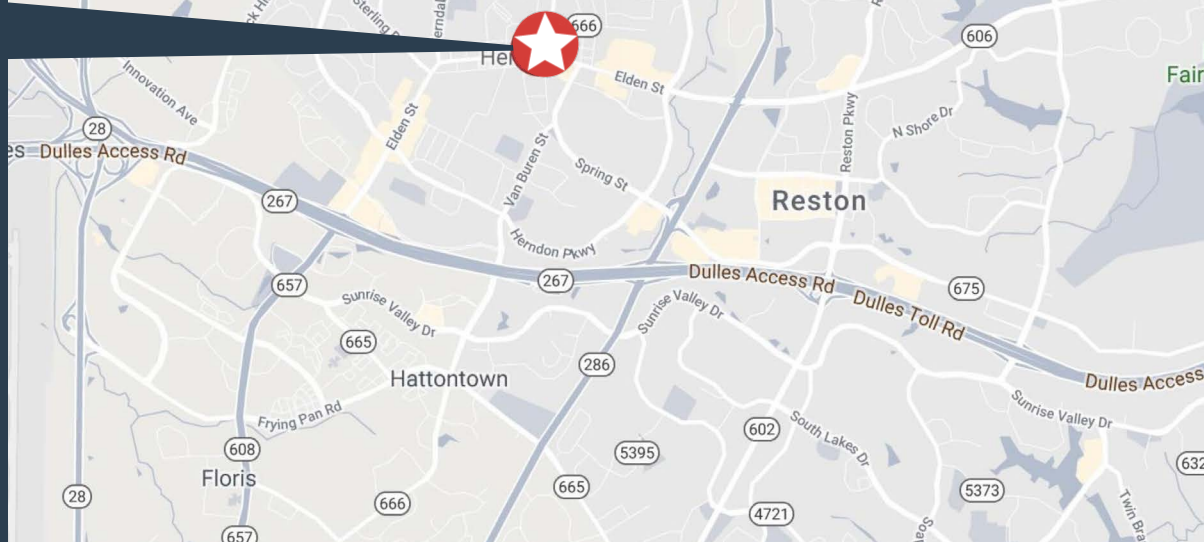
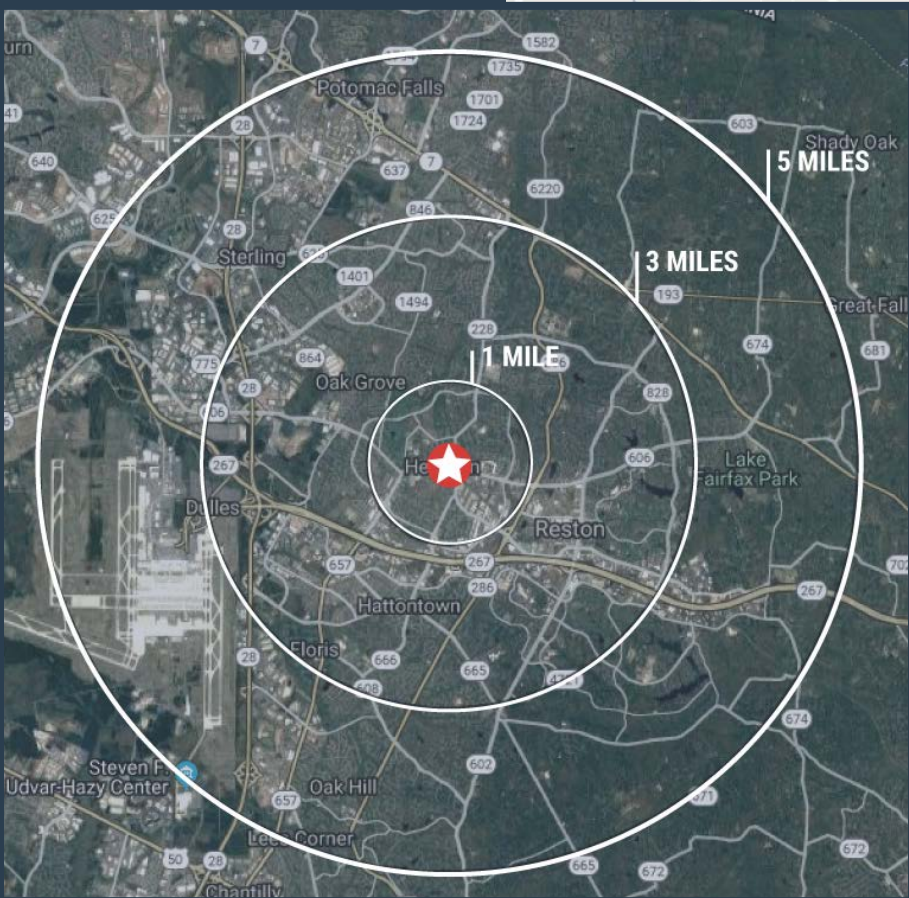


# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Herndon Town Hall
- AutoZone
- Dollar Tree
- Sherwin Williams Paint Store
- Sunoco
- Bestway
- Walgreens
- 7-Eleven
- Exxon
- Wells Fargo
- Popeyes
- Panera Bread
- Subway
- BB&T
- Ice House Cafe & Oyster Bar
- Jimmy's Old Town Tavern
- Safeway

