



1099 ELDEN STREET

HERNDON, VA 20170

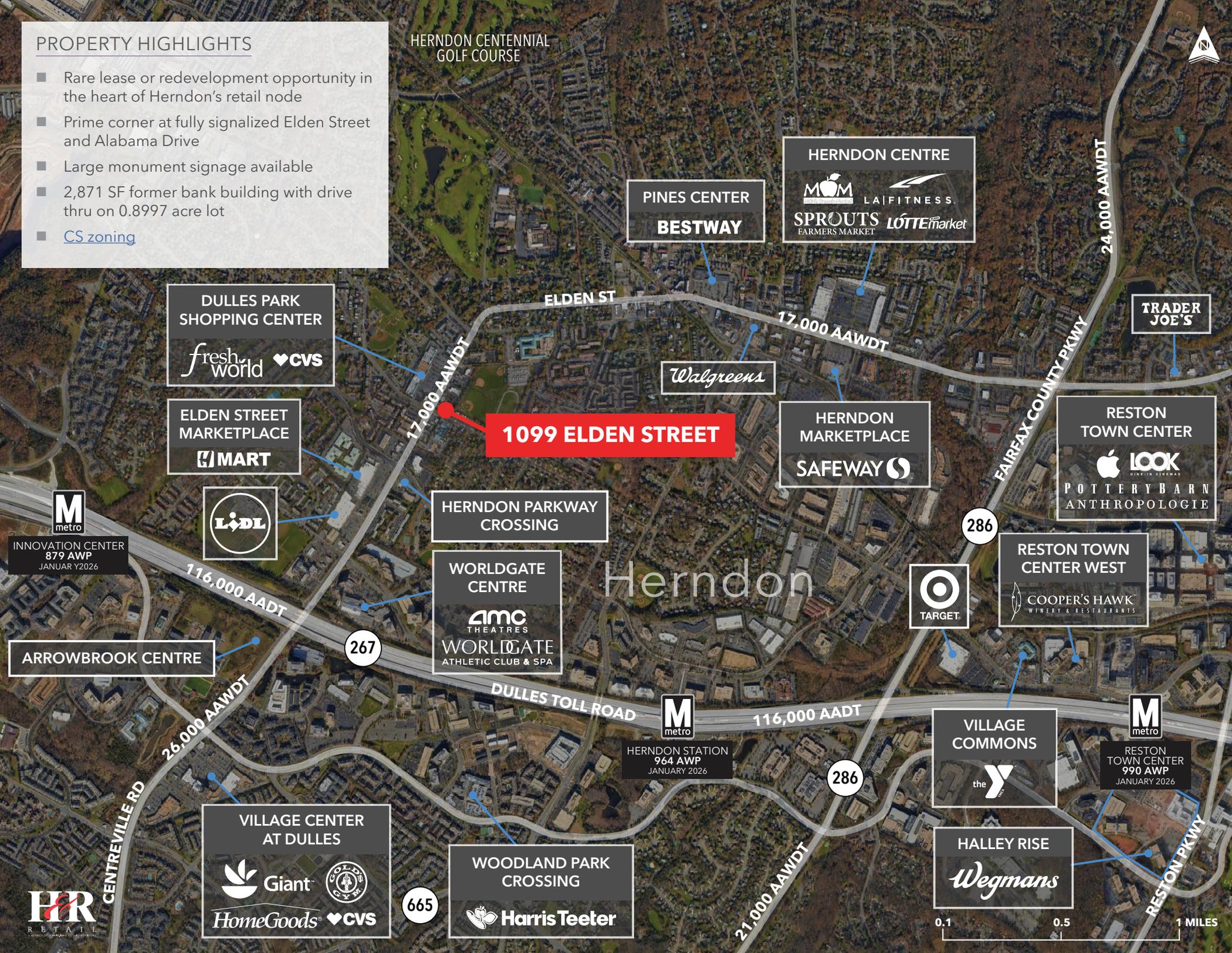


FORMER BANK PAD SITE AVAILABLE

PROPERTY HIGHLIGHTS

- Rare lease or redevelopment opportunity in the heart of Herndon's retail node
- Prime corner at fully signalized Elden Street and Alabama Drive
- Large monument signage available
- 2,871 SF former bank building with drive thru on 0.8997 acre lot
- [CS zoning](#)

HERNDON CENTENNIAL GOLF COURSE



DULLES PARK SHOPPING CENTER

fresh world ♥ CVS

ELDEN STREET MARKETPLACE

MART

LIDL

HERNDON PARKWAY CROSSING

WORLDGATE CENTRE

amc THEATRES
WORLDGATE ATHLETIC CLUB & SPA

ARROWBROOK CENTRE

VILLAGE CENTER AT DULLES

Giant GOLD'S GYM
HomeGoods ♥ CVS

WOODLAND PARK CROSSING

Harris Teeter

PINES CENTER
BESTWAY

HERNDON CENTRE

MOM LA|FITNESS
SPROUTS FARMERS MARKET LOTTEmarket

Walgreens

HERNDON MARKETPLACE

SAFEWAY

TRADER JOE'S

RESTON TOWN CENTER

look DINE-IN CINEMAS
POTTERY BARN ANTHROPOLOGIE

RESTON TOWN CENTER WEST

COOPER'S HAWK WINERY & RESTAURANTS

TARGET

VILLAGE COMMONS

the Y

HALLEY RISE

Wegmans

RESTON TOWN CENTER 990 AWP
JANUAR 2026

M metro

INNOVATION CENTER 879 AWP
JANUAR Y2026

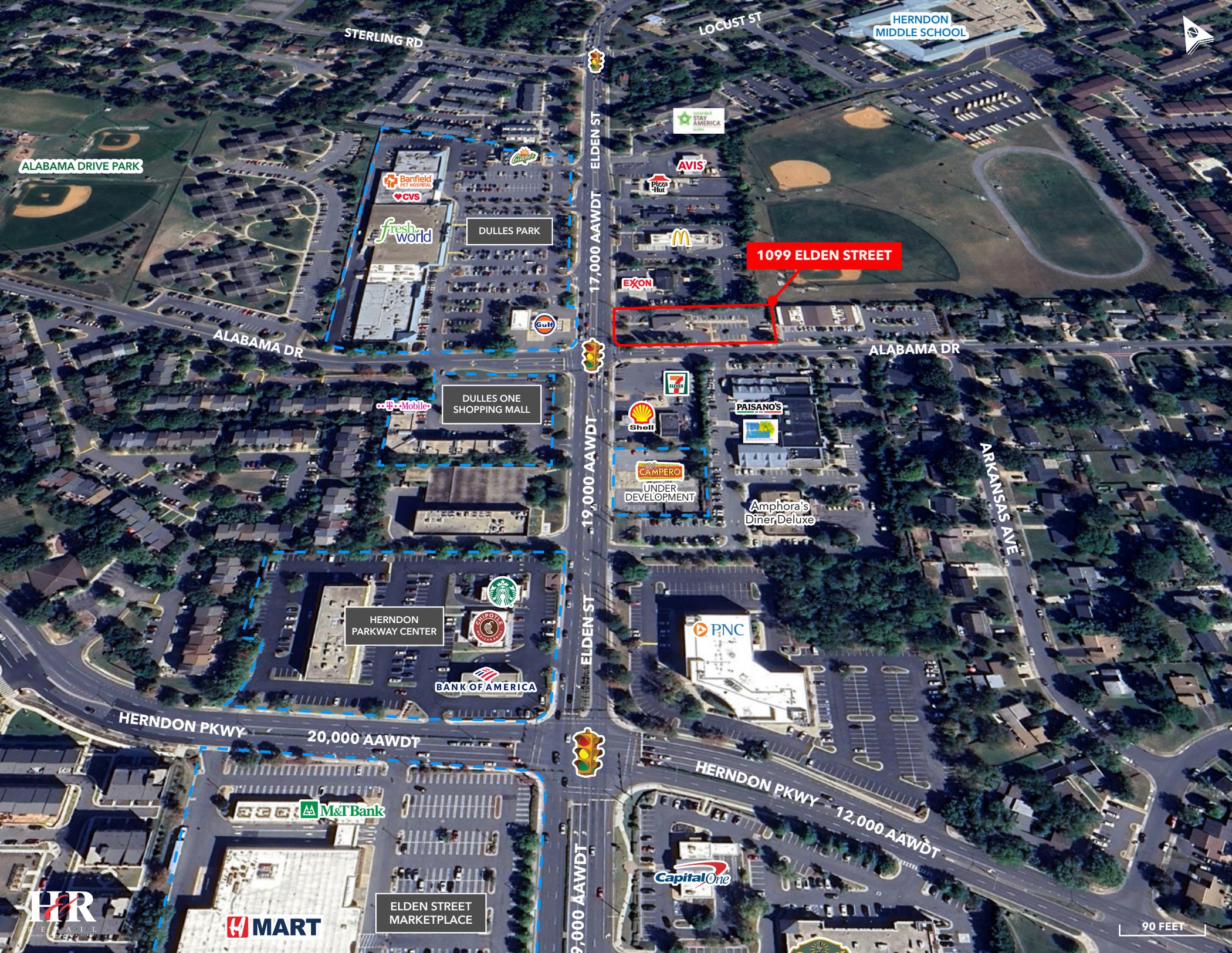
M metro

HERNDON STATION 964 AWP
JANUAR 2026

M metro

HR RETAIL

0.1 0.5 1 MILES



ALABAMA DRIVE PARK

STERLING RD

LOCUST ST

HERNDON MIDDLE SCHOOL

ELDEN ST
17,000 AAWDT
19,000 AAWDT
20,000 AAWDT
27,000 AAWDT

Banfield Pet Services

CVS

fresh world

DULLES PARK

Gulf

STAY AMERICA

AVIS

Pizza Hut

McDonald's

1099 ELDEN STREET

EXXON

ALABAMA DR

ALABAMA DR

cc Mobile

DULLES ONE SHOPPING MALL

7-Eleven

Shell

PAISANO'S

CAMPERO

UNDER DEVELOPMENT

Amphora's Diner Deluxe

ARKANSAS AVE

HERNDON PARKWAY CENTER

Starbucks

Bank of America

BANK OF AMERICA

PNC

HERNDON PKWY

20,000 AAWDT

ELDEN ST

HERNDON PKWY

12,000 AAWDT

M&T Bank

Capital One

ELDEN STREET MARKETPLACE

MART

90 FEET



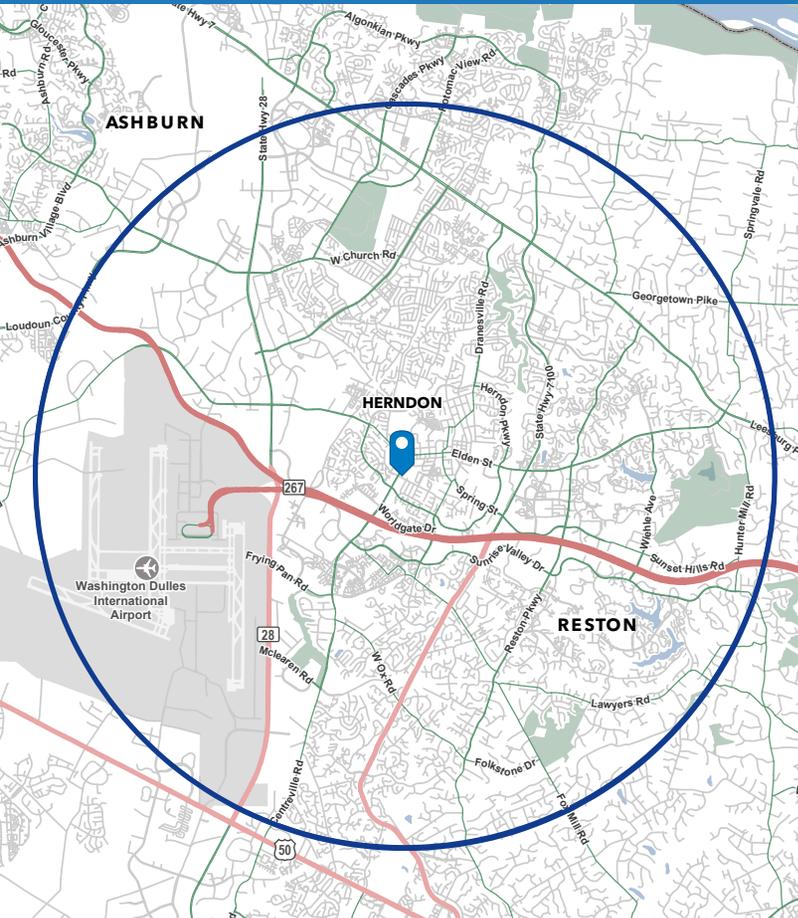




HERNDON, VA

DEMOGRAPHIC PROFILE (2025)

1099 Elden Street
5 mile ring



KEY FACTS

230,934

Population

38.3

Median Age

84,776

Households

EDUCATION



11%

High School Diploma



36%

Bachelor's Degree



30%

Graduate/Professional Degree

INCOME



\$153,834

Median Household Income

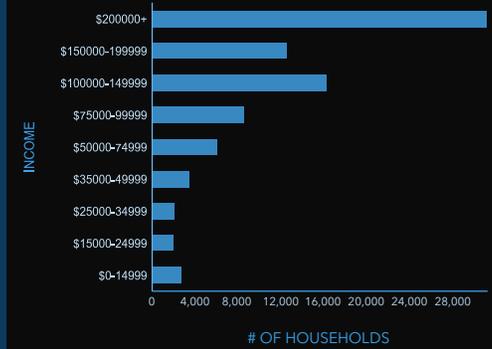


\$71,711

Per Capita Income

\$195,667

AVERAGE HH INCOME (\$)



BUSINESS



11,504

Total Businesses



286,268

Daytime Population



677

Food Srv & Drinking Places

TOP TAPESTRY SEGMENTS

L3 Top Tier
17,477 (20.6%) of households

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.

H4 Urban Chic
15,104 (17.8%) of households

Residents in this segment live in suburban areas with a notable presence in urban vicinities, mostly near large, coastal metropolitan areas, especially in California, New York, Massachusetts, and Washington. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings. About half of housing units are detached single-family homes, and there is also a notable presence of attached single-family homes and apartment complexes. Most households own one or two vehicles.

- They typically have multiple credit cards that offer airline miles, which they use for frequent domestic and international travel.
- They tend to invest in various assets, including valuable homes and 401(k) retirement plans.

D3 Modern Minds
12,114 (14.3%) of households

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and incomes often fall in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above \$300,000. Households typically own multiple vehicles. While many have the option to work from home, most commute by car.

- Consumers tend to place orders online from warehouse clubs and department stores.
- These residents spend money on clothing, travel, and dining out, including fast food.



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