



RETAIL PROPERTY FOR SALE OR LEASE

## RESTAURANT CONDO FOR SALE OR LEASE

754 ELDEN STREET, HERNDON, VA 20170



# RESTAURANT CONDO FOR SALE OR LEASE

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Rare opportunity for Sale or Lease second-generation restaurant condo in Downtown Herndon. Situated on prominent Elden Street, this well-located condo benefits from strong foot traffic, excellent visibility, and proximity to Herndon's core retail and dining district. Existing restaurant improvements allow for a streamlined path to occupancy, making this an ideal opportunity for owner-users or investors seeking exposure in a tightly held submarket.

### PROPERTY HIGHLIGHTS

- Second-generation restaurant with dedicated patio seating
- Heart of downtown Herndon at the corner of Elden Street and Station Street
- Surrounded by retail, residential, and office in downtown Herndon
- Abundant parking adjacent to the space

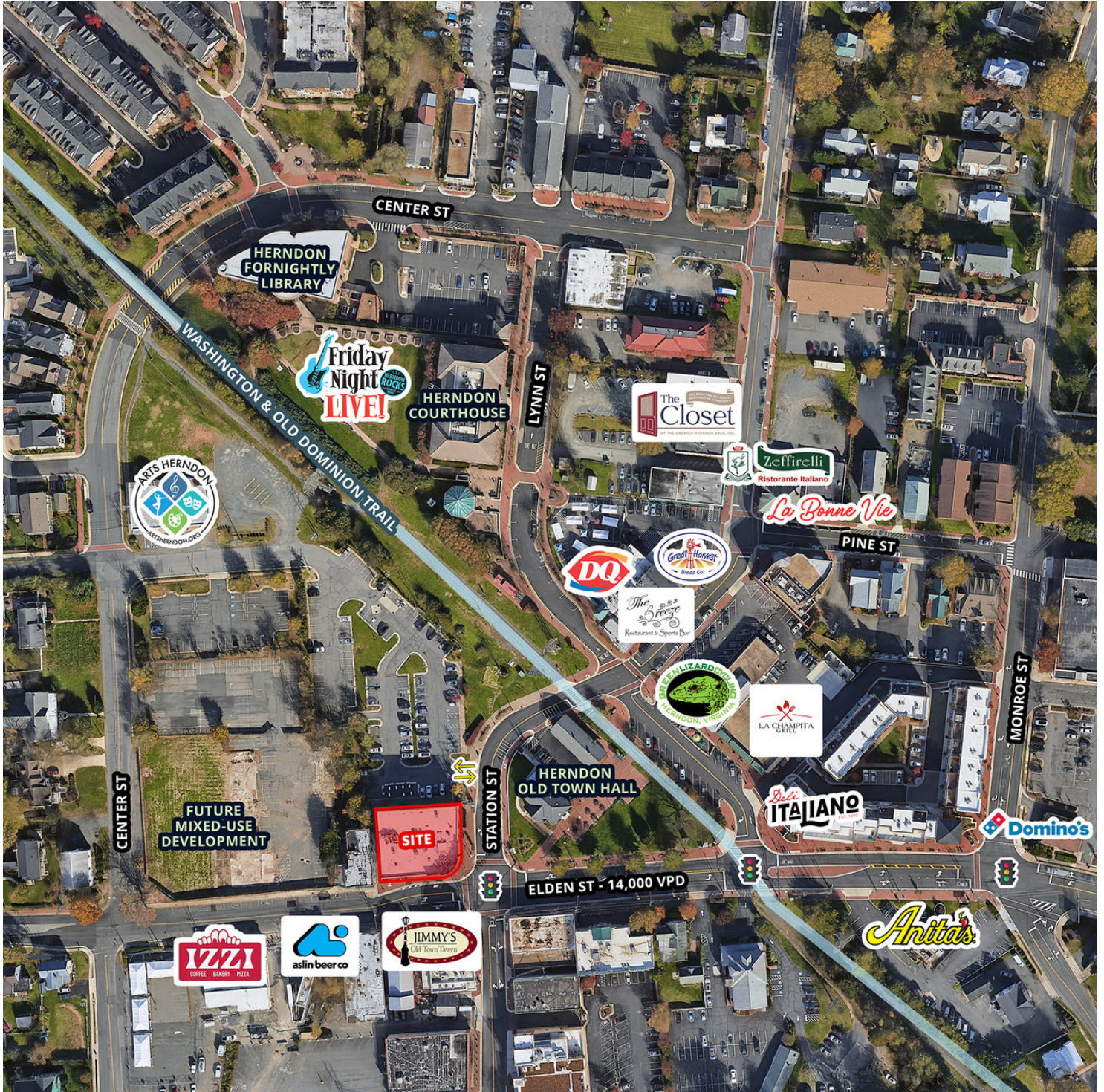
### OFFERING SUMMARY

<b>Building Size:</b>	2,866 SF
<b>Sale Price:</b>	Contact Broker
<b>Lease Rate:</b>	Contact Broker

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,927	51,888	86,809
<b>Total Population</b>	18,533	138,870	238,361
<b>Average HH Income</b>	\$173,686	\$181,208	\$198,192

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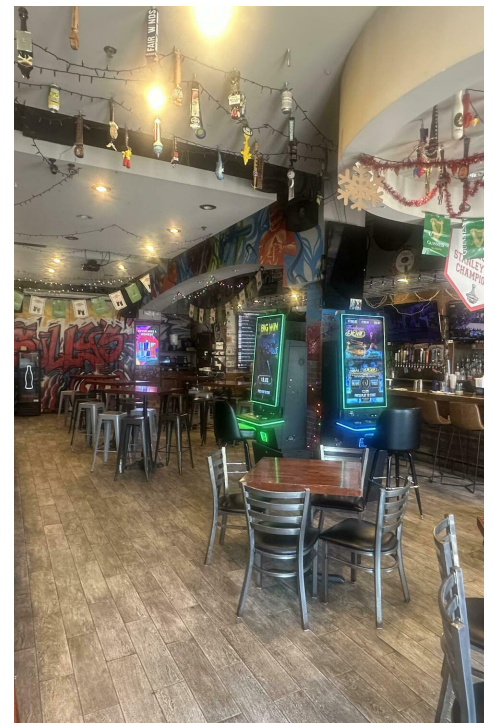
AERIAL MAP



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# RESTAURANT CONDO FOR SALE OR LEASE

INTERIOR PHOTOS



DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

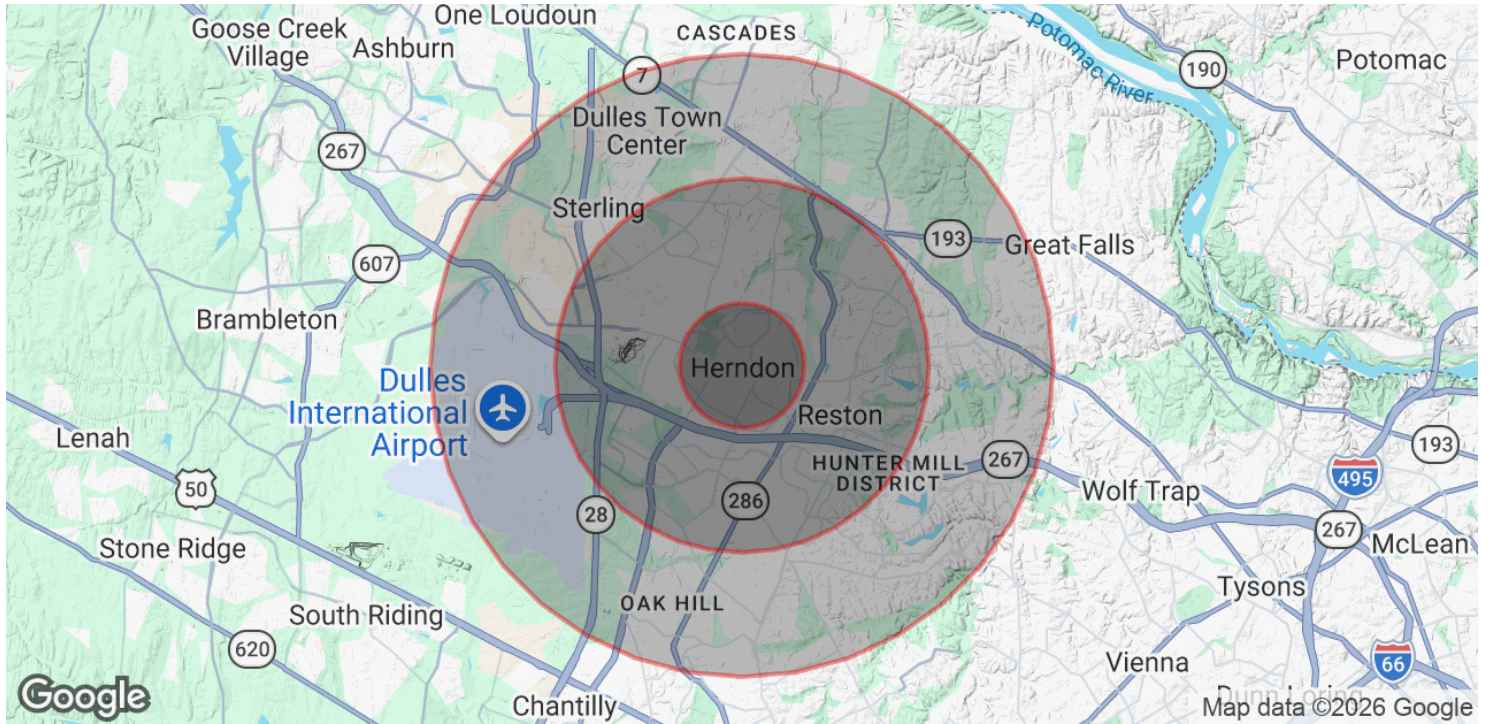
ADDITIONAL PHOTOS // 4

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# RESTAURANT CONDO FOR SALE OR LEASE

## DEMOGRAPHICS MAP & REPORT



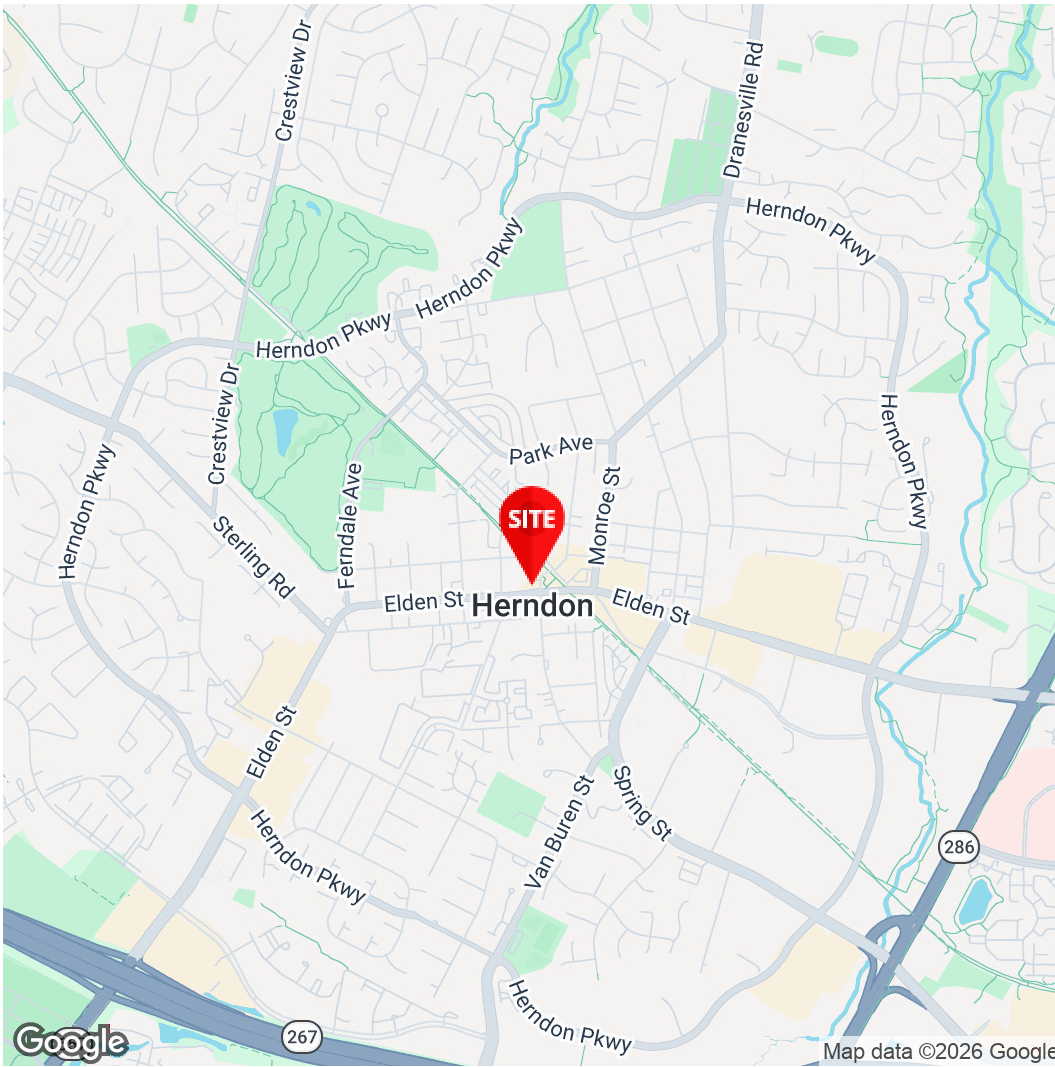
### POPULATION

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	18,533	138,870	238,361
<b>Average Age</b>	37	38	39
<b>Average Age (Male)</b>	36	37	38
<b>Average Age (Female)</b>	38	39	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,927	51,888	86,809
<b># of Persons per HH</b>	3.1	2.7	2.7
<b>Average HH Income</b>	\$173,686	\$181,208	\$198,192
<b>Average House Value</b>	\$657,574	\$654,947	\$722,261

2020 American Community Survey (ACS)



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