



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

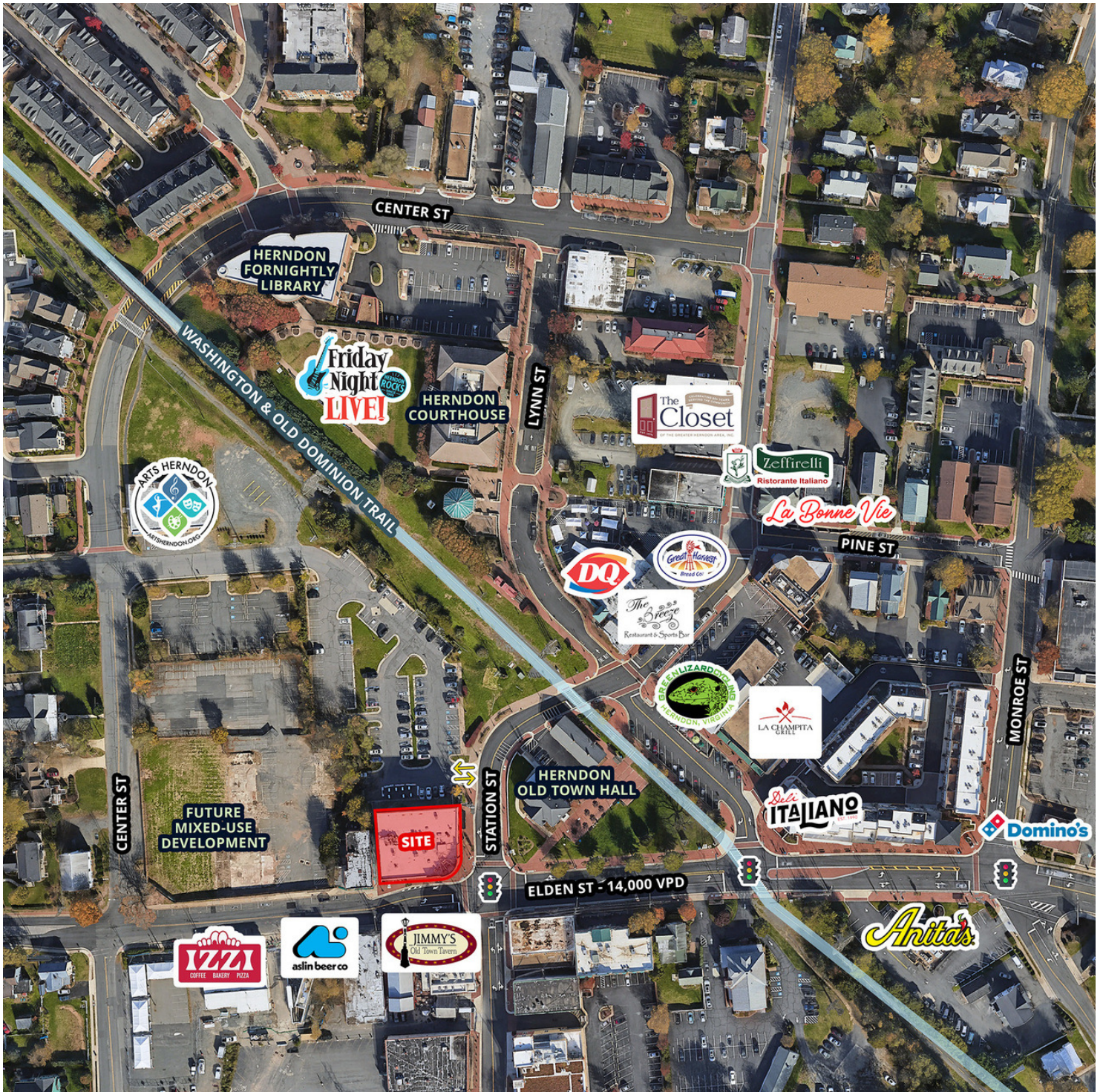
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,866 SF
Building Size:	2,866 SF
Sale Price:	\$1,725,000
Lease Rate:	Contact Broker

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

RESTAURANT CONDO FOR SALE OR LEASE

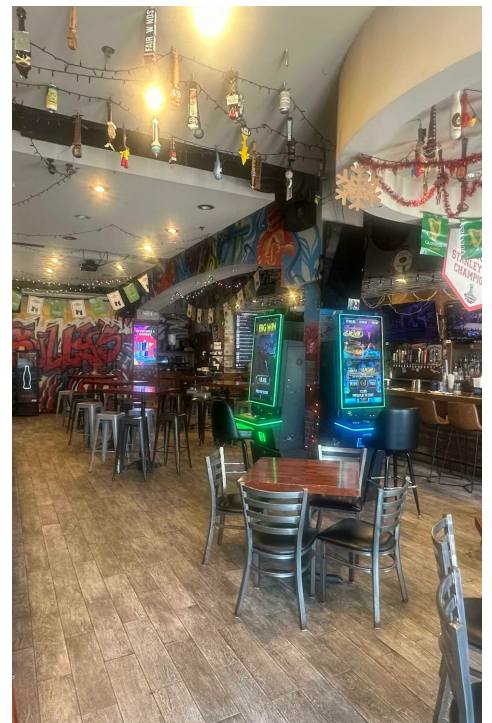
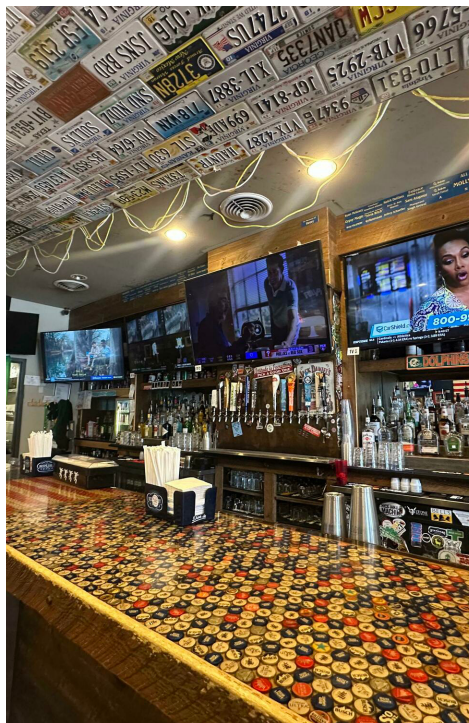
AERIAL MAP



754 ELDEN STREET, HERNDON, VA 20170

RESTAURANT CONDO FOR SALE OR LEASE

INTERIOR PHOTOS



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

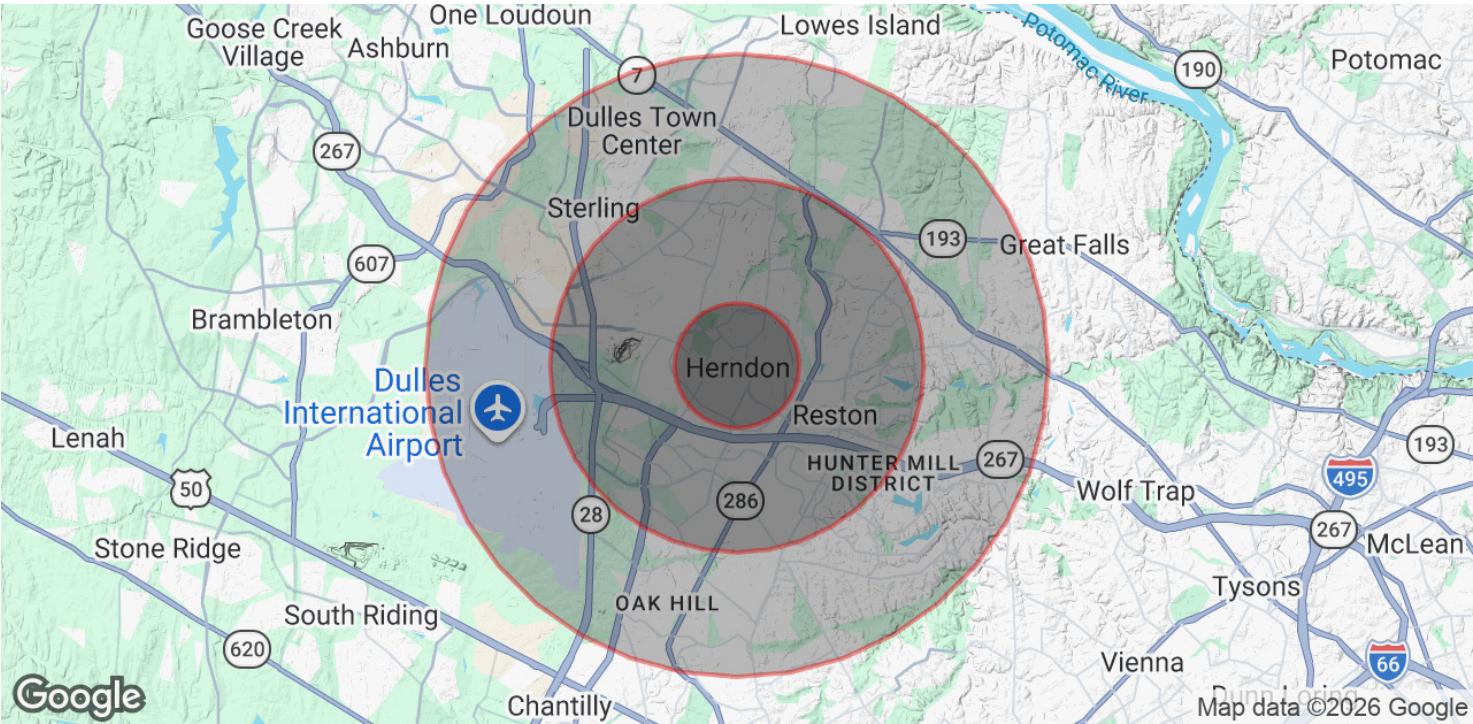
ADDITIONAL PHOTOS // 4

SHADI AYYOUBI
703.946.6003
SHADI.AYYOUBI@DIVARIS.COM

ERIK ULSAKER
703.861.0373
ERIK.ULSAKER@DIVARIS.COM

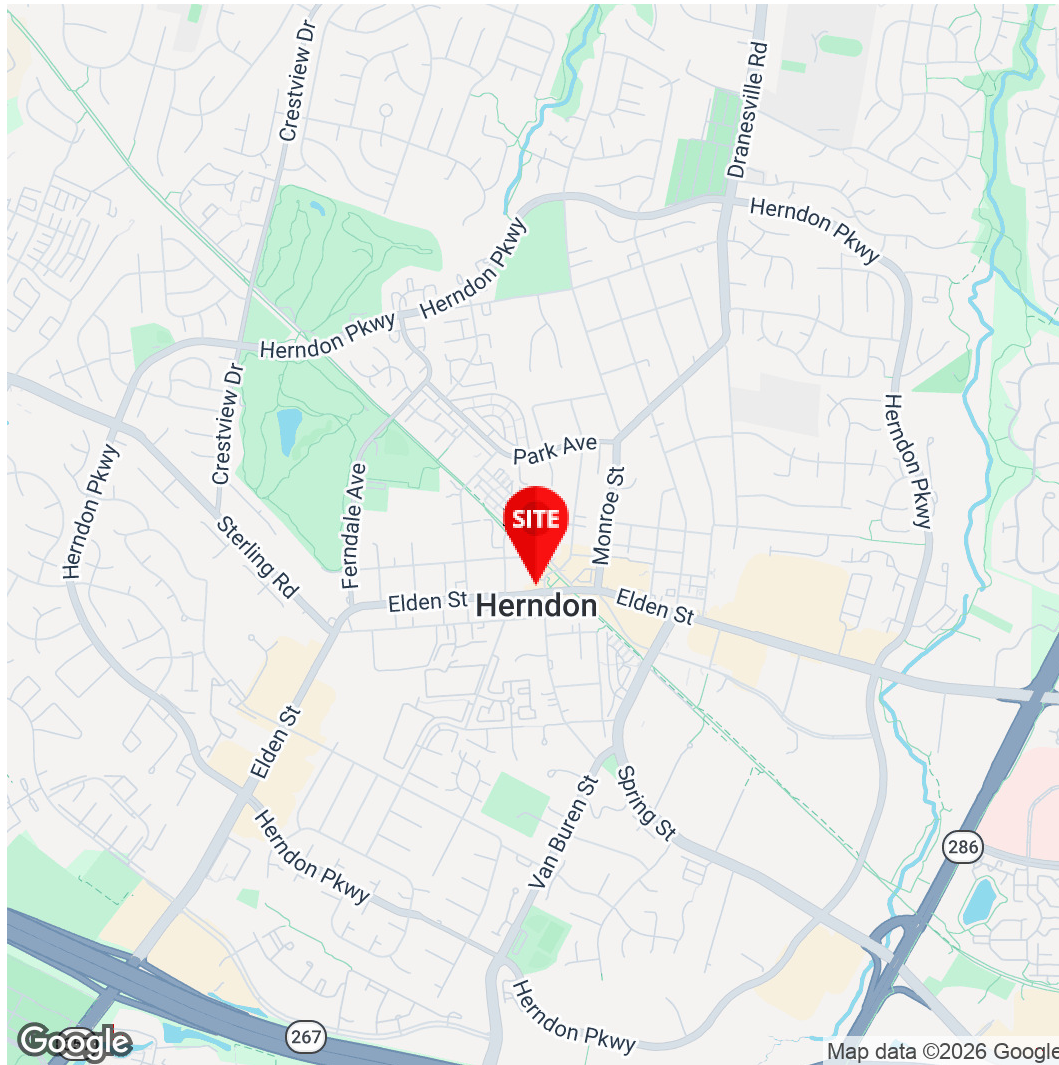
RESTAURANT CONDO FOR SALE OR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,533	138,870	238,361
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,927	51,888	86,809
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$173,686	\$181,208	\$198,192
Average House Value	\$657,574	\$654,947	\$722,261

2020 American Community Survey (ACS)



Shadi Ayyoubi

Vice President

703.946.6003

shadi.ayyoubi@divaris.com

Erik Ulsaker

Executive Vice President

703.861.0373

erik.ulsaker@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.