

RAPPAPORT

WORLDGATE CENTRE Herndon, Virginia

1,440 - 5,392 SF Retail Space Available



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WORLDGATE CENTRE FACTS-AT-A-GLANCE

- Strategically situated just off exit 10 on the Dulles Toll Road, Worldgate Centre is a 229,568-square-foot lifestyle center featuring AMC Theatres and a state-of-the-art Fitness Club
- Dense office population of 133,993 employees (3-mile radius) and growing with Amazon's Web Services Group opening nearby
- Excellent visibility with 94,000 VPD at the intersection of Centreville Road and the Dulles Toll Road East (Combined Traffic Estimates)
- Co-tenants include TGI Friday's, Starbucks, Tara Thai, FedEx Kinkos, Vocelli Pizza, Cold Stone Creamery

DEMOGRAPHICS (2016)	1 MILE	3 MILES	5 MILES
POPULATION	33,073	118,444	214,477
AVG HH INCOME	\$122,028	\$138,953	\$149,906
EMPLOYEES	24,771	95,935	148,565



Space	Sq. Ft.	Tenant Name
1	7,000	TGI Friday's
2	921	Worldgate Florist
3	1,925	Corporate America Family Credit Union
4	1,291	Worldgate Cleaners
5	1,440	Available
6	1,354	Washington First Bank
7	4,788	FedEx Kinko
8	606	Worldgate Barber
9	1,251	Worldgate Nails
10	1,170	Massage & Angeltips
12	4,500	Inchin's Bamboo Garden
13	2,458	Kalpasi-Chettinadu Indian
14	1,914	Subway
15	4,275	Matsutake Japanese Restaurant
17	2,361	Crisp & Juicy
18	1,759	Pho 2000 Vietnamese Restaurant
19	1,047	Pivot Physical Therapy
20	3,689	Panera To You
21	1,424	Starbucks
22	475	Hair Threading Spa
23	1,248	A-Deli Italian Food
24	2,300	Qdoba Mexican Grill
25	2,144	TurCuisine
25A	1,417	Cold Stone Creamery
26	2,350	Tara Thai
27	2,366	Jenny Craig
28	4,125	Dentistry for Children, Inc.
30	4,117	Bach to Rock
31	3,888	McAlister's Deli
32	5,392	Available
33	7,659	Salon Plaza
34	38,238	AMC Theatres
35	108,670	Worldgate Sport & Health Club

