

# **OXFORDCHASE RETAIL**

Real Estate Brokerage, Consulting and Management

## ***RETAIL LEASING OPPORTUNITY***



**BB & T Centre**  
***300 ~ 328 Elden Street***  
***Herndon, Virginia 20170***

### **CONTACT**

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**TRAFFIC COUNT:** 37,000 ADT

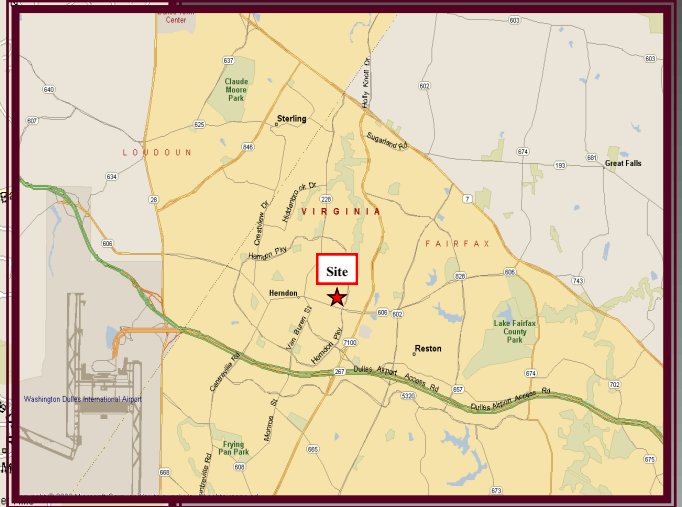
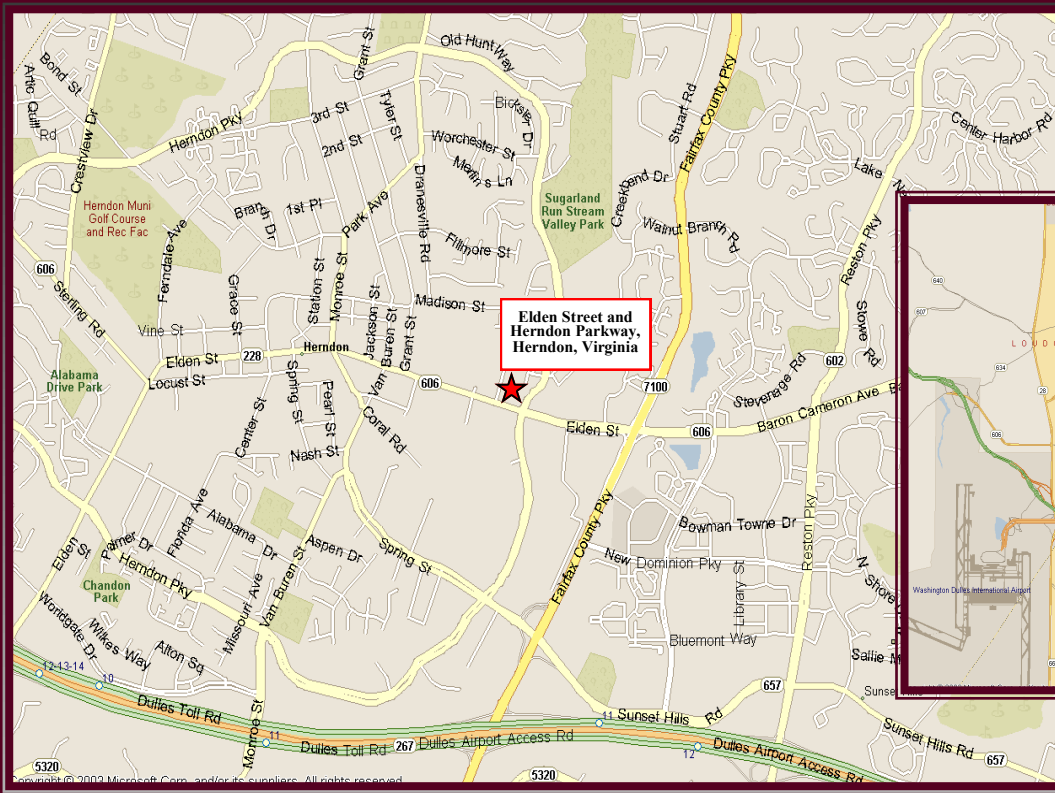
**LOCATION:** Highly visible center at the intersection of Herndon Parkway and Elden Street.

<b><u>DEMOGRAPHICS:</u></b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Population:	13,201	125,795	209,611
Avg. HH. Income:	\$108,989	\$119,259	\$131,953
Daytime Population:	23,255	128,147	212,699

300 - 328 ELDEN ST.



HERNDON, VIRGINIA



BB&T Centre  
300 - 328 Elden Street  
Herndon, Virginia 20170  
Retail Building - 21,035 sq.ft.

**EXHIBIT B**

3,600 sf	3,620 sf	1,200 sf	2,400 sf	1,200 sf	1,116 sf	1,200 sf	1,890 sf	2,257 sf
Paradise Indian Restaurant	Mattress Discounters	Birkenstock Shoes	Euro Cafe	Adler's Art & Frame	P&K Cleaners	Crystals Treasures	Whole Pet Central	Bagel Cafe
328-324	322-318	316	314-312	310	308	306	304	300
							840 sf	1,762 sf
							Liberty Tax Services	Milwaukee Custard
								300A

Herndon Parkway

Not to scale

Elden Street

Updated 6-10

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Although every effort has been made to ensure accuracy, no liability will be accepted for errors or omissions.