





# FRANKLIN FARM VILLAGE

## HERNDON, VA

- | Highly visible neighborhood center
- | Easily accessible by two signalized entrances on Franklin Farm Road and a third entrance on Stone Heather Drive
- | 137,464 SF neighborhood center surrounded by dense residential development and high household incomes
- | New digital reader board on pylon offering highly visible advertising opportunity

### DEMOGRAPHICS 2024

|   | 1 MILE                           | 3 MILES   | 5 MILES   |
|---|----------------------------------|-----------|-----------|
|  POPULATION          | 12,360                           | 88,452    | 240,905   |
|  DAYTIME POPULATION | 6,901                            | 100,819   | 316,170   |
|  HOUSEHOLD INCOME  | \$226,266                        | \$185,452 | \$162,620 |
|  TRAFFIC COUNTS    | 54,000 on Fairfax County Parkway |           |           |

### CO-TENANTS

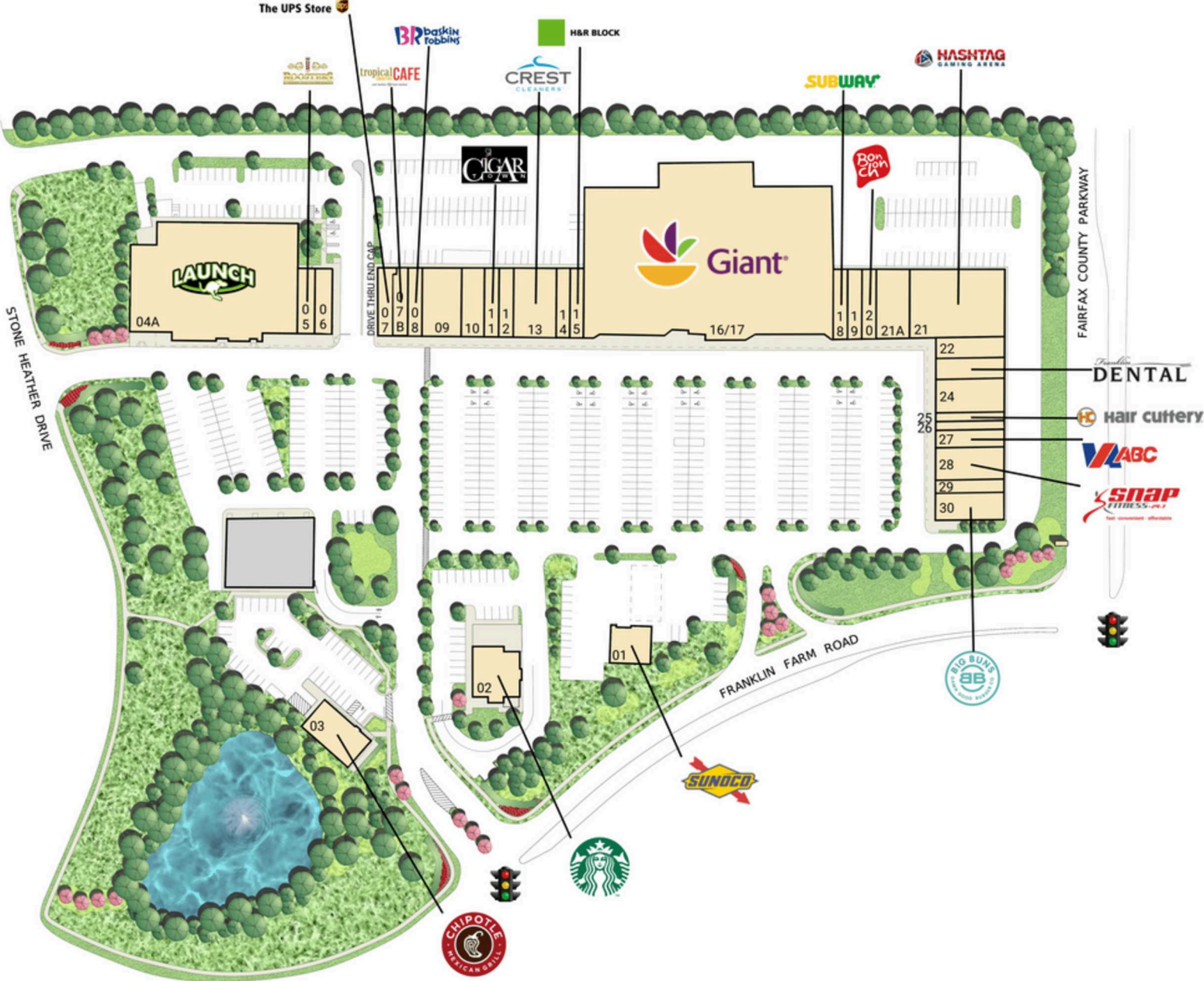




# SITE PLAN

FRANKLIN FARM VILLAGE | HERNDON, VA

FULLY LEASED



## TENANT LIST

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| #   | SQ. FT | MERCHANT                     | #     | SQ. FT | MERCHANT                                    | #   | SQ. FT | MERCHANT                           |
|-----|--------|------------------------------|-------|--------|---|-----|--------|------------------------------------|
| 01  |        | Sunoco                       | 11    | 1,600  | Cigar Town                                  | 21A | 1,600  | Kids Dentist                       |
| 02  | 3,145  | Starbucks                    | 12    | 1,600  | Education Once<br>Tutoring and Test<br>Prep | 22  | 1,600  | Eyecare Center                     |
| 03  | 2,901  | Chipotle                     | 13    | 3,200  | Crest Cleaners                              | 23  | 1,600  | Franklin Dental                    |
| 04A | 24,330 | Launch Trampoline<br>Park    | 14    | 1,200  | Scenthound                                  | 24  | 2,400  | Franklin Farm<br>Veterinary Clinic |
| 05  | 1,619  | Roosters                     | 15    | 1,120  | H&R Block                                   | 25  | 1,200  | Hair Cuttery                       |
| 06  | 1,386  | Royal Floors<br>Incorporated | 16/17 | 55,486 | Giant                                       | 26  | 1,200  | American Health &<br>Wellness Ctr  |
| 07  | 1,585  | The UPS Store                | 18    | 1,200  | Subway                                      | 27  | 2,000  | Virginia ABC                       |
| 07B | 1,585  | Tropical Smoothie<br>Cafe    | 19    | 1,200  | Panda House                                 | 28  | 3,200  | Snap Fitness                       |
| 08  | 1,200  | Baskin Robbins               | 20    | 1,200  | Bonchon                                     | 29  | 1,200  | Pinky's Nail & Face                |
| 09  | 3,200  | Piero's Corner               | 21    | 7,668  | Hashtag Gaming<br>Arena                     | 30  | 2,800  | Big Buns Damn<br>Good Burgers      |
| 10  | 2,400  | Viet Fresh                   |       |        |   |     |        |                                    |