



496 ELDEN STREET
HERNDON, VA

RARE STANDALONE RETAIL INVESTMENT

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BUSINESS TERMS

SALE PRICE	\$4.5MM
STUDY PERIOD	30 DAYS
DEPOSIT	5% OF PURCHASE PRICE
TERMS	CASH AT SETTLEMENT
SETTLEMENT	NEGOTIABLE

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EXECUTIVE OVERVIEW

496 Elden Street offers a rare chance to acquire a freestanding retail building in the heart of Herndon, Virginia, currently occupied by Pollo Campero. With the existing lease set to expire December 31, 2026, this property presents flexible upside for a range of buyers.

Investors can capitalize on in-place income while pursuing a renewal or extension with the existing national tenant, securing stabilized cash flow in a proven location. Alternatively, owner-users have a turnkey opportunity to acquire a fully built-out restaurant—complete with existing kitchen infrastructure—and establish their own concept without the time and capital typically required for ground-up buildout.

Standalone retail assets of this caliber rarely come to market in the Herndon submarket, making this a compelling acquisition for investors and operators alike.

*Buyers must execute a Confidentiality Agreement prior to receiving financials

*Tenant recently extended its Lease for two years currently expiring 12/31/26

***DO NOT CONTACT TENANT OR DISRUPT ONGOING BUSINESS
OPERATIONS**



PROPERTY SUMMARY

ADDRESS 496 Elden Street, Herndon, VA 20170

LAND AREA 0.67 Acres

BUILDING SIZE 2,466 SF

ZONING 852

STORIES 1

PARKING Thirty (30) surface spaces

YEAR BUILT 1975

DEMOGRAPHICS (3MILE RADIUS)



149,599
POPULATION



\$163,552
AVG INCOME



57,412
HOUSEHOLDS



8,976
BUSINESSES

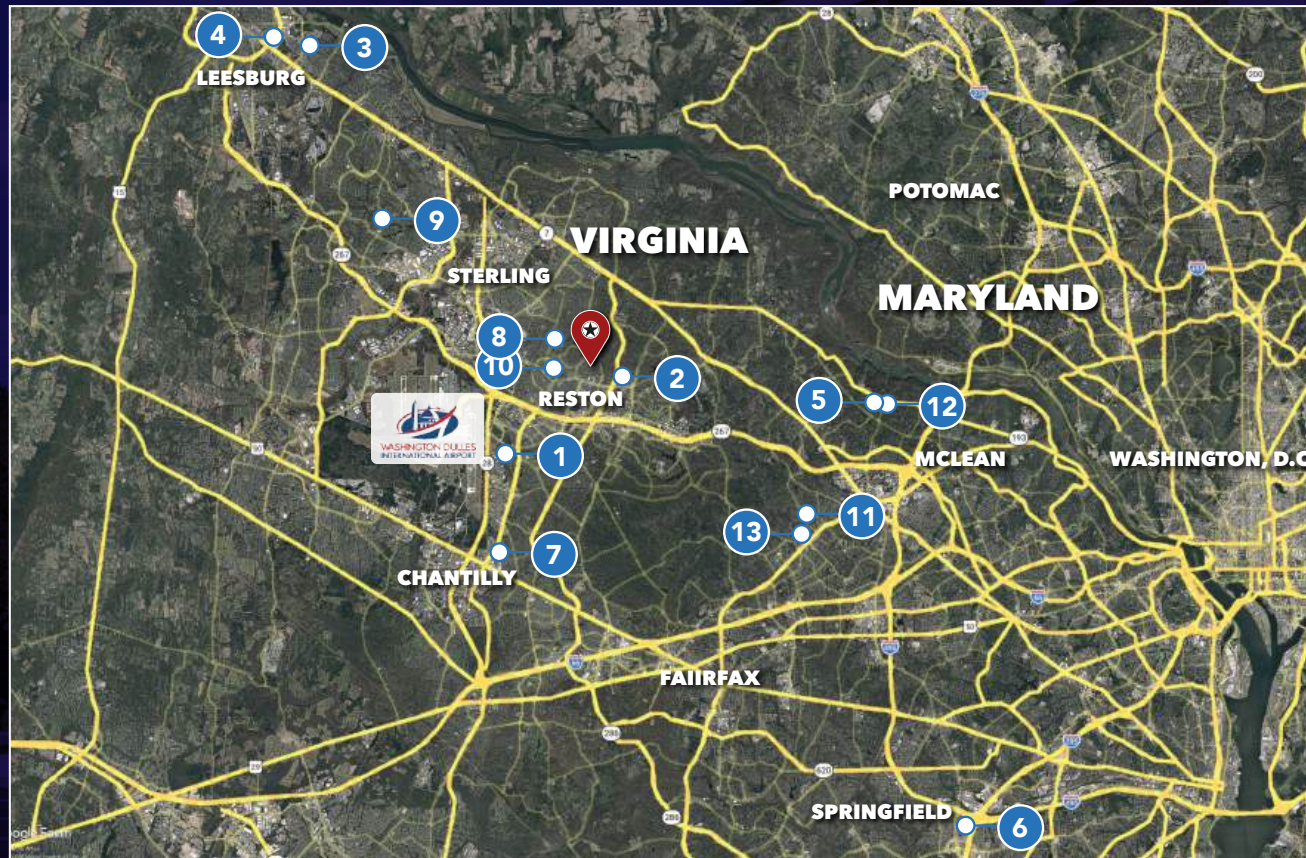


PHOTOS



SALES COMPARABLES

SINGLE TENANT RETAIL



13800 REDSKIN DR
HERNDON, VA

SALE PRICE: \$10,100,000 (\$613.24/SF)
BUYER: Starwood Capital Group
SELLER: Elite Properties, LLC



1750 HAMPTON AVE
RESTON, VA

SALE PRICE: \$5,600,000 (\$1,342.60/SF)
BUYER: Lafayette Federal Credit Union
SELLER: WCR Triparcel LLC



680 POTOMAC STATION DR NE
LEESBURG, VA

SALE PRICE: \$3,700,000 (\$888.78/SF)
BUYER: Sofist USA Inc
SELLER: WMG Development



225 FORT EVANS RD NE
LEESBURG, VA

SALE PRICE: \$3,570,175 (\$715.75/SF)
BUYER: 225 Fort Evans Road LLC
SELLER: Be Restaurant Holdings LLC



8108-8112 OLD DOMINION DR
VIENNA, VA

SALE PRICE: \$2,640,000 (\$1,693.39/SF)
BUYER: Kempton Brothers LLC
SELLER: Kempton Family Trust



6541 BACKLICK RD
SPRINGFIELD, VA

SALE PRICE: \$2,605,952 (\$1,841.66/SF)
BUYER: Rsan LLC
SELLER: Springfield Burgers LLC



13800 METROTECH DRIVE
CHANTILLY, VA

SALE PRICE: \$2,487,491 (\$1,050.02/SF)
BUYER: Willard Retail
SELLER: Sully LP



1099 ELDEN ST
HERNDON, VA

SALE PRICE: \$2,170,000 (\$755.83/SF)
BUYER: City Trends Development Inc
SELLER: Capital Realty Advisors



43780 PARKHURST PLZ
ASHBURN, VA

SALE PRICE: \$2,144,000 (\$962.30/SF)
BUYER: 43780 Parkhurst LLC
SELLER: Laadam Family LLC



1061 ELDEN STREET
HERNDON, VA

SALE PRICE: \$2,060,000 (\$804.37/SF)
BUYER: JAG Partners Herndon, LLC
SELLER: 1061 Partnership



108 CHURCH ST NE
VIENNA, VA

SALE PRICE: \$1,680,000 (\$746.67/SF)
BUYER: 108 Church Street, LLC
SELLER: Moonstar Property LLC



1038 SPRING HILL RD
MCLEAN, VA

SALE PRICE: \$1,550,000 (\$1,329.33/SF)
BUYER: Blue Dome Realty, LLC
SELLER: Dominion Eats, LLC



103 CHURCH ST NE
VIENNA, VA

SALE PRICE: \$1,500,000 (\$889.68/SF)
BUYER: Bards Alley Holding Company LLC
SELLER: Kurcina John E & Deborah

MARKET SUMMARY

HERNDON, VIRGINIA

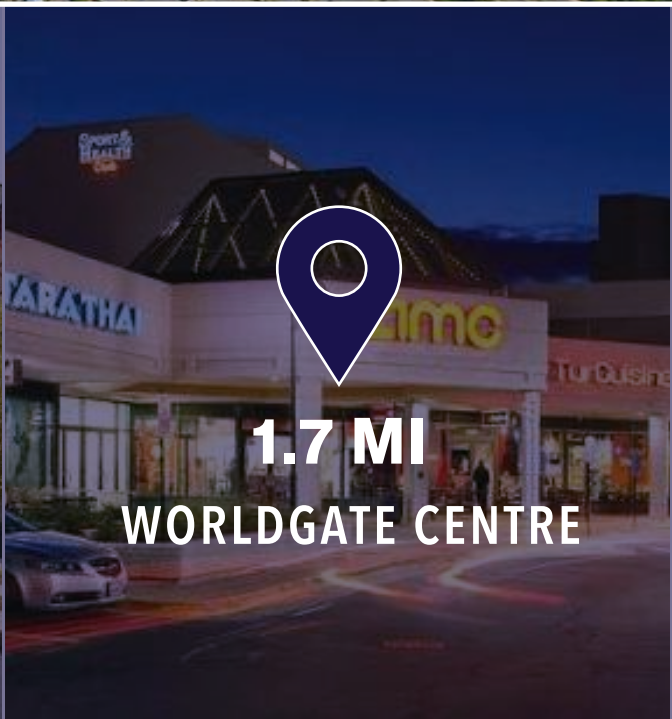
Herndon, Virginia is one of Northern Virginia's premier retail and restaurant markets, benefiting from its location along the Dulles Technology Corridor and immediate access to the Silver Line Metro, Route 28, the Dulles Toll Road, and Washington Dulles International Airport. The market is supported by an affluent and highly educated residential population, as well as a substantial daytime workforce driven by the region's concentration of technology, defense, and professional services employers.

Strong demographics, limited new retail supply, and continued residential growth have fueled demand for restaurants, experiential retail, and service-oriented tenants. As Herndon and the surrounding Reston and Innovation Center submarkets continue to add new housing and employment opportunities, the area remains one of Fairfax County's most attractive destinations for retail and restaurant investment.





MARKET AERIAL



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