

HISTORIC HERNDON

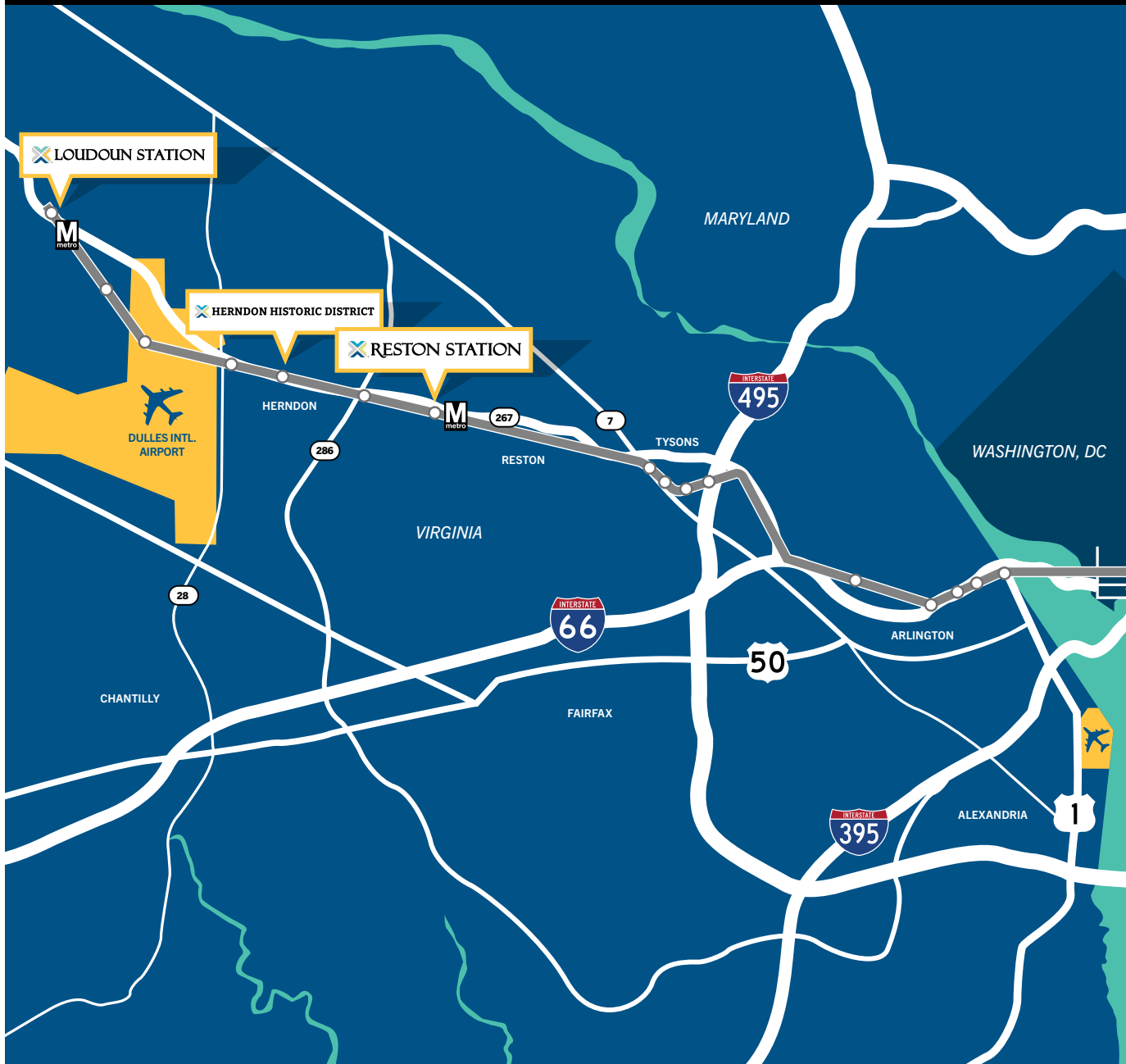
• DISTRICT •



COMSTOCK

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BECAUSE **LOCATION** IS EVERYTHING



Herndon-Monroe Station

Coming 2020, 2.3 miles
10,000+ riders estimated per day

Dulles Greenway Direct Access

Washington DC

35 minutes by car

Tysons Corner

25 minutes by car

Dulles International Airport

10 minutes by car

Connects to the W&OD trail

Park and Ride facility

Including Fairfax Connector Station

AERIAL VIEW



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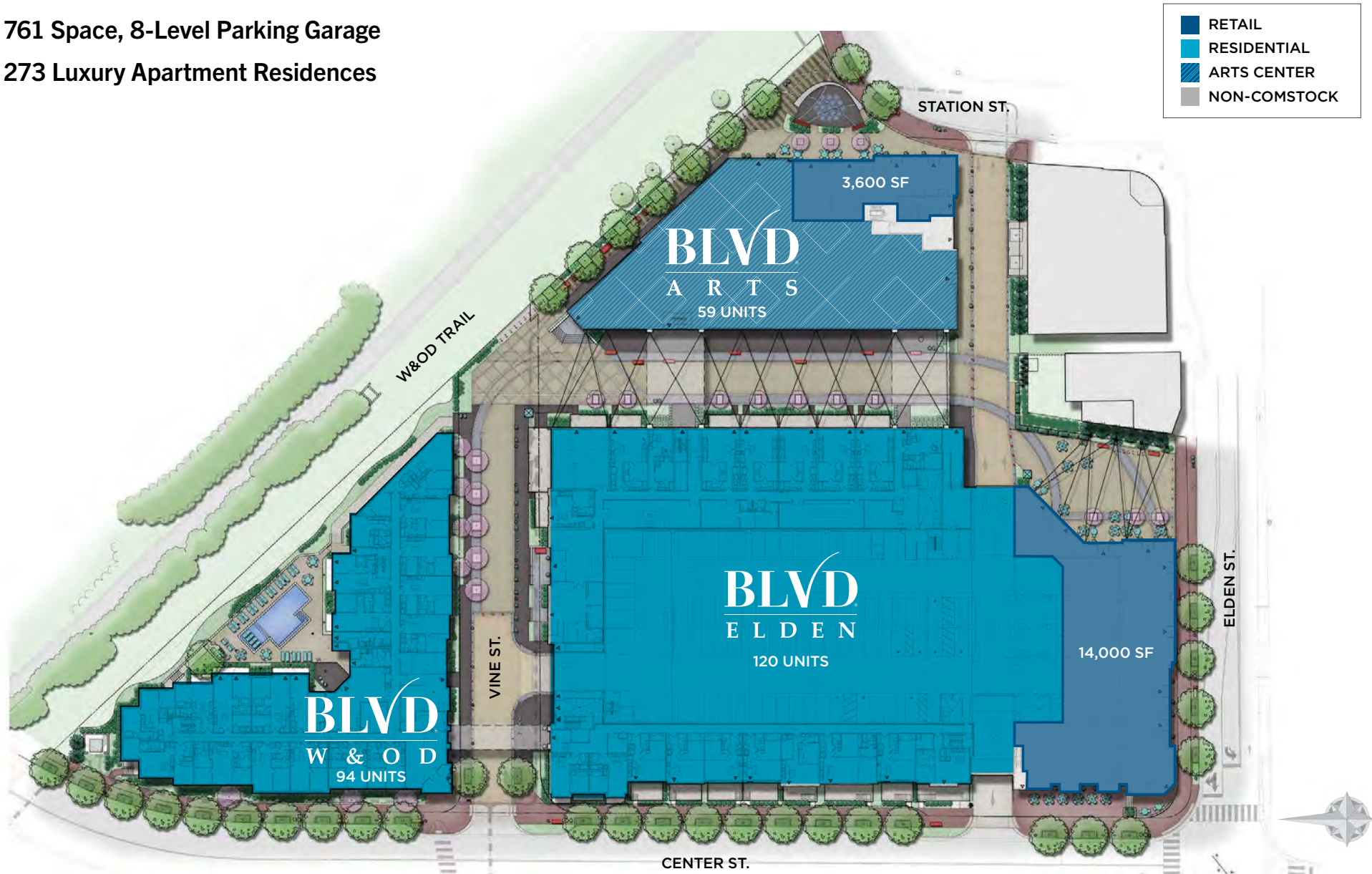


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HISTORIC HERNDON SITE PLAN

761 Space, 8-Level Parking Garage
273 Luxury Apartment Residences



IT'S A **LIFESTYLE**



Thriving lifestyle destination that appeals to everyone, from foodies to dog walkers

Historic Herndon is an expanding, mixed-use, transit-oriented development

Metro arriving 2022

Connected to the W&OD Regional Park Trail



METRO
2022

HIGHLIGHTS



Pedestrian/bike friendly

Active spaces and cultural activity

Civic spaces for the community

Surrounded by diverse dining and services

Community events



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HISTORIC HERNDON **NEIGHBORHOOD**

DISCOVER

The revitalization of Herndon's historic downtown will bring heart, life and opportunity back to the neighborhood. This downtown will include luxury apartments, state-of-the-art amenities, historic preservation and structured parking while being integrated in Herndon's downtown and the W&OD Trail.

- 273 Luxury Residences
- 18,000+ SF of Boutique, Restaurant and Retail
- Cafe Space
- 18,000 SF Arts Center
- Arts Plaza and Walkways
- 761 Space, 8-Level Parking Garage
- Pedestrian/Bicycle-Friendly
- 3 Public Plazas with Outdoor Seating and Dedicated Art



LOCATION AND DEMOGRAPHICS

3 MILES	5 MILES	10 MILES
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POPULATION

138,525	227,987	743,994
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DAYTIME POPULATION

117,600	200,780	589,220
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HOUSEHOLDS

50,179	80,586	259,105
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AVERAGE HH INCOME

\$164,331	\$181,707	\$200,529
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MEDIAN HH INCOME

\$139,421	\$151,601	\$160,908
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MEDIAN AGE

35.7	37	37.2
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TRAFFIC COUNTS 2018

Elden Street: 15,461 (ADT)



LEASING INFORMATION



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