



ROSENTHAL

WOODLAND PARK CROSSING

2309 - 2335 Woodland Crossing Drive, Herndon, Virginia

www.rosenthalproperties.com

JUST SIGNED:

GIDEON
MATH & READING CENTER

&

HOTWORX



PROPERTY FEATURES:

- 1,245 - 4,817 SF RETAIL SPACES FOR LEASE
- 4,545 SF 2ND GEN RESTAURANT SPACE W/ OUTDOOR SEATING
- 1,302 - 4,939 SF 2ND FLOOR OFFICE/RETAIL SPACES FOR LEASE
- Mixed-use development anchored by Harris Teeter and other national tenants
- Located less than a mile from the future Herndon metro station (Silver Line)
- 530,940 SF of residential is proposed for the adjacent 12 acres of vacant land
- Short drive from the Dulles Technology Corridor
- Center has a mix of national and regional tenants offering dining, shopping, fitness and more
- Lifestyle Center atmosphere, a convenient amenity to adjacent 205 apartment units at Monroe Place



CONTACT

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UNIT	SQ FT	TENANT	UNIT	SQ FT	TENANT
1	1,494	AVAILABLE	17	1,544	HOTWORX
2	48,971	Harris Teeter	18/19	4,545	AVAILABLE
3	3,079	VisionWorks	20	2,187	Pinot's Palette
4	3,230	AVAILABLE	21A	1,135	Gideon Math & Reading
5	3,282	AVAILABLE	21B	1,870	Biryani Pointe
6	2,695	Moe's Southwest Grill	22	3,261	AVAILABLE
8	3,133	BBQ Chicken	SECOND FLOOR OFFICE:		
9	2,128	Kumo Sushi	UNIT	SQ FT	TENANT
10/11	4,817	AVAILABLE	23/24	6,021	Capital Area Pediatrics
12	1,275	Manhattan Pizza	25	1,950	AVAILABLE
13	1,860	Pure Barre	26	1,666	Sunrise Valley Dental
14	2,353	Moby Dick's Kabob	27	2,589	Taekwondo
15	1,245	AVAILABLE			
16	1,538	Luxury Nail Spa			

SECOND FLOOR RETAIL:

UNIT	SQ FT	TENANT
29	4,641	AVAILABLE
30	1,302	AVAILABLE
31	4,939	AVAILABLE
32	2,085	Herndon Dental
33	3,925	Down Dog Yoga

	Population	Avg HH Income	Daytime Population
1 Mile	21,568	\$141,366	16,689
3 Miles	125,242	\$149,982	86,414
5 Miles	229,506	\$143,463	156,050

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