



NEARBY RETAILERS



RETAIL FOR LEASE

- 7,000 SF Freestanding Retail Available Soon
- Adjacent to Crowne Plaza Hotel with 324 rooms
- Conveniently located near the exit 10 on the Dulles Toll Road & 8 miles from Dulles Airport
- Located off the high traffic Centreville Rd (26,275 VPD)
- Zoning: C-8

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13195 PARCHER AVE

HERNDON, VA 20170, FAIRFAX COUNTY

Herndon
Fairfax County | Virginia



- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.



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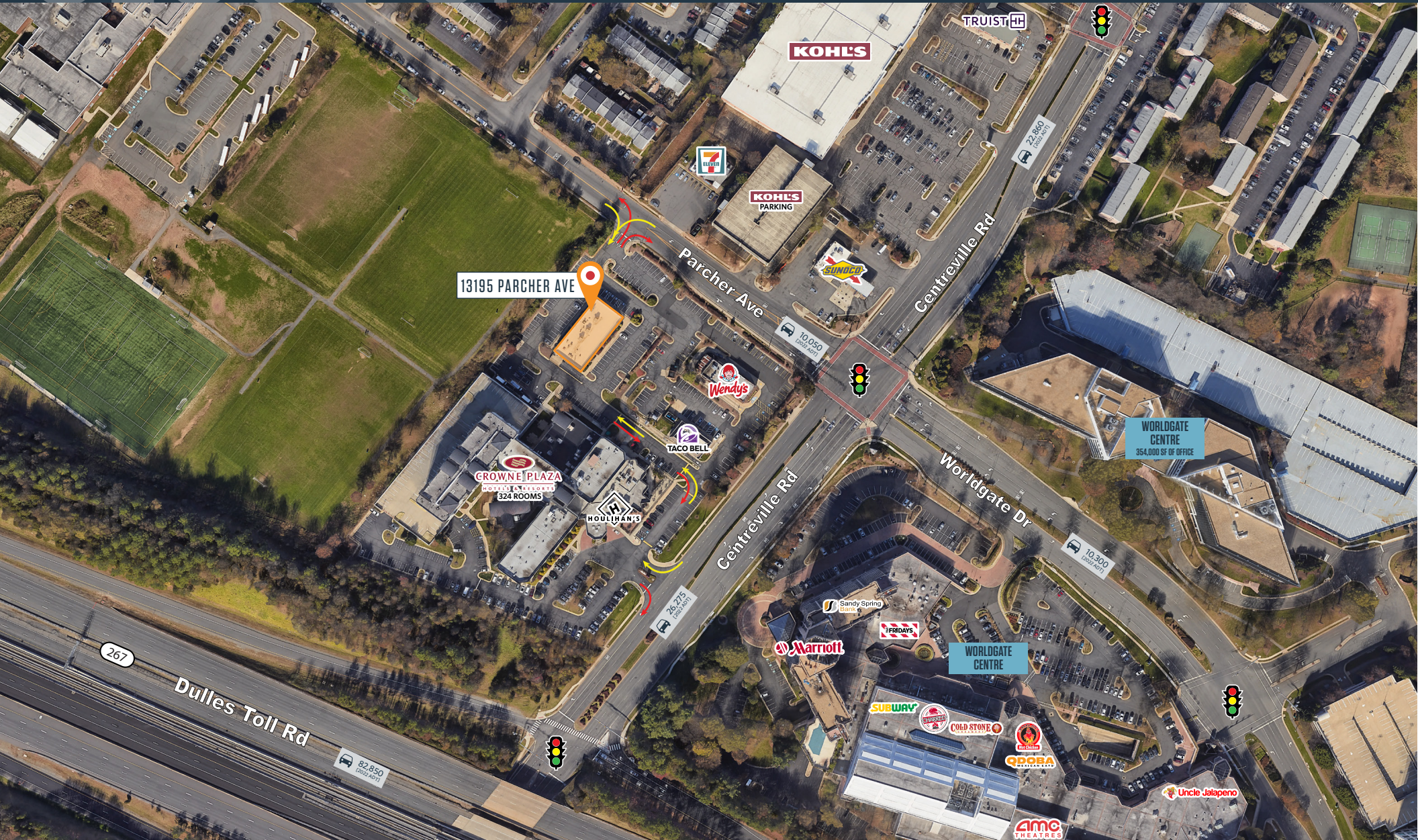
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CLOSE UP

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SITE PLAN

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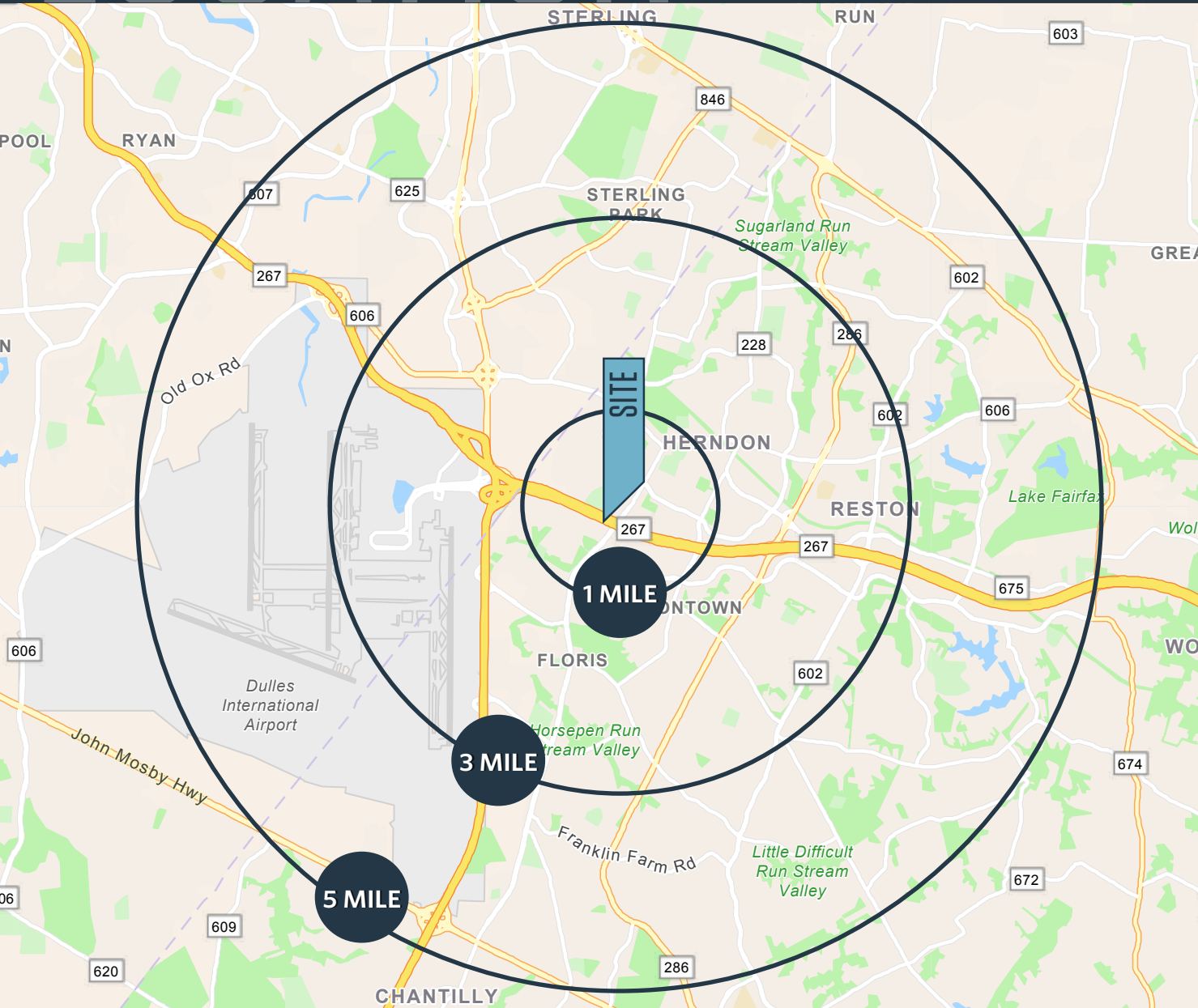
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LOCATION

13195 PARCHER AVE

HERNDON, VA 20170, FAIRFAX COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
31,695	120,267	222,428
Daytime Population		
19,433	112,930	203,278
Households		
11,945	44,520	82,088
Average HH Income		
\$145,450	\$177,354	\$190,855

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Parcher Ave	10,050 ADT
Centreville Rd	26,275 ADT

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