

THE SHOPS AT SPRING STREET

301-307 Spring St, Herndon, VA 20170
Fairfax County



JOIN



SALON &
MUSE

The Cinnamon Tree
DANCE SHOP

RETAIL/FLEX FOR LEASE

- Two 2nd gen restaurants available (can be combined).
- 4,000 SF vanilla shell with 18' ceilings.
- 64 surface parking spaces.
- Rear loading access area.
- Spaces can be combined.
- New roof recently installed.

OWNED & MANAGED BY:



LEASED BY:

Forrest H. Morrill
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Marc Tasker, CCIM, SIOR
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LOCATION



DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
 Population	14,654	148,202	235,521
 Daytime Population	33,581	173,818	270,722
 Households	6,592	57,496	85,722
 Average HH Income	\$189,810	\$185,864	\$203,919

[CLICK TO VIEW DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Spring St	11,799 ADT
Herndon Pkwy	12,597 ADT

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MARKET AERIAL



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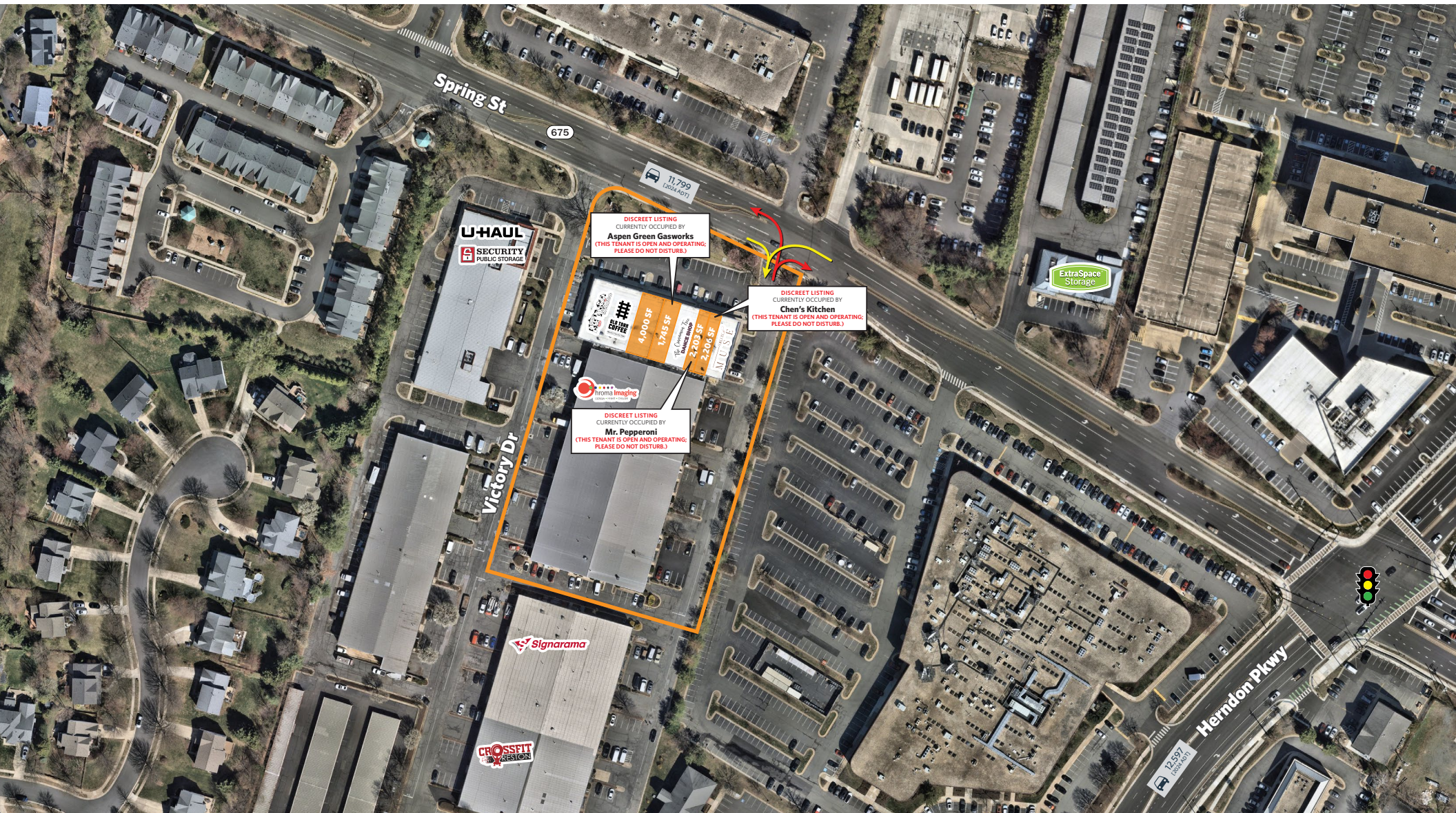
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CLOSE-UP AERIAL



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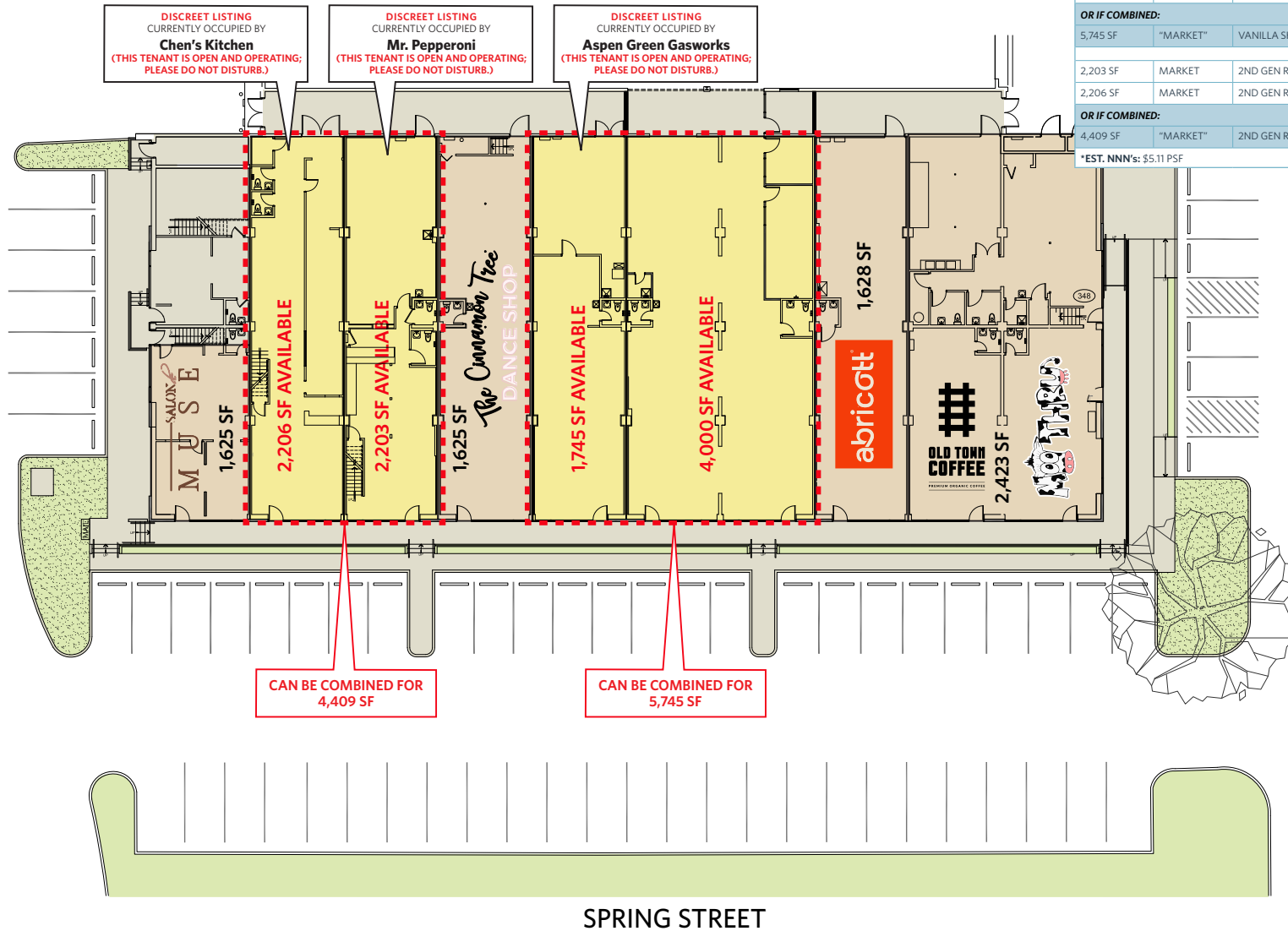
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SITE PLAN

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,745 SF	MARKET	VANILLA SHELL	IMMEDIATE
4,000 SF	MARKET	VANILLA SHELL	IMMEDIATE
OR IF COMBINED:			
5,745 SF	"MARKET"	VANILLA SHELL	IMMEDIATE
2,203 SF	MARKET	2ND GEN RESTAURANT	IMMEDIATE
2,206 SF	MARKET	2ND GEN RESTAURANT	TBD
OR IF COMBINED:			
4,409 SF	"MARKET"	2ND GEN RESTAURANT	IMMEDIATE

*EST. NNN's: \$5.11 PSF



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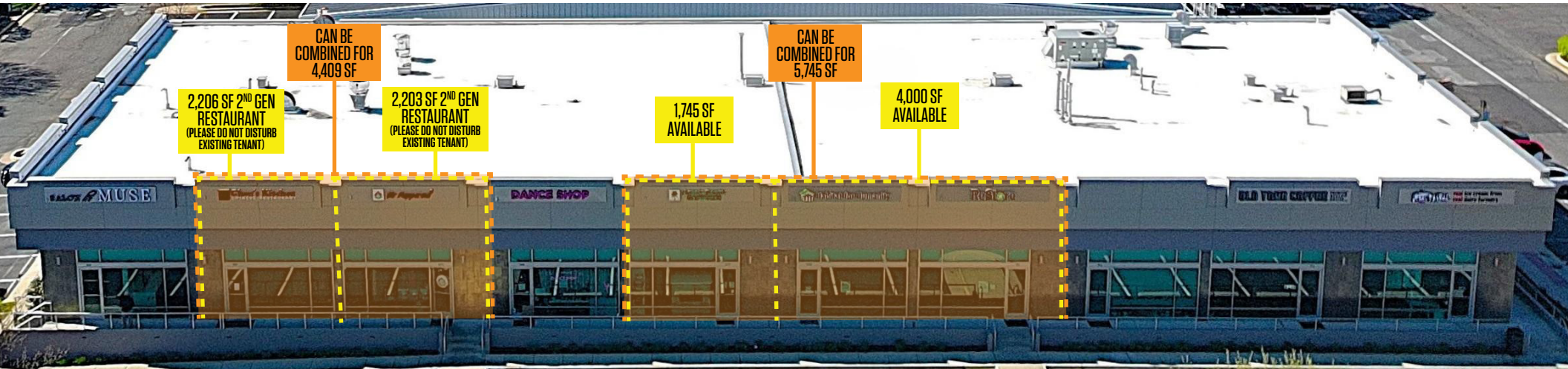
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PHOTOS



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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