

**PARACLETE**  
retail real estate advisors

JUST  
SIGNED

huey  
**magoo's**  
CHICKEN TENDERS

OVATION

FULLY LEASED

# ARROWBROOK CENTRE

2320-2340 Silver Arrow Way | Herndon, VA

DANIEL PATRIZIO  
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# MARKET AERIAL






  
WASHINGTON DULLES  
INTERNATIONAL AIRPORT  
  
**27.24M**  
Annual Visitors

**AREA  
CORPORATE  
OFFICES**

 AIRBUS  
   
 CISCO  
Jacobs  
NORTHROP  
GRUMMAN

**AREA HOTELS**  
(1,148 keys)

 WESTIN  
HOTELS & RESORTS  
 HYATT  
PLACE  
HOMewood  
SUITES by Hilton  
 HYATT  
REGENCY







**ARROWBROOK  
CENTRE**

KYURAMEN®  
九条ラーメン  
Peter Chang  
 BAKERY CAFE  
 TRUE NORTH  
POWER YOGA

**CORPORATE  
OFFICES**

 aws  
 Microsoft

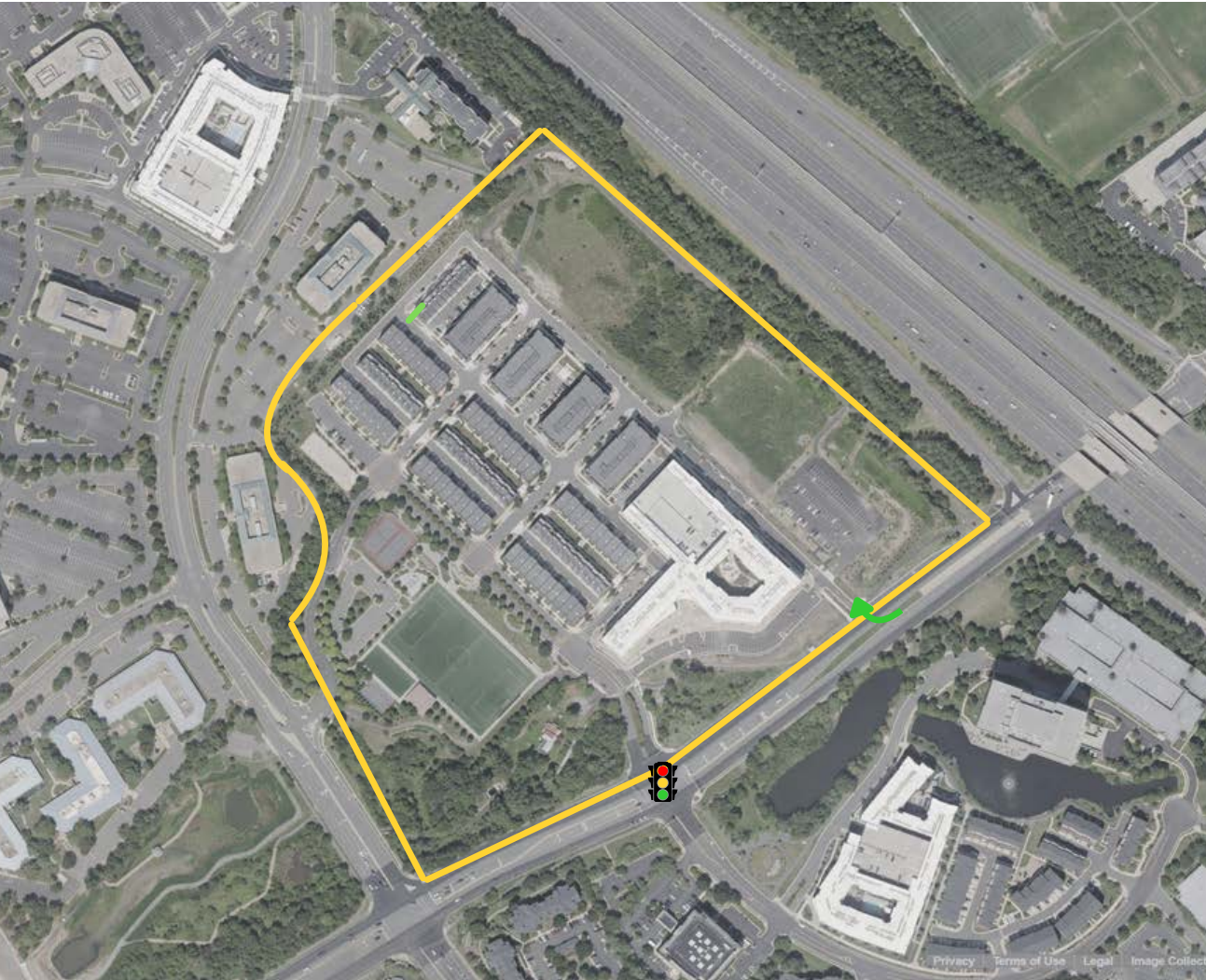
**VILLAGE  
CENTER AT  
DULLES**

 Starbucks  
 Giant  
 CHASE  
 CVS  
pharmacy  
 TACO  
BAMBA  
 McDonald's

Retail for Lease  
2320-2340 Silver Arrow Way | Herndon, VA



# PROPERTY HIGHLIGHTS



## RETAIL FOR LEASE

**AVAILABLE**

*FULLY LEASED*

## PROPERTY OVERVIEW

33,169 retail development, construction completed 2023 with 274 apartments, 100 luxury town homes and 220 condominiums

Located at the first signalized intersection, immediately south of the Dulles Toll Road and at the intersection of Centreville Road and Sunrise Valley Road

## JOIN

**KYURAMEN**  
丸湯ラーメン

**Peter Chang**

**MH 44**  
INDIAN BREWING CO.



**TRUE NORTH**  
POWER YOGA



**magoo's**  
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# SITE PLAN



## TENANT ROSTER

### ARROWBROOK NORTH

UNIT 1	HELLO 2 INDIA	12,917sf
UNIT 2	PETER CHANG	3,500sf
UNIT 3	PARIS BAGUETTE	3,859sf

### ARROWBROOK "ANNEX"

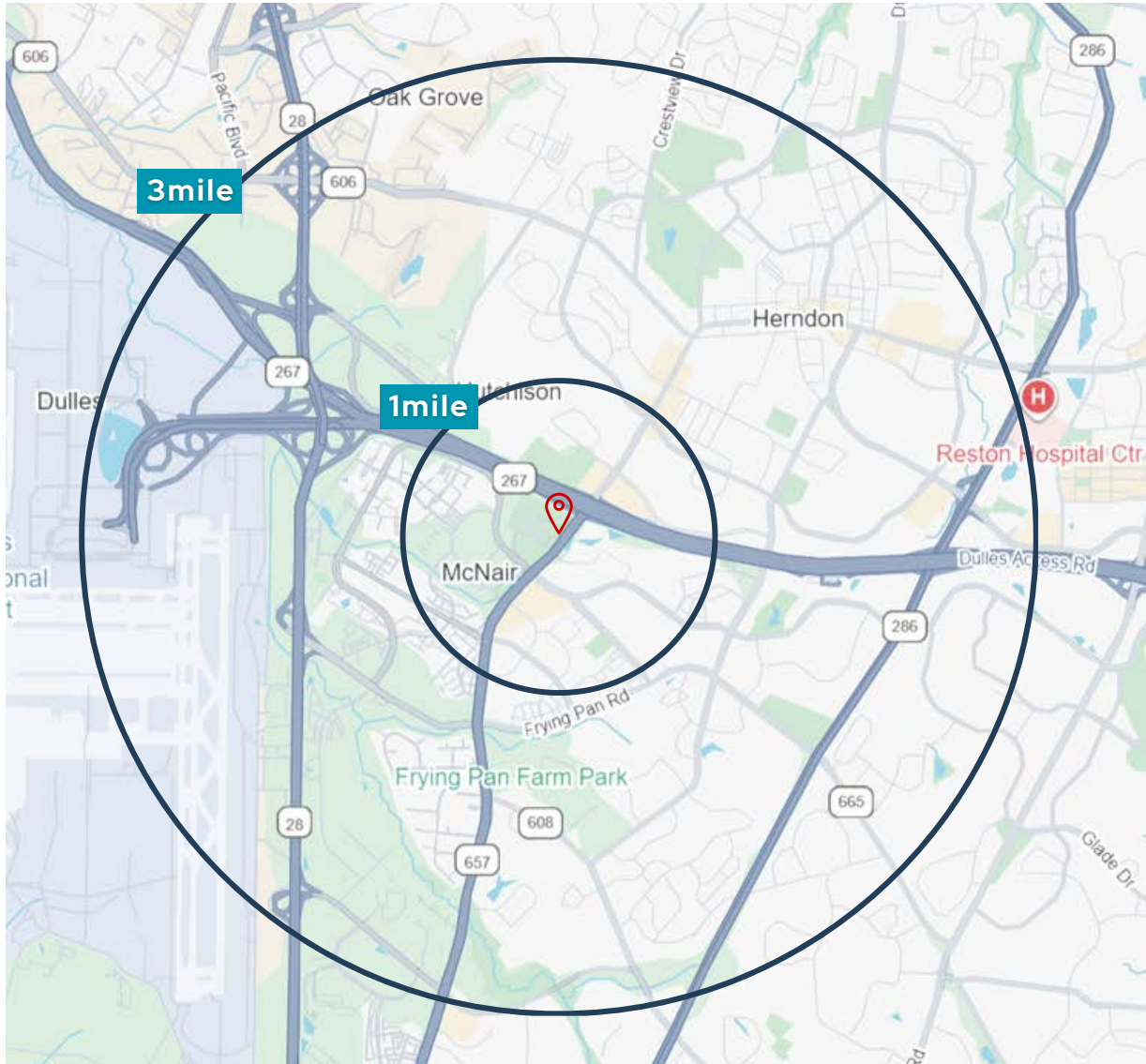
UNIT 1:	LEASED	1,674sf
UNIT 2	HUEY MAGOO's	2,007sf
UNIT 3	TRUE NORTH YOGA	2,072sf
UNIT 4	NH44 BREWING CO	2,117sf
UNIT 5	KYURAMEN & T'BARR	4,817sf

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# DEMOGRAPHICS



## By RADIUS

1mile	3miles	5miles
POPULATION		
32,636	110,928	224,058
HOUSEHOLDS		
12,832	42,404	84,191
MEDIAN HOUSEHOLD INCOME		
\$151.1k	\$179.4k	\$191.5k

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