



WORLDGATE CENTRE

RETAIL LEASING OPPORTUNITIES



Represented By:





13025 WORLDGATE DRIVE
WORLDGATE CENTRE

HERNDON'S DESTINATION FOR DINING,
SHOPPING & ENTERTAINMENT

- Prime location at Centreville Road & the Dulles Toll Road
- Exceptional visibility with 94,000 VPD
- Adjacent to major employers, including Amazon Web Services
- Strong weekday office and weekend consumer traffic
- Established dining and entertainment destination
- Diverse mix of restaurants, retail, fitness, wellness, and services
- Loyal customer base in a walkable community setting
- New residential development underway by BXP directly across Worldgate Drive



WORLDGATE CENTRE RETAIL LEASING

SITE PLAN

1	7,000 SF	TGI Fridays
2	921 SF	Posey Pups
3	1,925 SF	Corporate America Family Credit Union
4	1,291 SF	Worldgate Cleaners
5	1,440 SF	LEASED - Nova Butcher
6	1,354 SF	Available 5/1/2027 DO NOT DISTURB
7	4,788 SF	FedEx Kinko's
8	606 SF	Worldgate Barber
9	1,251 SF	Worldgate Nails
10	1,170 SF	Massage Angel Tips
12	4,500 SF	Inchin's Bamboo Garden
13	2,458 SF	Kalpasi - Chettinadu Indian Cuisine
14	1,914 SF	Subway
15	1,995 SF	Sushi Mori
15A	60 SF	Storage Space
16	2,220 SF	Chicago Pizza with a Twist
17	2,361 SF	Charred
18	1,759 SF	Pho 2000 Restaurant
19	1,053 SF	ShareTea
20	3,689 SF	Panera To You
21	1,424 SF	Weird Brothers Coffee
22	475 SF	Hair Threading Spa
23	1,248 SF	Hangry Joe's Hot Chicken
24	2,300 SF	Charcoal Chicken
25	2,144 SF	Anatolian Bistro
25A	1,417 SF	Cold Stone Creamery
26	2,350 SF	Nan Thai
27	2,366 SF	Pivot Physical Therapy
28	4,125 SF	Dentistry for Children
30	4,117 SF	Bach to Rock
31	3,888 SF	Russian School of Math
32	5,392 SF	Uncle Jalapeno
33	7,659 SF	Salon Plaza
34	38,238 SF	AMC Theaters DO NOT DISTURB
35	106,606 SF	Worldgate Athletic Club & Spa
36	2,064 SF	The Jackson Clinic



UNIQUE OPPORTUNITY -
2ND GENERATION THEATER
FOR LEASE

amc



ONE Anatolian Bistro

SPACE AVAILABLE

SF Available: 38,238

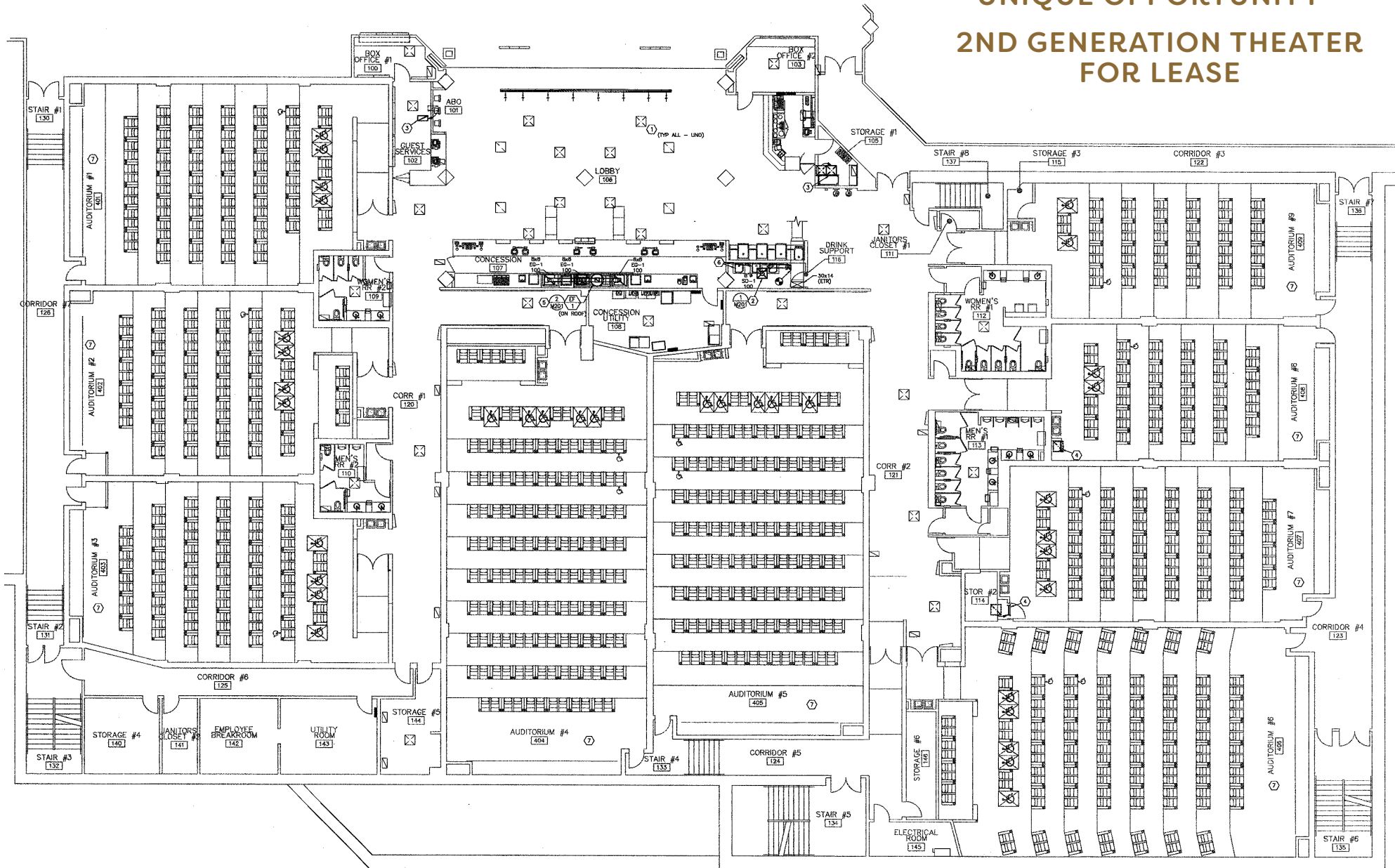
Current Build Out: AMC Theater - DO NOT DISTURB

Date Available: 5/31/2028

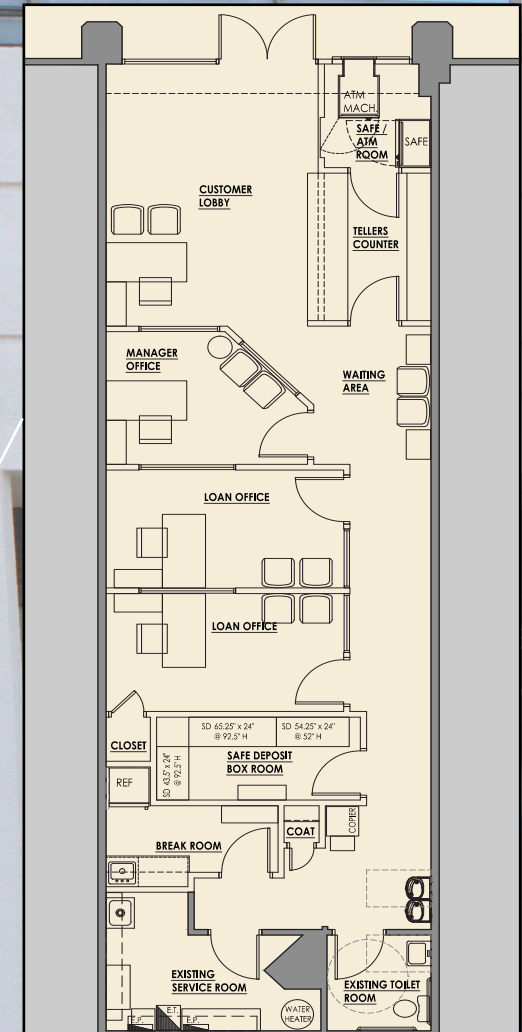
WORLDGATE CENTRE RETAIL LEASING

THEATER PLAN

UNIQUE OPPORTUNITY -
2ND GENERATION THEATER
FOR LEASE



YOUR SIGN HERE



SPACE AVAILABLE

SF Available: 1,354

Current Build Out: Atlantic Union Bank

Date Available: 5/1/2027



BXP Residential Conversion -
approx. 461 residential units approved
to replace two vacant office buildings



Worldgate Drive

72,663 ADT



12,779 ADT



Centerville Road

Dulles Toll Road

Parcher Avenue

Herndon Parkway

Elden Street

NEARBY
RETAIL

WORLDGATE CENTRE RETAIL LEASING



Population
31,396 / 73,759 / 127,101



Daytime Population
31,925 / 87,627 / 155,621



Households
11,292 / 26,430 / 47,740



Average Income
\$186,158 / \$196,582 / \$200,248



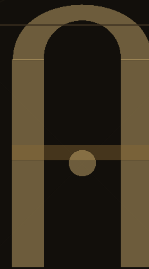
Employee Population
19,010 / 57,087 / 102,179

DEMOGRAPHIC SNAPSHOT



WORLDGATE CENTRE RETAIL LEASING

Begin the Conversation



WORLDGATE CENTRE
RETAIL LEASING

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