



Makers Rise

2311 DULLES STATION BLVD, HERNDON, VA 20171

OVERVIEW

5,600 divisible sq. ft. of ground floor prime retail space available in the rapidly expanding Dulles corridor. Makers Rise is a 356-unit class-A apartment community that offers a unique opportunity in an under-amenitized area with a captive residential, office, and hotel population. The immediate area boasts 3,161 residential units, 1,210 hotel rooms serving Dulles Airport, and 4.6 million square feet of office space with some of the highest occupancy rates in the DMV.

SPACE AVAILABLE:
5,600 (divisible) sq. ft + outdoor seating

COUNTY:
Fairfax

NEARBY DEMAND DRIVERS

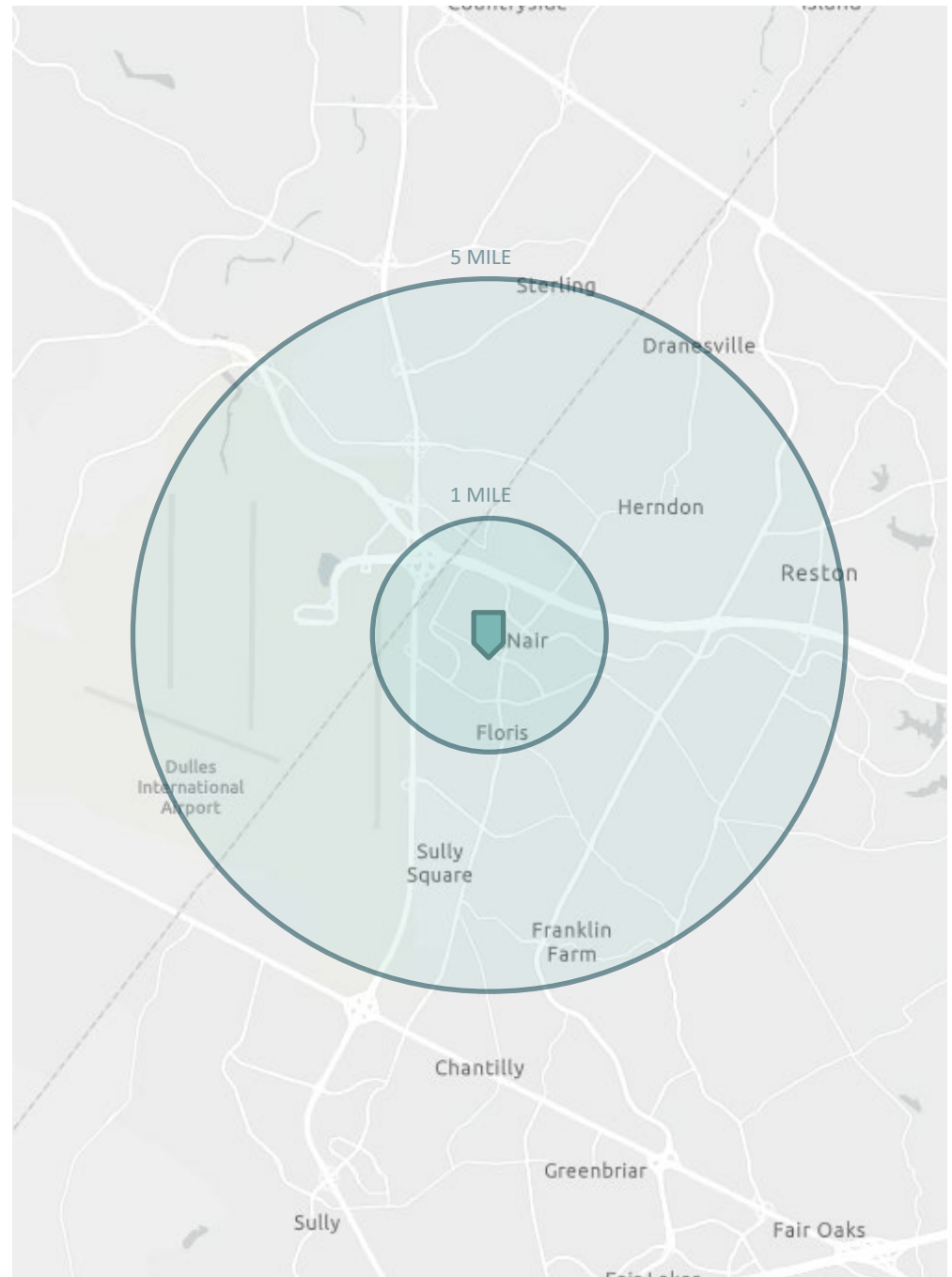


MAKERS RISE

2311 DULLES STATION BLVD, HERNDON, VA 20171

CONTACT US
301.657.7330
leasing@willardretail.com
willardretail.com





DEMOGRAPHICS

RADIUS	AVG INCOME	POPULATION
1 mile	\$144,790	23,073
5 mile	\$187,655	219,389
1-Mile Daytime Population		23,920
Est. Daily Hotel Population		1,452

Makers Rise offers high-value brand visibility to an affluent residential and office market, as well as exposure to international travelers from nearby airport hotels

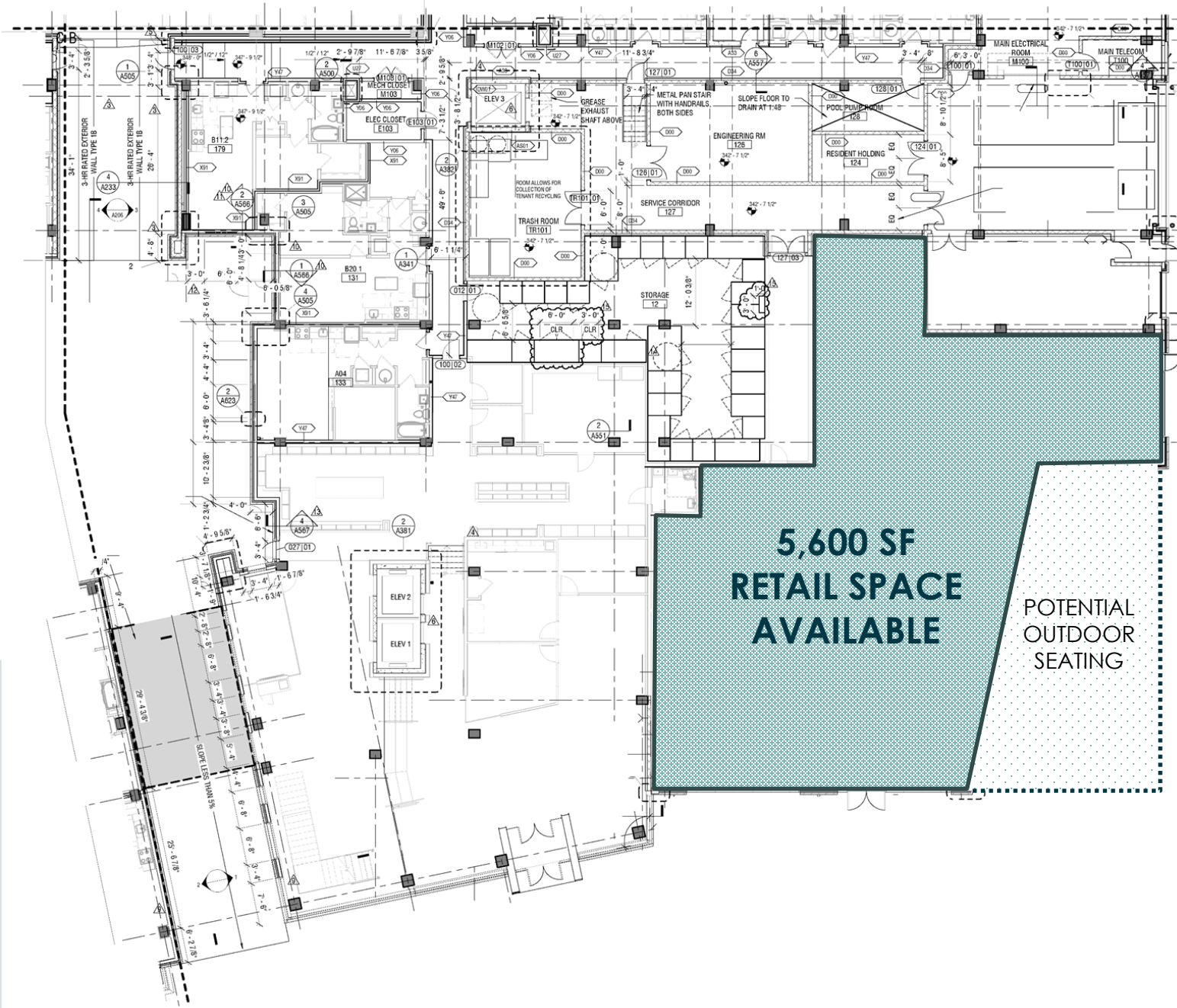
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DULLES ACCESS ROAD

INNOVATION CENTER SOUTH
 Future Mixed-Use Development
 • 1000 Residential Units
 • 501,000 SF of Office
 • 90,000 SF of Hotel
 • 84,000 SF of Retail

CORPORATE OFFICES:
 T Mobile
 NORTHROP GRUMMAN
 amazon
 AIRBUS

HOTELS (630 KEYS)
 WESTIN
 HOTELS & RESORTS
 HYATT
 REGENCY

NTT DATA
 Jacobs

HOTELS (338 KEYS)
 COURTYARD
 BY MARRIOTT
 HYATT
 PLACE

CORPORATE OFFICES
 IBM
 STRATEGIC
 EDUCATION
 INC

MAKERS RISE
 356 Unit apartment
 building with 5,600
 divisible SF of retail

ARROWBROOK CENTRE
 Hello! India
 MAMA CHANG
 PARIS BAGUETTE
 BOULANGERIE

HOTEL (190 KEYS)
 HOMEWOOD
 SUITES
 by Hilton

VILLAGE CENTER AT DULLES
 Giant
 tropical CAFE
 TACO BAMBAs
 ABC
 GOLFTEC

LOCKHEED MARTIN
 LEARNING TREE
 INTERNATIONAL
 CISCO
 hp



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WILLARD

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