



380 MAPLE AVENUE WEST

SUNRISE OF VIENNA



MAPLE AVENUE (31,000 ADT)

ALEX MEYER

ameyer@klnb.com | 202-420-7770

KIM STEIN

kstein@klnb.com | 202-652-2338

JENNIFER PRICE

jprice@klnb.com | 202-420-7768

klnb.com

DETAILS





380 MAPLE AVENUE WEST

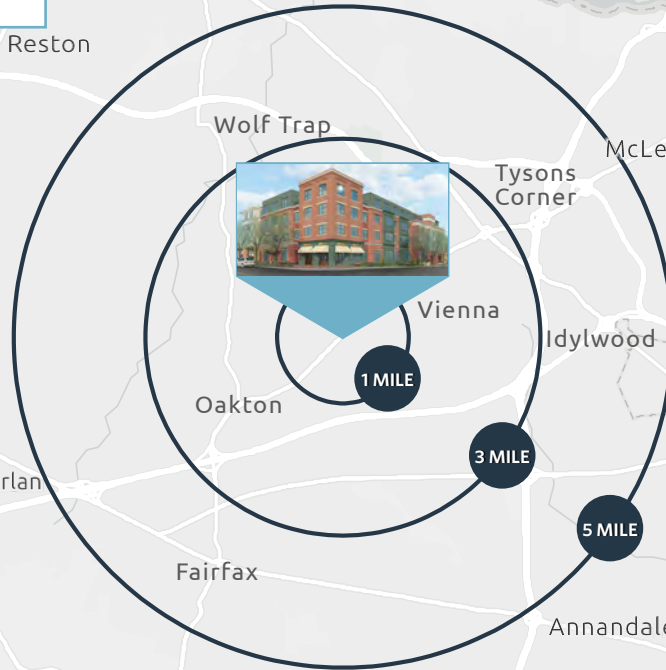
SUNRISE OF VIENNA

SITE DETAILS

- Built-to-suit 765 SF cafe space
- 425 SF covered patio
- Corner presence along Maple Avenue (31,000 ADT) and Wade Hampton Drive
- Ground floor of the Sunrise of Vienna Senior Living Community (85 units) delivering Q1 2023

DEMOGRAPHICS | 2022

	1-MILE	3-MILE	5-MILE
 POPULATION	13,220	106,225	276,982
 DAYTIME POP	7,603	94,205	220,025
 HOUSEHOLDS	4,748	40,617	103,791
 AVG HH INCOME	\$221,368	\$193,226	\$186,676



NEARBY RETAILERS



ALEX MEYER

ameyer@klnb.com | 202-420-7770

KIM STEIN

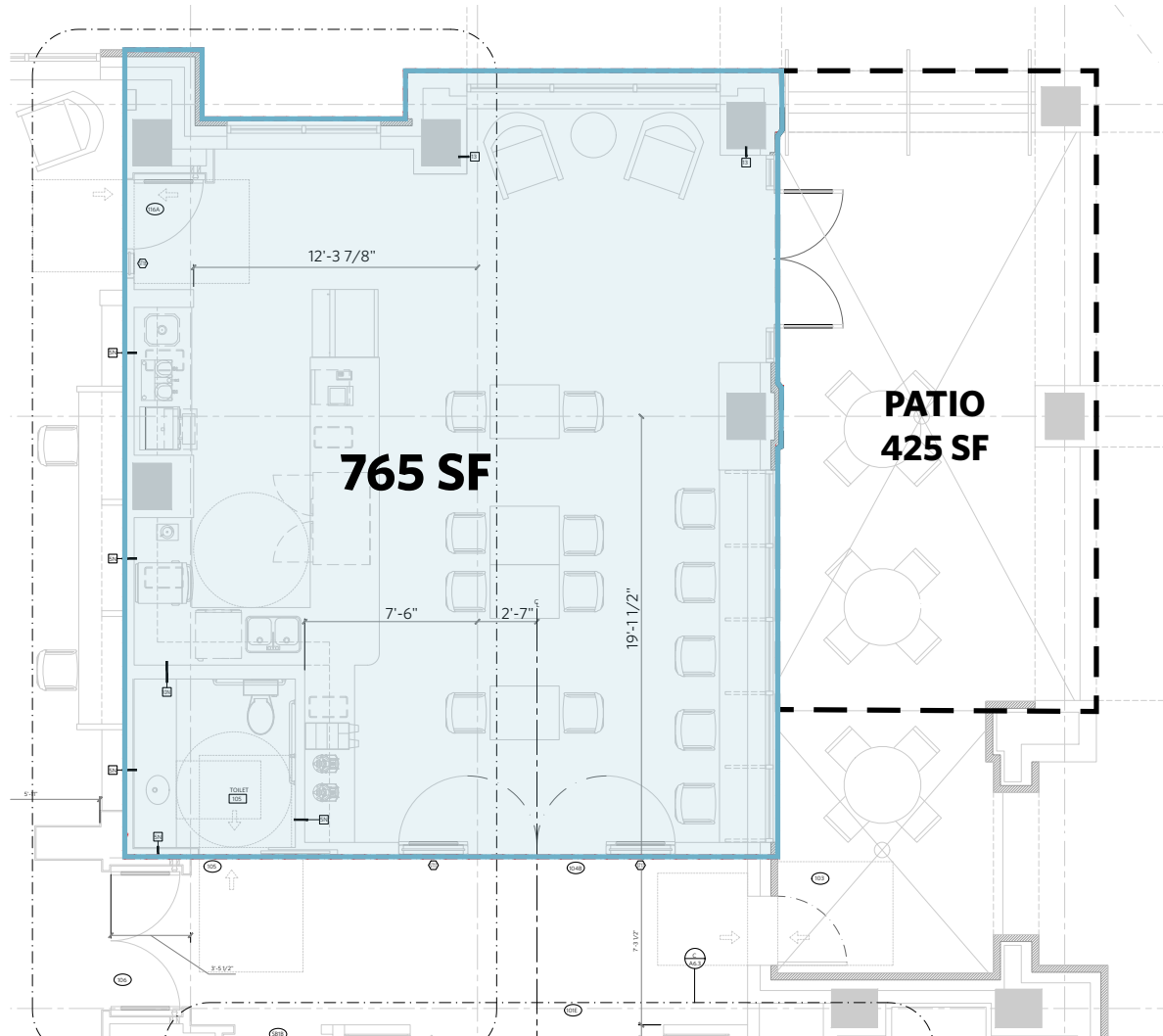
kstein@klnb.com | 202-652-2338

JENNIFER PRICE

jprice@klnb.com | 202-420-7768



WADE HAMPTON DRIVE



ALEX MEYER

ameyer@klnb.com | 202-420-7770

KIM STEIN

kstein@klnb.com | 202-652-2338

JENNIFER PRICE

jprice@klnb.com | 202-420-7768

AERIAL

380 MAPLE AVENUE WEST

SUNRISE OF VIENNA



ALEX MEYER

ameyer@klnb.com | 202-420-7770

KIM STEIN

kstein@klnb.com | 202-652-2338

JENNIFER PRICE

jprice@klnb.com | 202-420-7768





380 MAPLE AVENUE WEST

SUNRISE OF VIENNA

FOR MORE INFORMATION, PLEASE CONTACT:

ALEX MEYER

ameyer@klnb.com
202-420-7770

KIM STEIN

kstein@klnb.com
202-652-2338

JENNIFER PRICE

jprice@klnb.com
202-420-7768

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....
klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.