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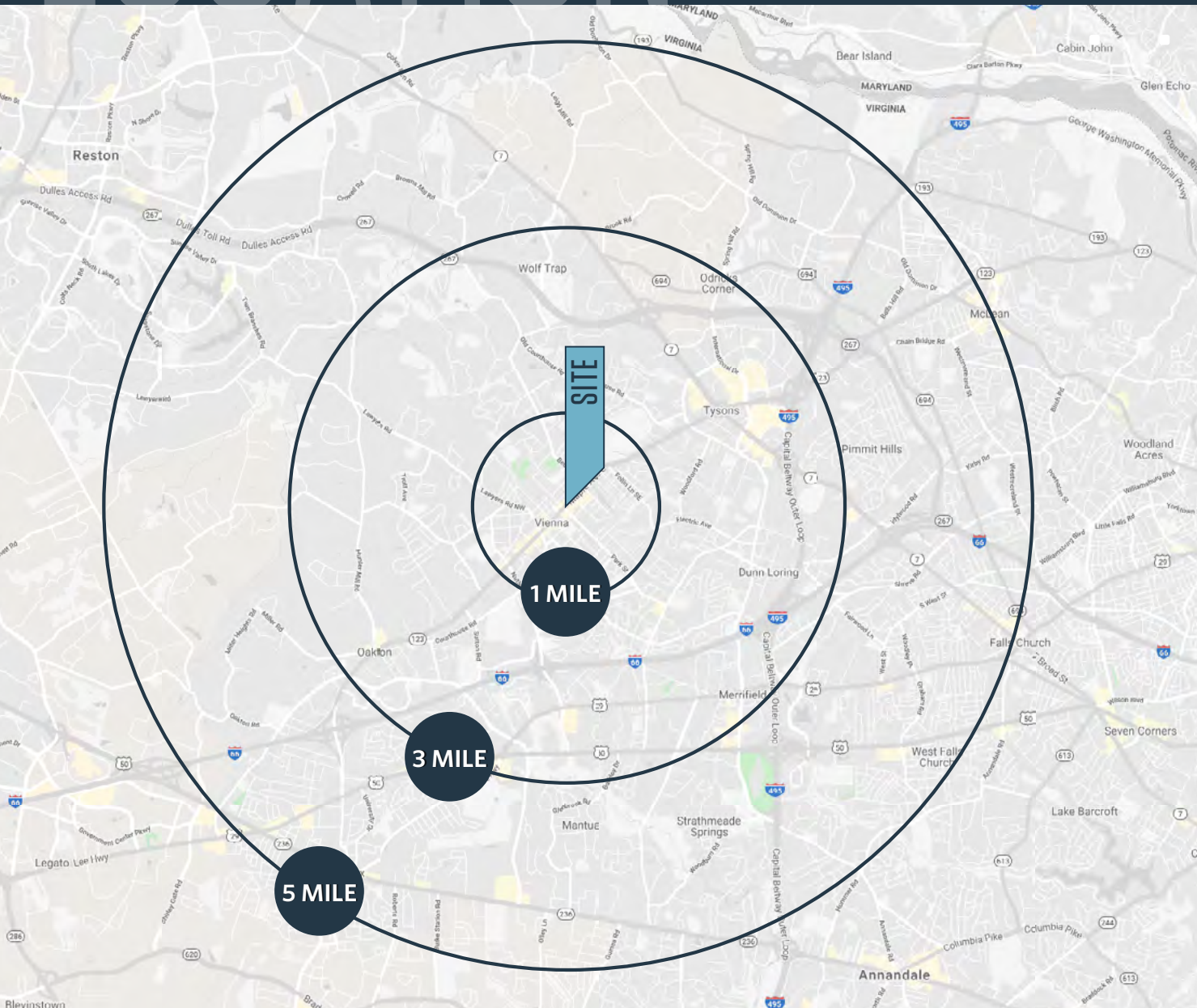


RETAIL FOR LEASE

- 1,315 SF Cold Stone space coming available.
- Strong daytime and nighttime population.
- Located at the intersection of Maple Ave (25,000 ADT) & Park St (7,600 ADT).
- 11,959 SF retail building in the heart of Vienna, VA near Whole Foods.
- 51 available parking spaces.

CRAIG S. CHENEY

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DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
13,238	114,386	275,682
Daytime Population		
12,114	111,495	217,575
Households		
4,619	44,342	103,012
Average HH Income		
\$252,737	\$212,677	\$211,280

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Park Street	7,600 ADT
Maple Ave	25,000 ADT

SITE PLAN

VIENNA MARKETPLACE

213 MAPLE AVENUE VIENNA, VA 22180, FAIRFAX COUNTY

SPACE	SIZE	RATE	CONDITION	DELIVERY
Suite 205	1,315 SF	\$70.00 PSF	"AS-IS" (CURRENTLY COLD STONE)	FEB 1, 2023



MAPLE AVENUE 123
25,000 ADT (2019)

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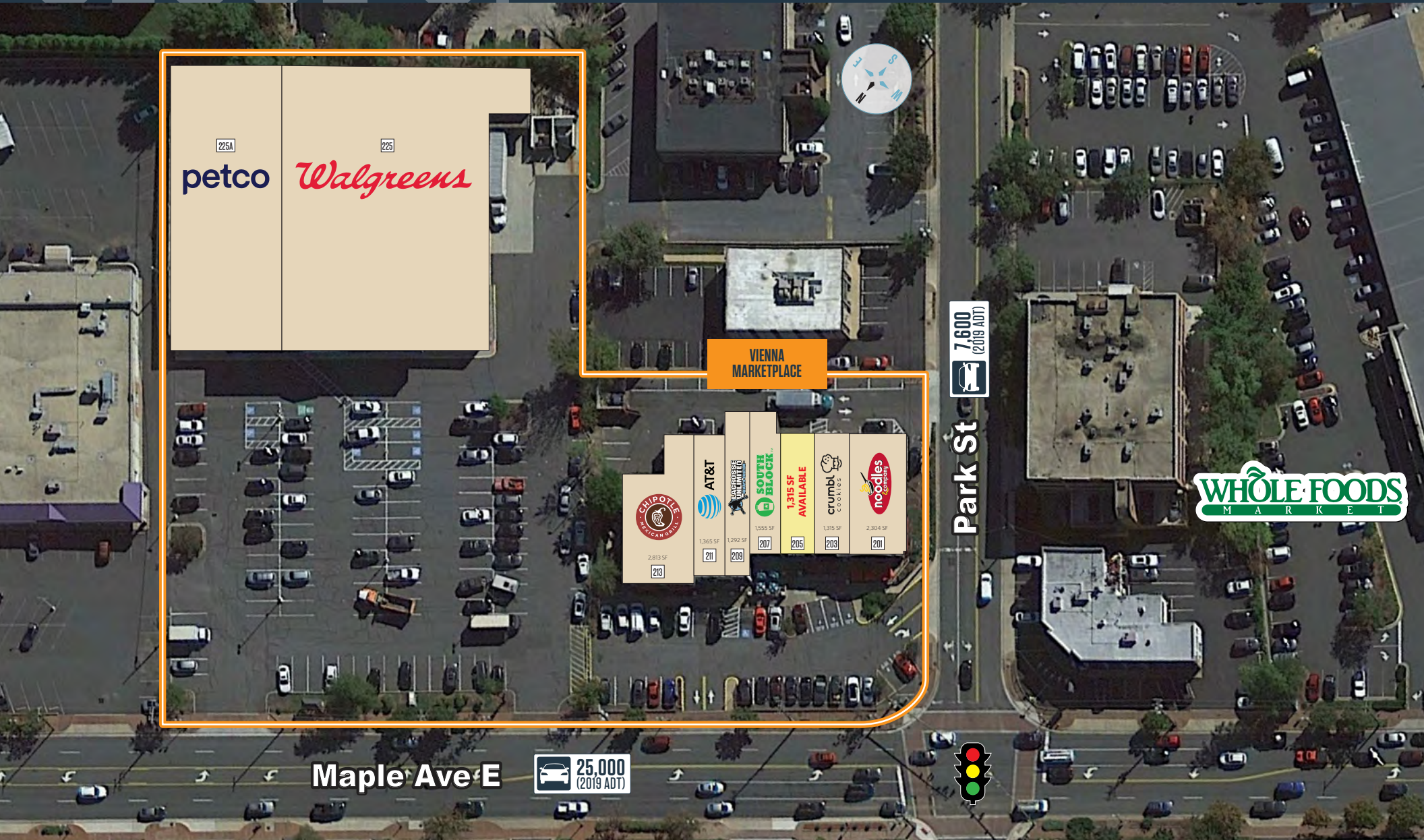
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CLOSE UP

VIENNA MARKETPLACE

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FOR MORE INFORMATION, PLEASE CONTACT:

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