MAPLE AVENUE SHOPPING CENTER
VIENNA, VA
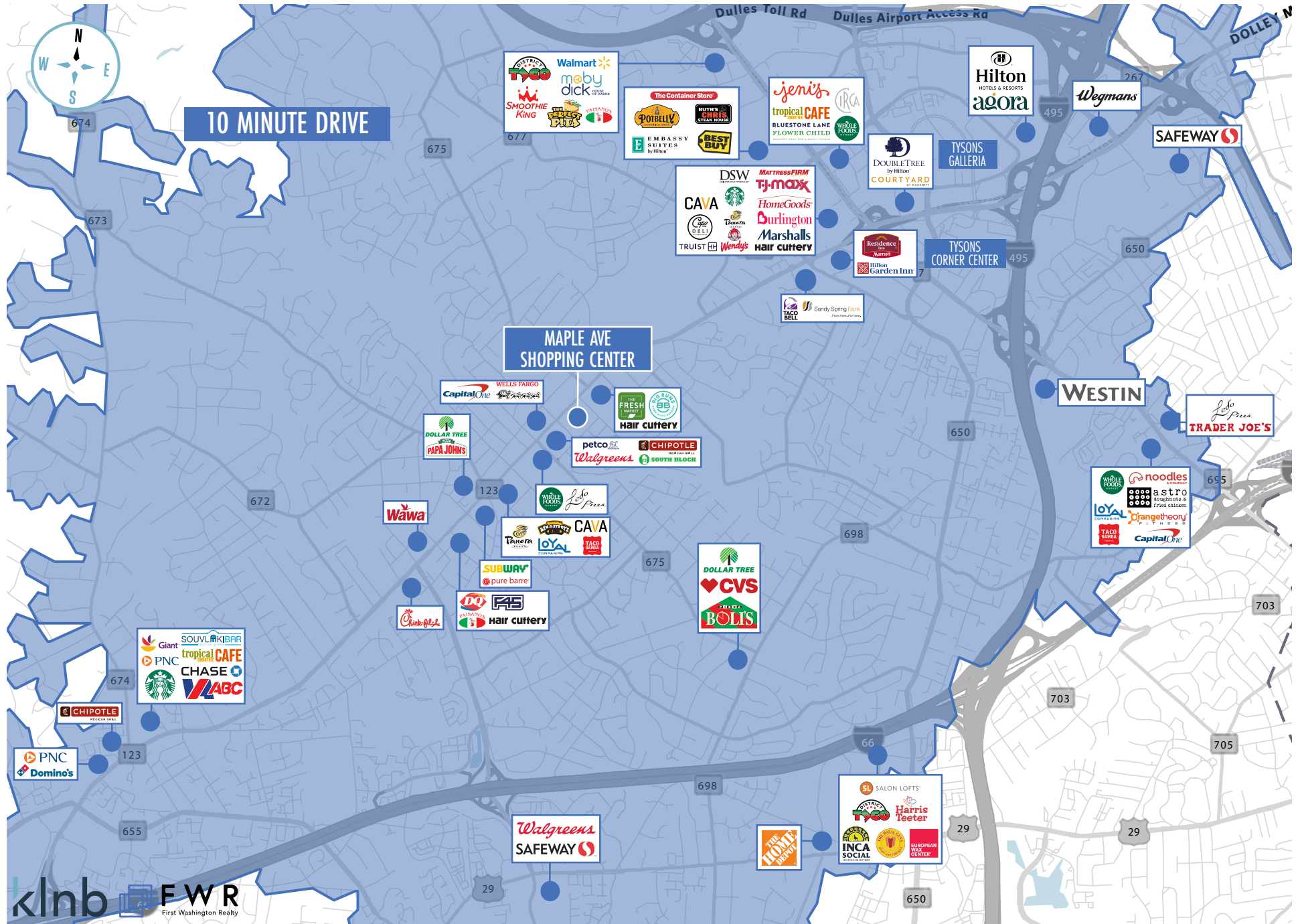
MATT SKALET
MSKALET@KLNB.COM
202-420-7775

JENNIFER PRICE
JPRICE@KLNB.COM
202-420-7768

KELLY ATKINSON
KATKINSON@KLNB.COM
202-420-7762

klnb   FWR
First Washington Realty

THE NEIGHBORHOOD

Dulles Toll Rd   Dulles Airport Access Rd

DOLLEY M

10 MINUTE DRIVE

674 675 677 673 672

District TYCO
Walmart
moby dick HOUSE OF KABOB
Smoothie King
THE PERFECT PITA
PAISANO'S

The Container Store
POTBELLY SANDWICH SHOP
RUTH'S CHRIS STEAK HOUSE
EMBASSY SUITES by Hilton
BEST BUY

jeni's
tropical smoothie CAFE
IRCA
BLUESTONE LANE
FLOWER CHILD
WHOLE FOODS MARKET

Hilton HOTELS & RESORTS
agora
Wegmans
SAFEWAY

DoubleTree by Hilton
COURTYARD by Marriott
TYSONS GALLERIA

267 495 650

DSW
MattressFIRM
T·J·maxx
CAVA
Cava DELI
Panera
HomeGoods
Burlington
TRUIST
Wendy's
Marshalls
Hair Cuttery

Residence Inn Marriott
Hilton Garden Inn
TYSONS CORNER CENTER
7

TACO BELL Sandy Spring Bank

MAPLE AVE SHOPPING CENTER

Capital One WELLS FARGO

THE FRESH MARKET BIG BUNS
Hair Cuttery

DOLLAR TREE
PAPA JOHN'S

petco CHIPOTLE MEXICAN GRILL
Walgreens SOUTH BLOCK

123

Wawa

WHOLE FOODS MARKET Ledo Pizza

Panera CAVA
LOYAL COMPANION TACO BAMBA

SUBWAY
pure barre

DQ F45
PAISANO'S Hair Cuttery

Chick-fil-A

DOLLAR TREE
CVS
PIZZA BOLI'S

675 698

WESTIN

Ledo Pizza TRADER JOE'S

WHOLE FOODS MARKET
noodles & COMPANY
astro doughnuts & fried chicken
LOYAL COMPANION
TACO BAMBA
Orangetheory FITNESS
Capital One

695 703

Giant SOUVLAKI BAR
PNC tropical smoothie CAFE
CHASE ABC

674 655 123

CHIPOTLE MEXICAN GRILL

PNC Domino's

66 698 29

Walgreens
SAFEWAY

THE HOME DEPOT

SL SALON LOFTS
District TYCO Harris Teeter
INCA SOCIAL European Wax Center

29 650 703 705

650

klnb FWR First Washington Realty

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	7 MIN DRIVE	10 MIN DRIVE
POPULATION	10,338	121,872	268,856	39,985	120,892
AVERAGE HH INCOME	$269,141	$208,415	$213,706	$249,207	$208,671
DAYTIME POPULATION	16,972	184,505	354,033	67,444	175,031
HOUSEHOLDS	3,510	49,308	102,419	14,200	48,359
MEDIAN AGE	44.2	39.0	40.4	41.9	39.1
FOOD AWAY FROM HOME SPENDING	$35,424,060	$417,749,070	$2,080,443,172	$136,863,156	$409,516,938
RETAIL GOODS SPENDING	$228,315,712	$2,472,354,448	$5,272,937,694	$2,906,462,925	$2,428,151,907

30,327 ADT
MAPLE AVE E

5,802 ADT
BRANCH RD SE

SITE PLAN

Giant

♥ CVS

AVAILABLE 1,400 SF

CHINA VILLAGE RESTAURANT

AMITY NAIL SALON

Domino's

FOREVER

Michael's

Advance Auto Parts

BRANCH ROAD SE (5,802 ADT)

PNC

CHASE ⬤

MAPLE AVE SE (30,327 ADT)

GLYNDON STREET SE

+/- 68'

+/- 71'

6'-6"

12'-3"

Toilet

6'

Storage

11'-2"

5'

54'-7"

Open Space

57'-4"

19'

+/- 3'

13'-7"
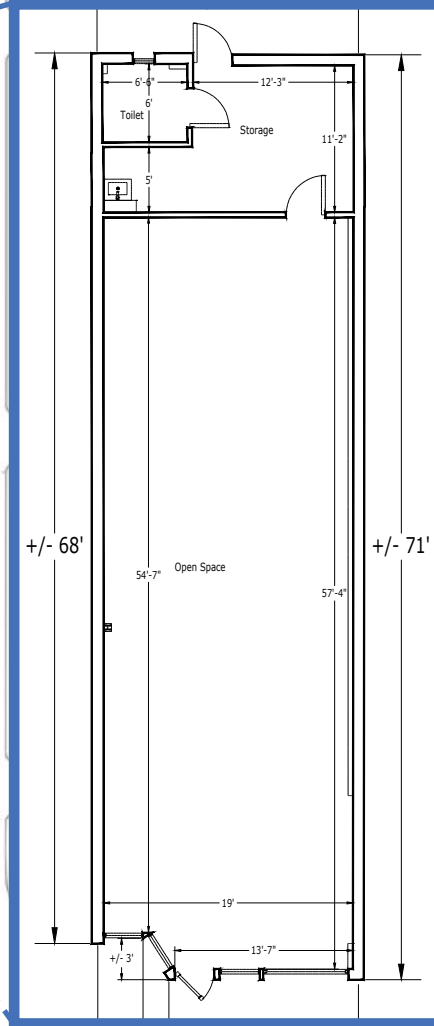
PLACER TRUE TRADE AREA
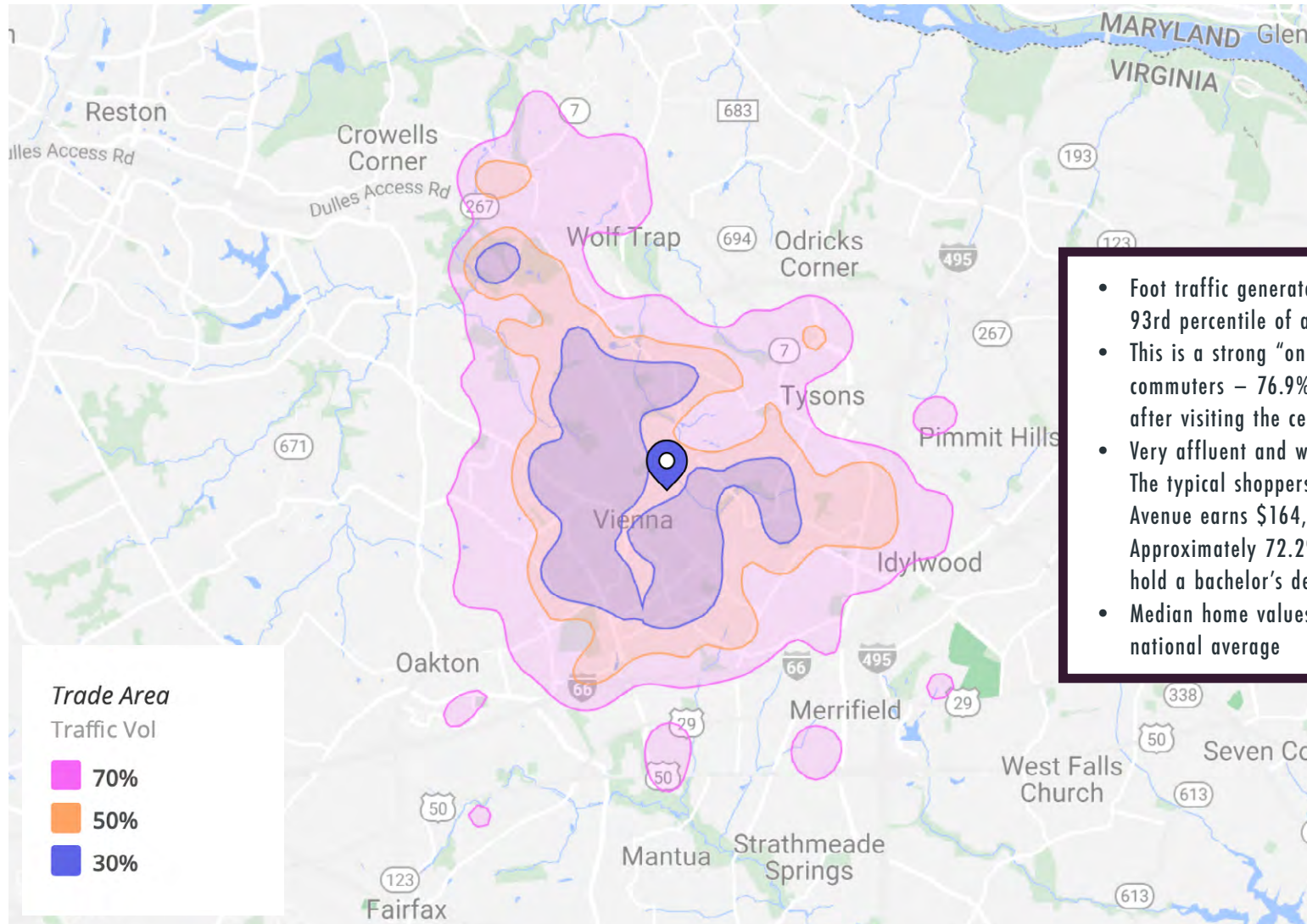
- Foot traffic generated by the Giant is ranked in the 93rd percentile of all grocers in the DC metro area
- This is a strong "on the way home" stop for commuters – 76.9% of shoppers go to their home after visiting the center
- Very affluent and well-educated customer base: The typical shoppers household frequenting Maple Avenue earns $164,000, 2.5x the national average. Approximately 72.2% of working age adults (25+) hold a bachelor's degree or higher
- Median home values of $1.12M are 3.5x the national average

Trade Area
Traffic Vol

- 70%
- 50%
- 30%

MAPLE AVENUE SHOPPING CENTER

VIENNA, VA

klnb **FWR** First Washington Realty

MATT SKALET
MSKALET@KLNB.COM | 202-420-7775

JENNIFER PRICE
JPRICE@KLNB.COM | 202-420-7768

KELLY ATKINSON
KATKINSON@KLNB.COM | 202-420-7762

klnb.com