

# VIENNA MARKET

245 Maple Ave. W, Vienna, VA 22180  
Fairfax County



## NEARBY RETAILERS



## RETAIL OR MEDICAL OFFICE SPACE FOR SALE OR LEASE

- 4,000-8,394 SF demisable retail opportunities in the heart of Vienna.
- Ideal for restaurant and retail with the option for venting and patio seating.
- Located along Maple Ave. through the town of Vienna with great visibility.
- 34 covered parking spaces in the garage beneath the building dedicated to retail/medical.
- **BRAND NEW** mixed use development with condominiums.

### SALE

| SIZE                   | RATE   | CONDITION  | TIMING    |
|------------------------|--------|------------|-----------|
| 4,000 - 8,349 SF       | MARKET | CDS + T.I. | IMMEDIATE |
| *Est. NNN: \$15.00 PSF |        |            |           |

### LEASE

| SIZE                   | RATE   | CONDITION     | TIMING    |
|------------------------|--------|---------------|-----------|
| 4,000 - 8,349 SF       | MARKET | "AS-IS" (CDS) | IMMEDIATE |
| *Est. NNN: \$15.00 PSF |        |               |           |

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## DEMOGRAPHICS | 2022:

|                    | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|-----------|
| Population         | 12,604    | 109,559   | 277,187   |
| Daytime Population | 14,616    | 157,935   | 357,335   |
| Households         | 4,399     | 41,845    | 103,752   |
| Average HH Income  | \$251,484 | \$215,999 | \$210,203 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2021:

Maple Ave W 30,000 ADT

## LOCATION & DEMOGRAPHICS

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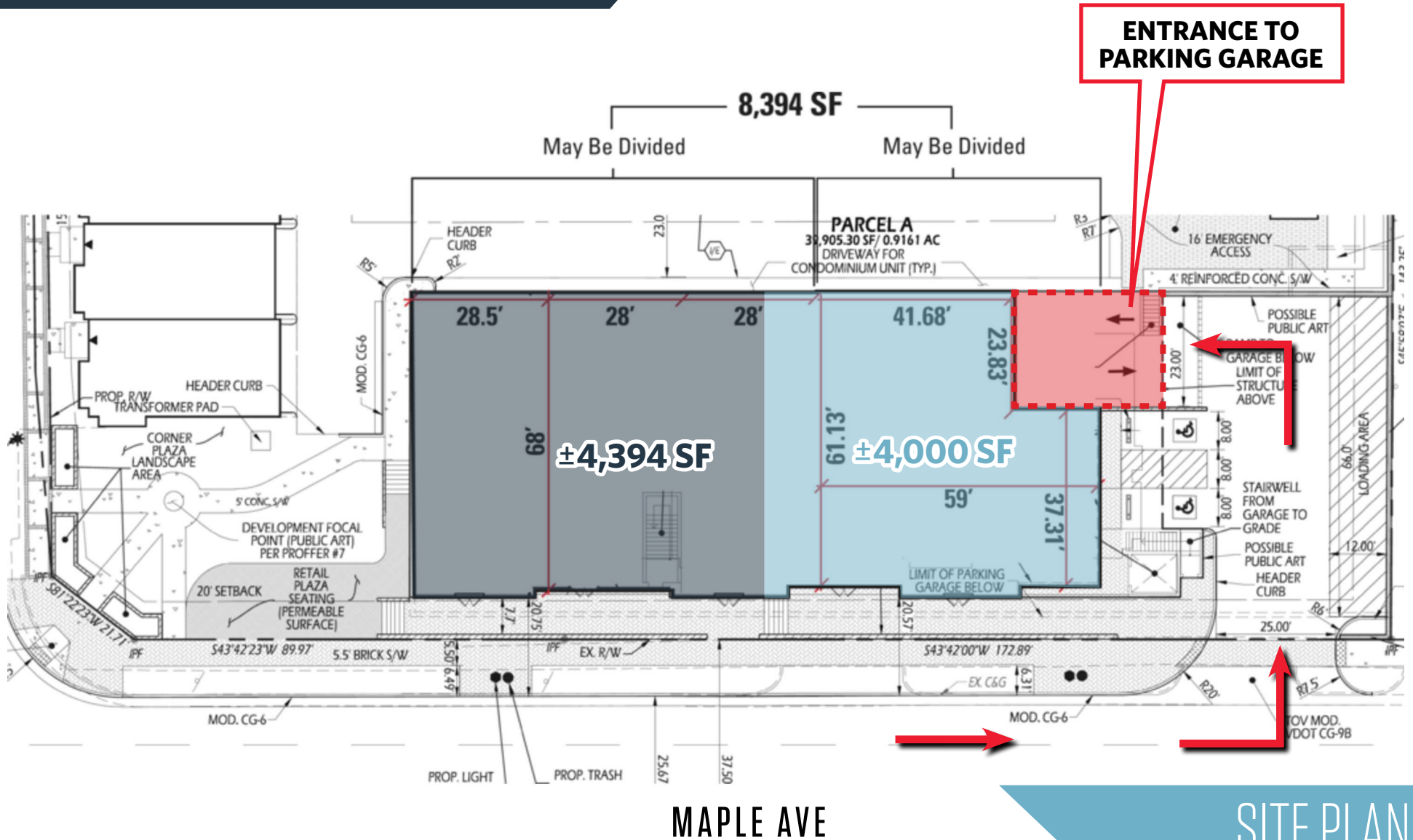
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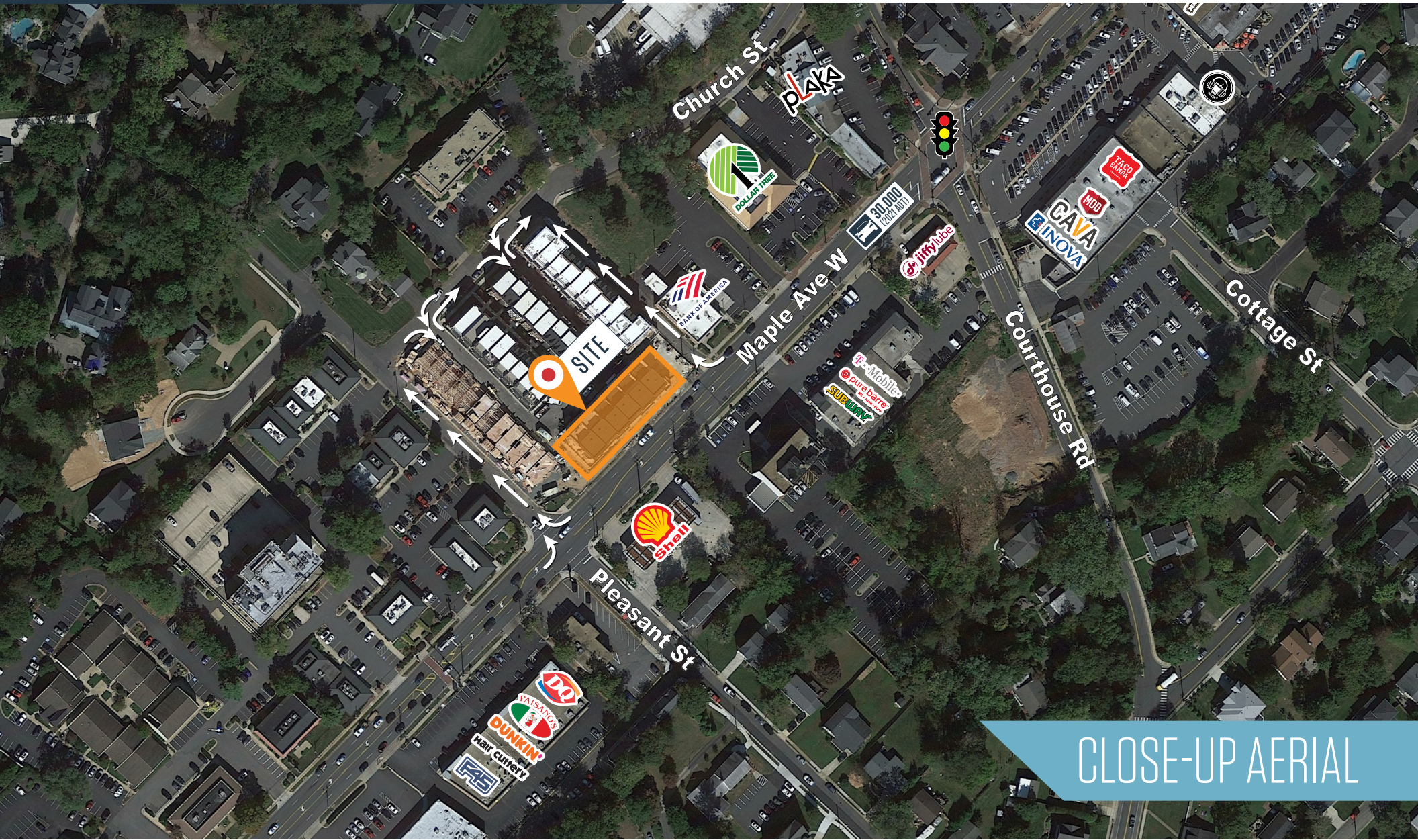
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CLOSE-UP AERIAL

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MARKET AERIAL

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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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