



CLICK HERE TO WATCH
A VIRTUAL TOUR

NEARBY RETAILERS



RETAIL FOR LEASE

- Freestanding building in the heart of Vienna with small shop retail/office space available on 1st and 2nd floors.
- Former Mathnasium (1st floor) and 2nd generation hair (2nd floor) available with surface parking.
- Excellent visibility fronting Maple Avenue with 27,000 ADT.

AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1 ST FLOOR- 800 SF	"MARKET"	AS-IS	IMMEDIATE
2 ND FLOOR- 748 SF	"MARKET"	AS-IS	IMMEDIATE
*EST NNN: \$9.10 PSF			

MAI VO

mvo@klnb.com | 703-268-2722

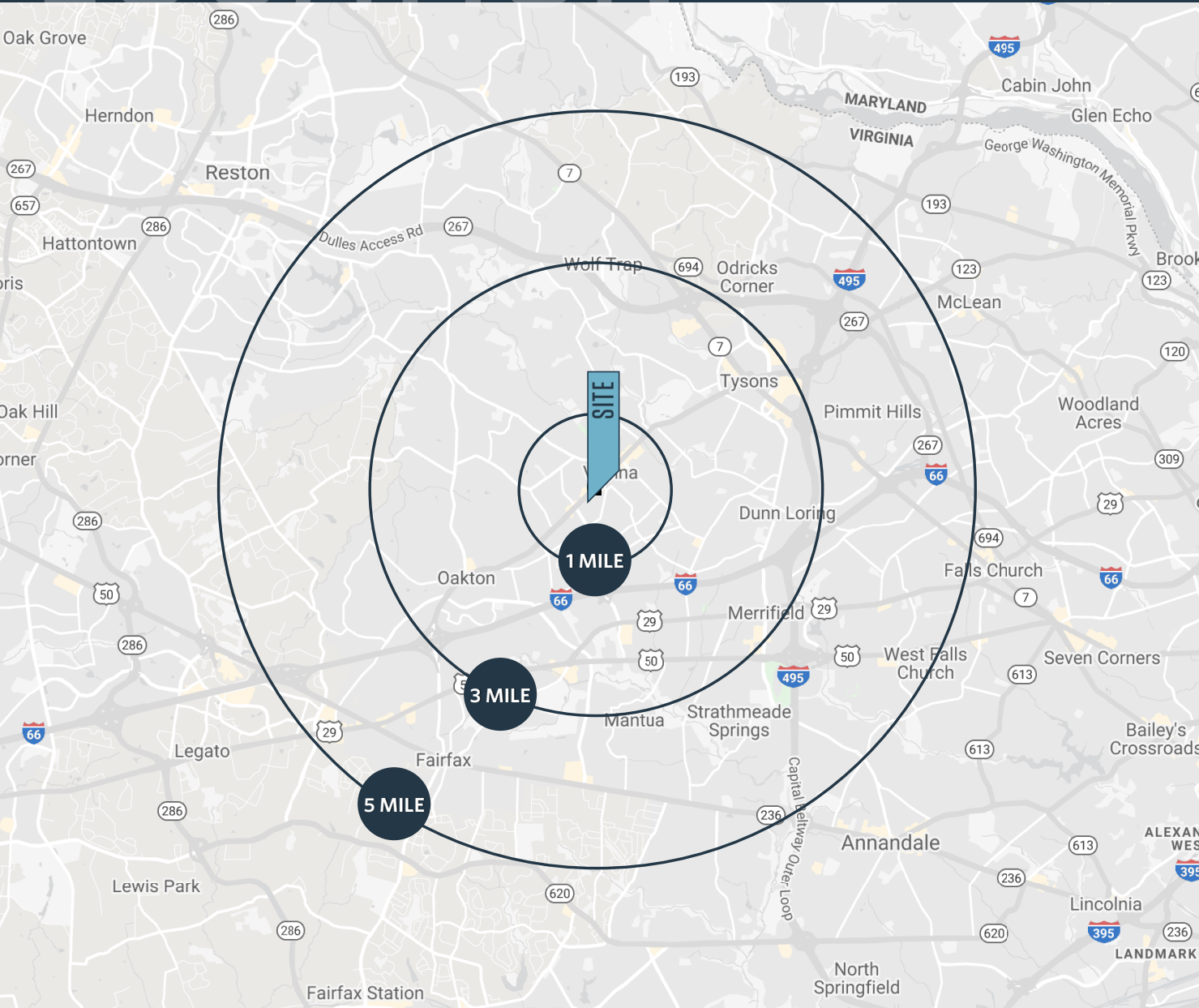
VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

LOCATION

302 MAPLE AVENUE WEST

302 MAPLE AVE W. VIENNA, VA 22180



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
13,065	110,391	279,508
Daytime Population		
15,371	166,317	379,120
Households		
4,559	42,209	104,805
Average HH Income		
\$263,340	\$220,986	\$214,425

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Maple Ave. West 29,788 ADT

MAI VO

mvo@klnb.com | 703-268-2722

VERONICA KAMARA

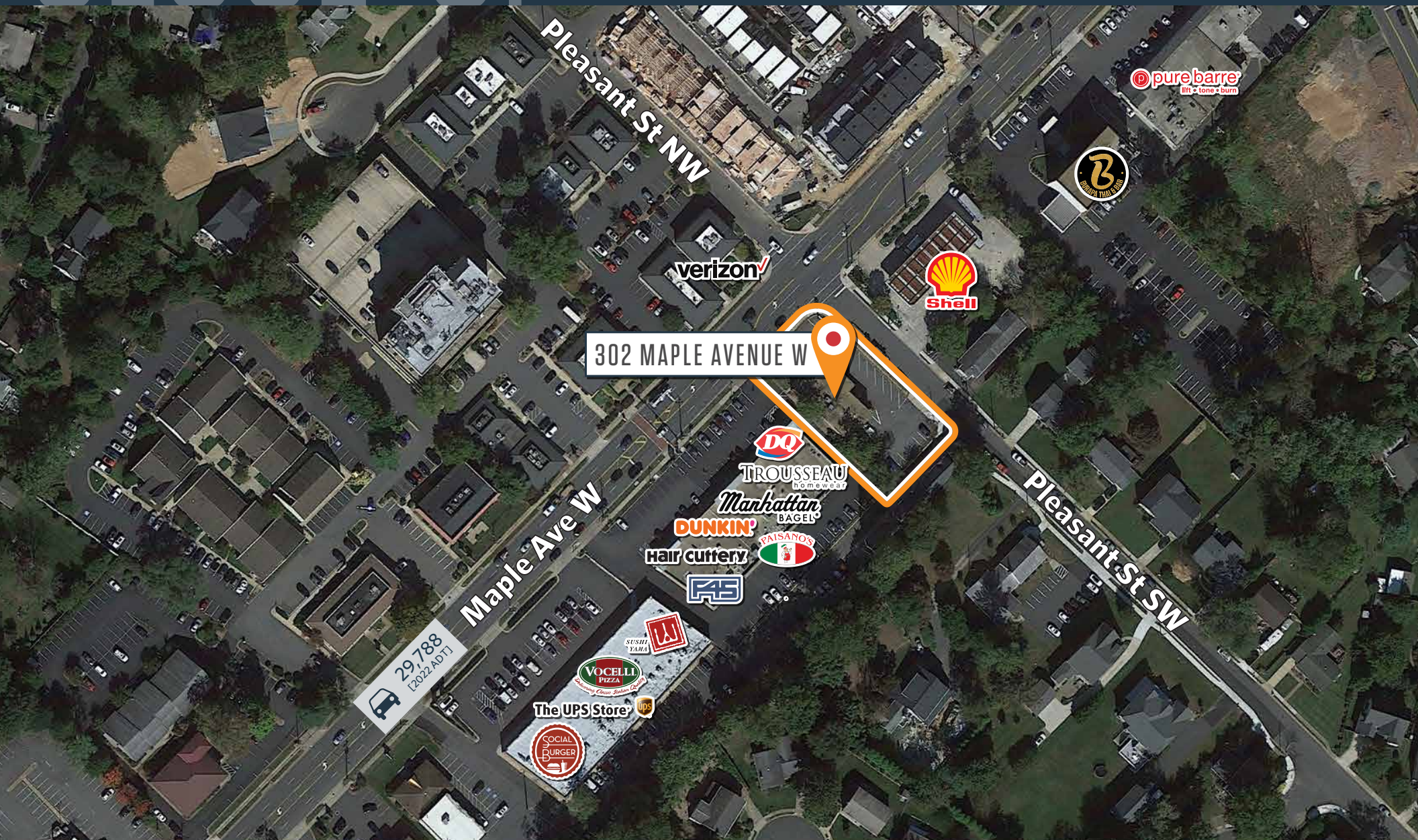
vkamara@klnb.com | 703-268-2714

klnb

CLOSE-UP

302 MAPLE AVENUE WEST

302 MAPLE AVE W. VIENNA, VA 22180



MAI VO

mvo@klnb.com | 703-268-2722

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

klnb

AERIAL

302 MAPLE AVENUE WEST

302 MAPLE AVE W. VIENNA, VA 22180



MAI VO
mvo@klnb.com | 703-268-2722

VERONICA KAMARA
vkamara@klnb.com | 703-268-2714

klnb

PHOTOS

302 MAPLE AVENUE WEST

302 MAPLE AVE W. VIENNA, VA 22180



PYLON SIGNAGE

VIENNA MARKET:
LUXURY CONDOMINIUM
TOWNHOMES (44 UNITS)

MAI VO

mvo@klnb.com | 703-268-2722

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

klnb

PHOTOS

302 MAPLE AVENUE WEST

302 MAPLE AVE W. VIENNA, VA 22180

FIRST FLOOR - SUITE 103



FIRST FLOOR - SUITE 103



FIRST FLOOR - SUITE 103



FIRST FLOOR - SUITE 103



MAI VO

mvo@klnb.com | 703-268-2722

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

klnb



302 MAPLE AVENUE WEST

302 MAPLE AVE W. VIENNA, VA 22180

FOR MORE INFORMATION, PLEASE CONTACT:

MAI VO

mvo@klnb.com

703-268-2722

VERONICA KAMARA

vkamara@klnb.com

703-268-2714

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



facebook.com/KLNBCRE



linkedin.com/company/klnb



instagram.com/klnbcre

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.