



NEARBY RETAILERS

CAVA TRUIST 

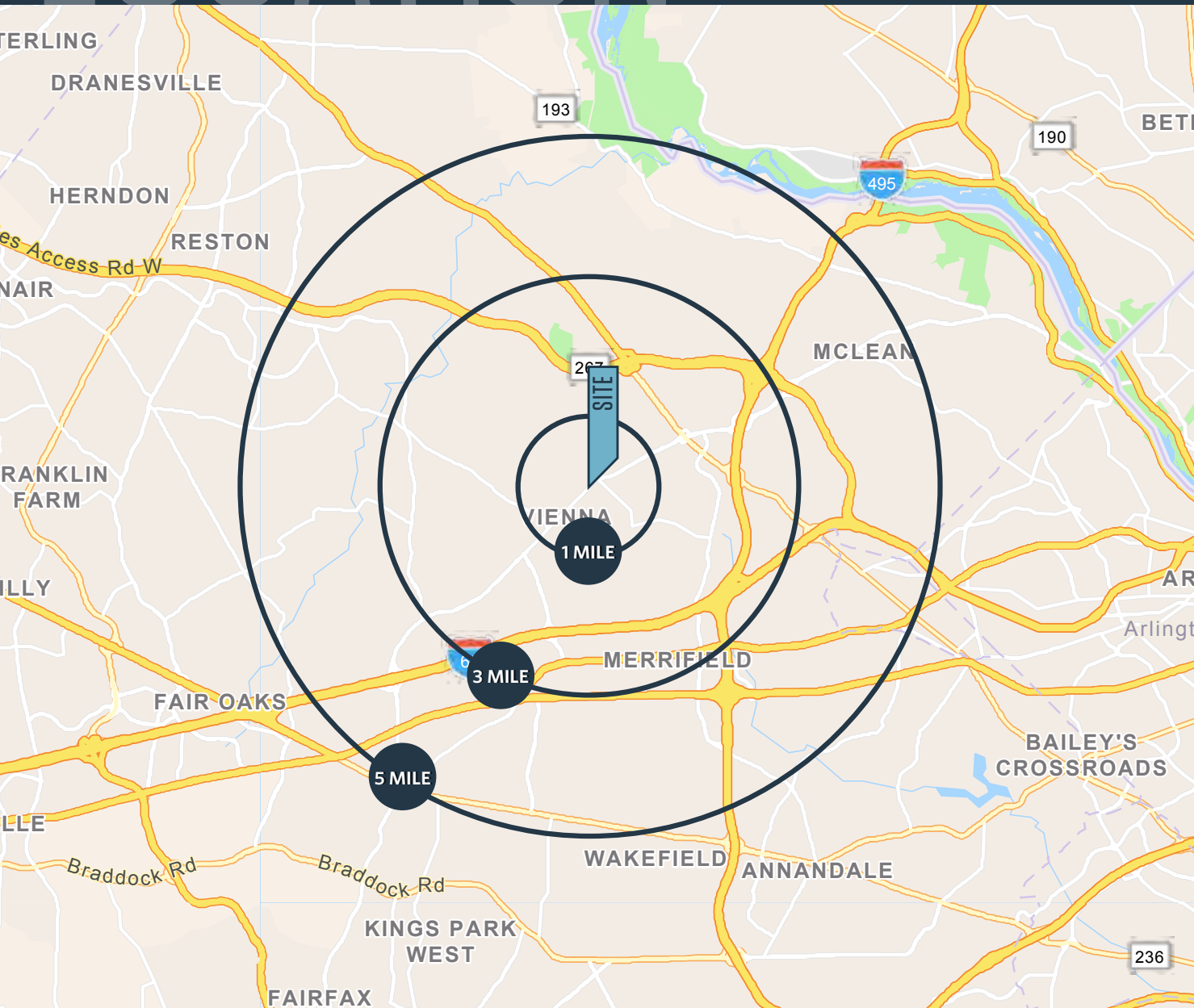


RETAIL FOR LEASE

- 2,280 SF Former Potbelly space available 2/1/2025.
- Strong daytime and nighttime population.
- 45 available parking spaces (8.45/1,000)
- 5,323 SF retail building in the heart of Vienna, VA
- Located on Maple Ave (29,998 ADT)

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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
9,954	117,322	269,447
Daytime Population		
16,891	185,084	364,597
Households		
3,392	46,122	101,205
Average HH Income		
\$284,654	\$218,865	\$220,942

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Maple Ave E	29,998 ADT
Beulah Rd	10,619 ADT

VIENNA CROSSING

418 MAPLE AVE E, VIENNA, VA, FAIRFAX COUNTY

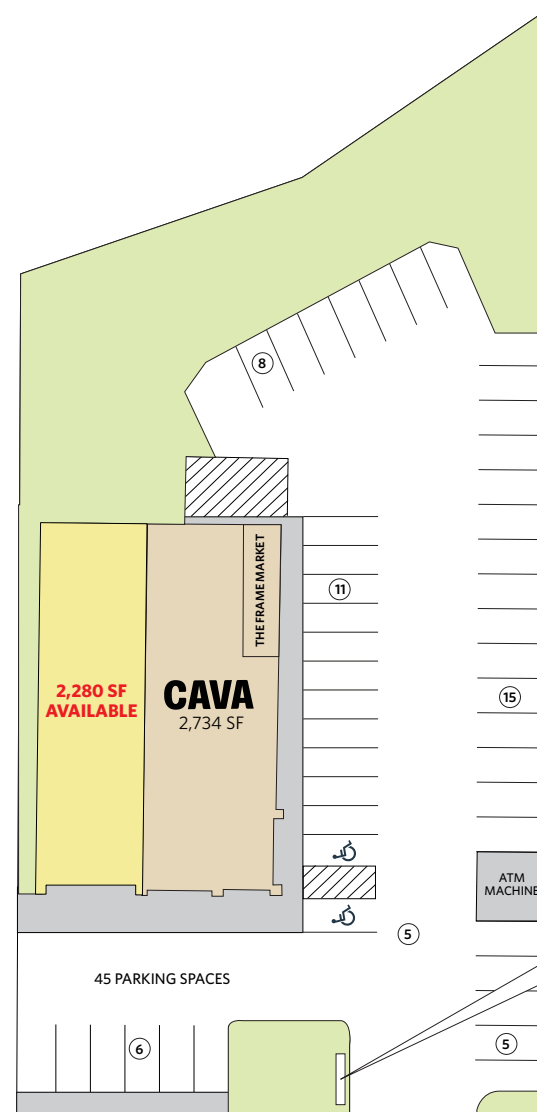


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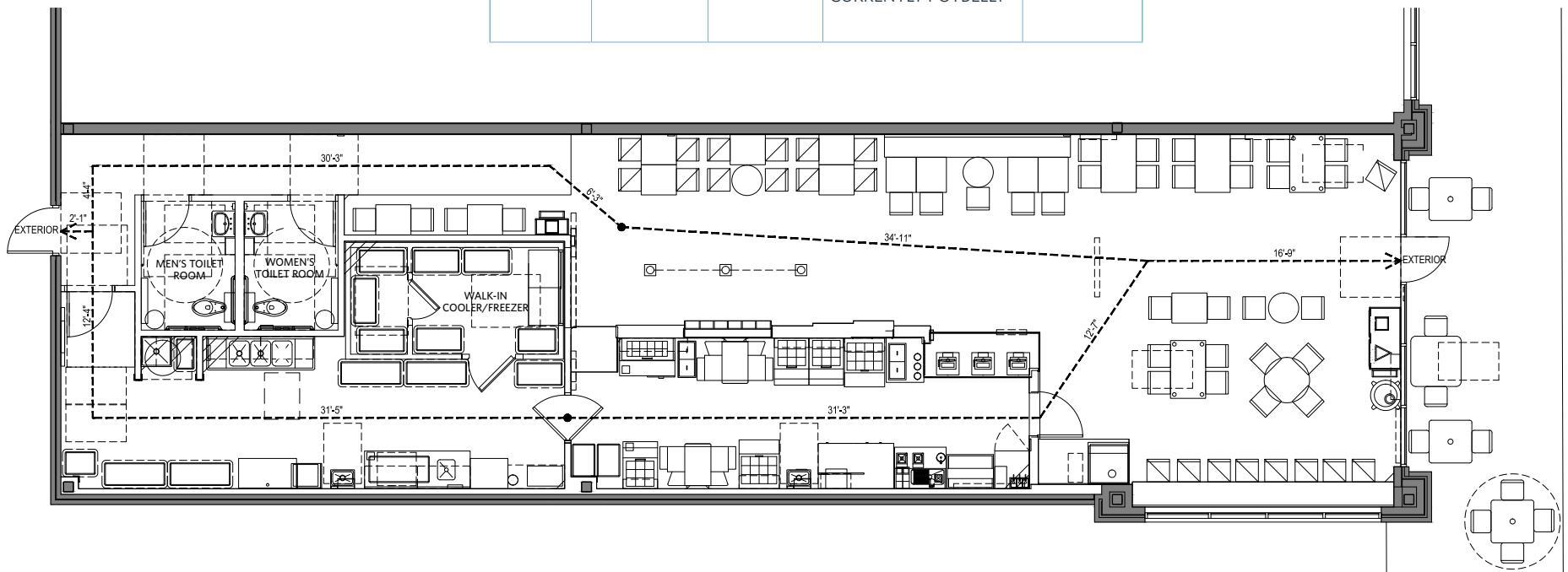




SIZE	RATE	NNN	CONDITION	AVAILABILITY
2,280 SF	\$65.00 PSF	\$22.26 PSF	"AS-IS" CURRENTLY POTBELLY	2/1/25

MAPLE AVENUE E (123)
29,998 ADT (2022)

SIZE	RATE	NNN	CONDITION	AVAILABILITY
2,280 SF	\$65.00 PSF	\$22.26 PSF	"AS-IS" CURRENTLY POTBELLY	2/1/25





VIENNA CROSSING

418 MAPLE AVE E, VIENNA, VA, FAIRFAX COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

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