



JOIN THESE RETAILERS



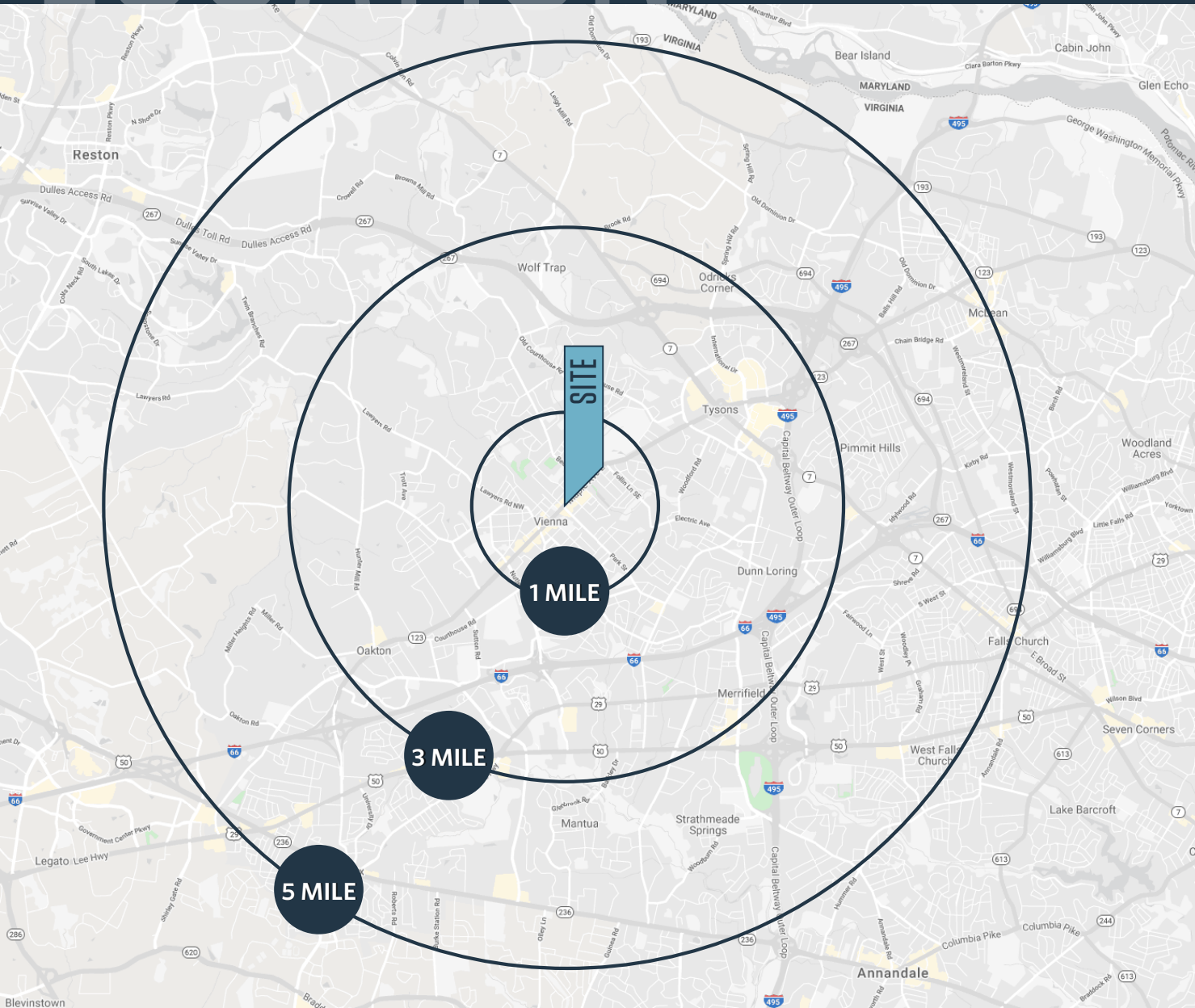
RETAIL FOR LEASE

- Fully Leased!
- Strong daytime and nighttime population.
- Located at the intersection of Maple Ave (30,310 ADT) & Park St (7,223 ADT).
- 11,959 SF retail building in the heart of Vienna, VA near Whole Foods.
- 51 available parking spaces.

LOCATION

VIENNA MARKETPLACE

213 MAPLE AVENUE VIENNA, VA 22180, FAIRFAX COUNTY



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 | 2022:

Park Street	7,223 ADT
Maple Ave	30,310 ADT

CRAIG S. CHENEY

ccheney@klnb.com | 703-268-2705



SITE PLAN

VIENNA MARKETPLACE

213 MAPLE AVENUE VIENNA, VA 22180, FAIRFAX COUNTY

SPACE	SIZE	RATE	CONDITION	DELIVERY
N/A	N/A	MARKET	N/A	N/A



MAPLE AVENUE (123)
30,310 ADT (2022)

PARK STREET (675)
7,223 ADT (2022)



CLOSE UP

VIENNA MARKETPLACE

213 MAPLE AVENUE VIENNA, VA 22180, FAIRFAX COUNTY



VIENNA MARKETPLACE

2,813 SF	1,365 SF	1,292 SF	1,555 SF	1,315 SF	1,315 SF	2,304 SF
213	21	209	207	205	203	201

7,223
[2022 ADT]

Park St



Maple Ave E

30,310
[2022 ADT]



AERIAL

VIENNA MARKETPLACE

213 MAPLE AVENUE VIENNA, VA 22180, FAIRFAX COUNTY



Vienna
Fairfax County | Virginia

klnb

- Google Earth Pro -

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



VIENNA MARKETPLACE

213 MAPLE AVENUE, VIENNA, VA 22180, FAIRFAX COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

CRAIG S. CHENEY

ccheney@klnb.com

703-268-2705

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.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.