



NEARBY RETAILERS

CAVA TRUIST

Aroma *Anita's*

Wendy's **Banfield**
PET HOSPITAL
Together for the life of your pet™

RETAIL FOR LEASE

- Fully leased
- 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)

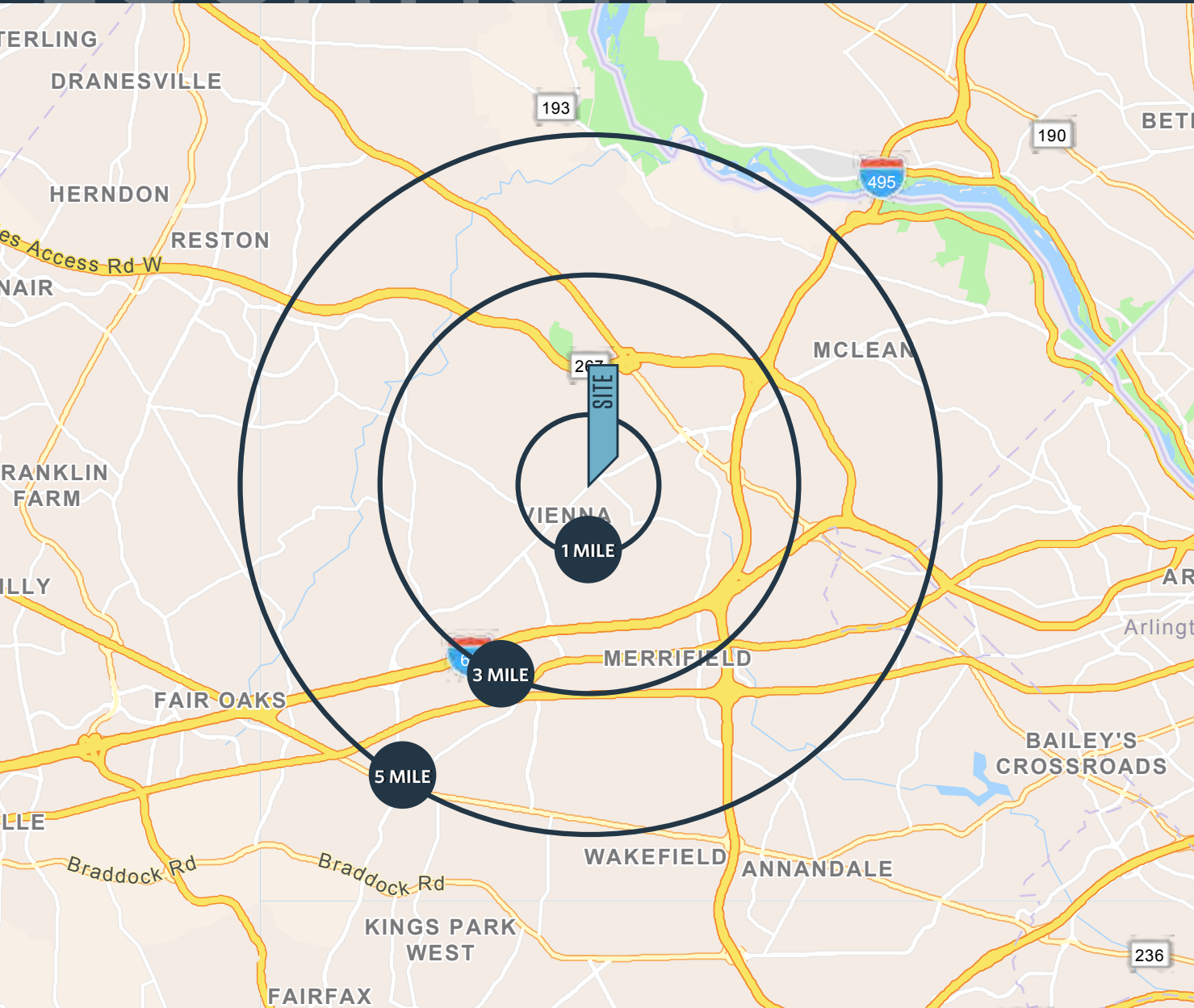
CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

LOCATION

VIENNA CROSSING

418 MAPLE AVE E, VIENNA, VA, FAIRFAX COUNTY



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

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705



MARKET

VIENNA CROSSING

418 MAPLE AVE E, VIENNA, VA, FAIRFAX COUNTY



Vienna
Fairfax County | Virginia

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Google Earth Pro -
2018 Aerial Photograph
While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.

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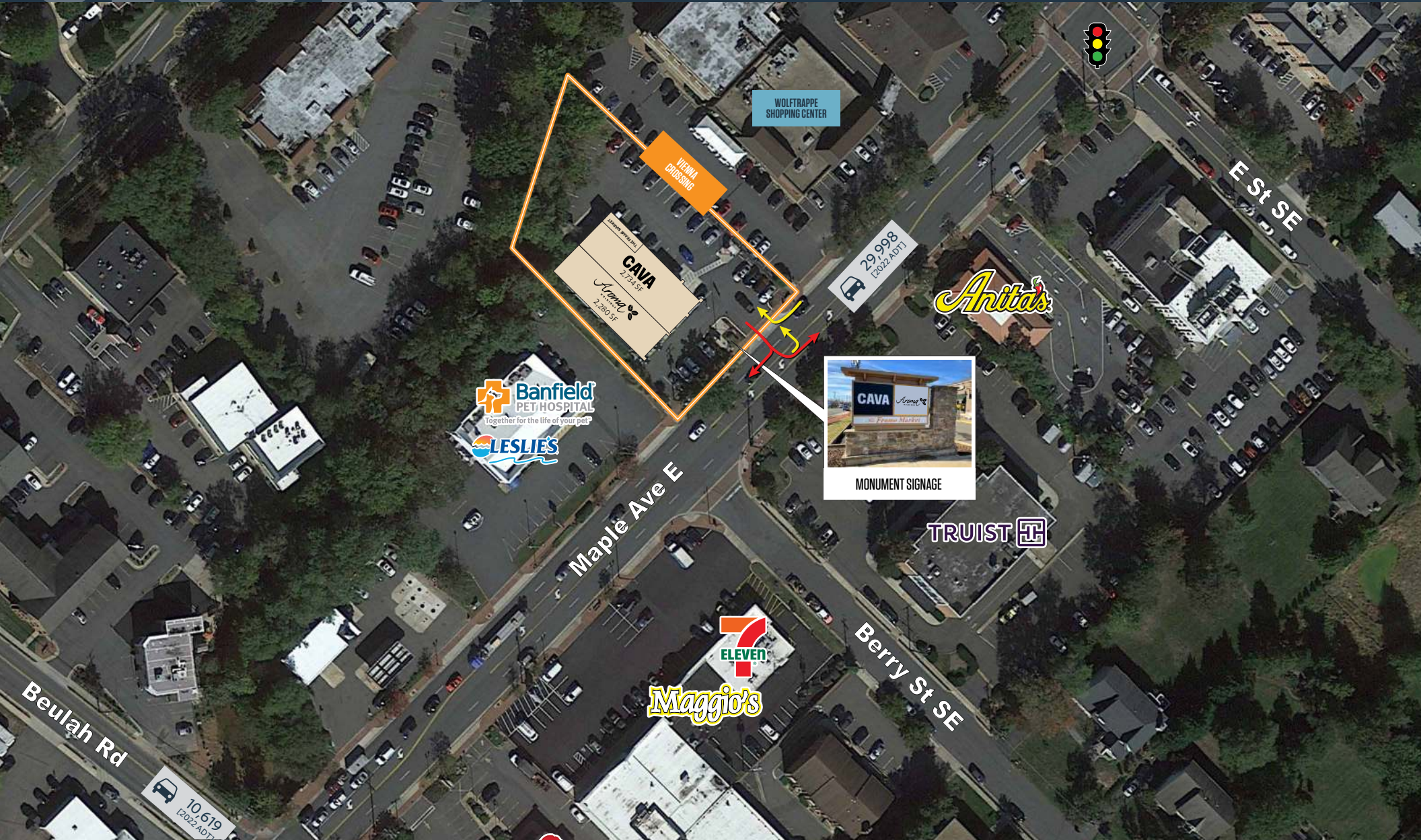
ccheney@klnb.com | 703-268-2705

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CLOSE-UP

VIENNA CROSSING

418 MAPLE AVE E, VIENNA, VA, FAIRFAX COUNTY



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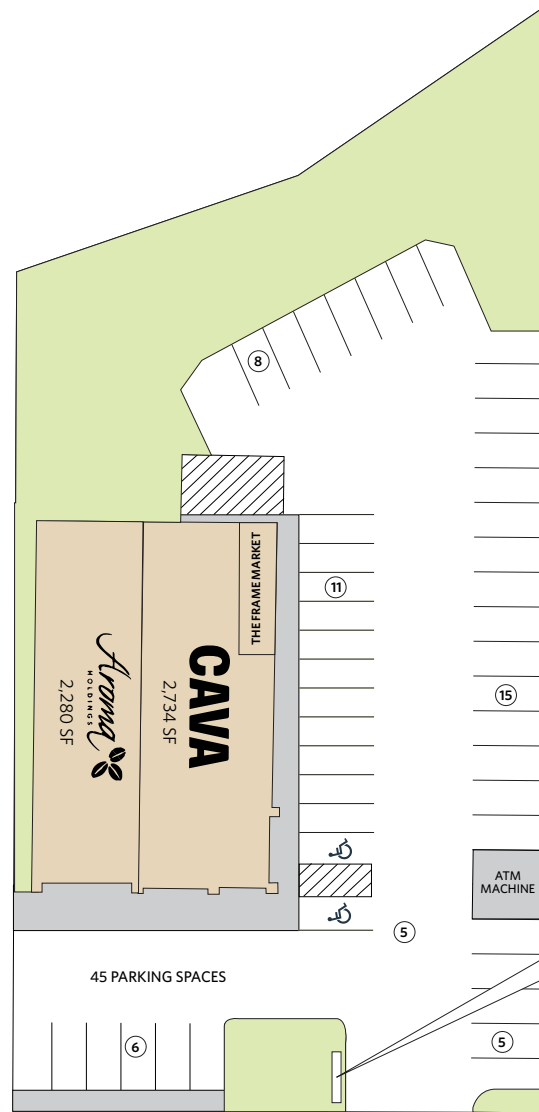
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SITE PLAN

VIENNA CROSSING

418 MAPLE AVE E, VIENNA, VA, FAIRFAX COUNTY



SIZE	RATE	NNN	CONDITION	AVAILABILITY
N/A	N/A	N/A	100% LEASED	N/A



MONUMENT SIGNAGE

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

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FOR MORE INFORMATION, PLEASE CONTACT:

CRAIG CHENEY

ccheney@klnb.com

703-268-2705

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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CLICK TO VIEW PROPERTY WEBSITE

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