

512 MAPLE AVENUE

512 Maple Ave, Vienna, VA 22180
Fairfax County



3,950 SF STOREFRONT

YOUR SIGN HERE

NEARBY



RETAIL FOR LEASE

- Retail spaces fronting Maple Ave W (28,524 ADT) adjacent to high-volume Chick-fil-A & Flagship Carwash!
- 2 Opportunities:
 - 1st Floor: 3,590 SF (former dry cleaner)
 - 2nd Floor: 3,395 SF (former beauty school)
- Ample surface parking with building & pylon signage available
- Building is adjacent to future redevelopment of 444 Maple Ave: A 4-story mixed-use development with approximately 20,000 square feet of future retail and up to 151 multi-family units (site plan & architecture approved).

LEASED BY:

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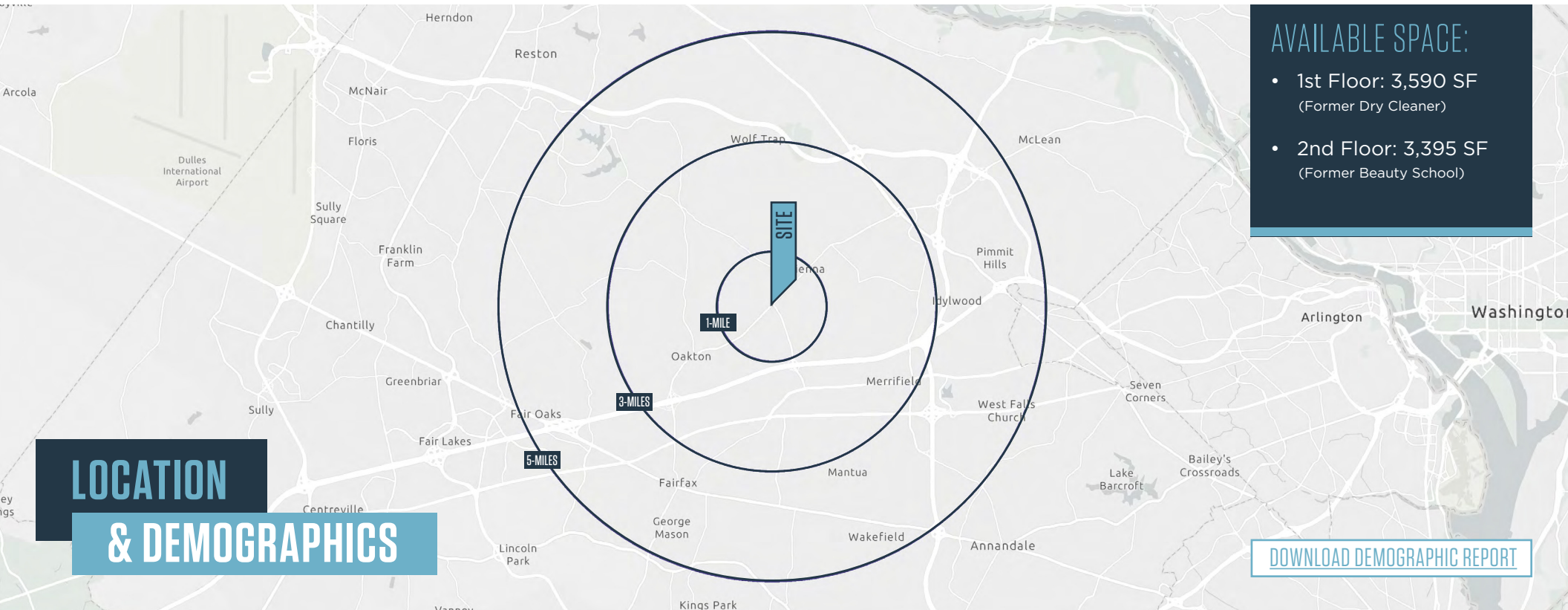
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TRAFFIC COUNTS | 2023

Maple Avenue W	28,524 ADT
Nutley Street	27,631 ADT

	1-MILE	3-MILES	5-MILES			
	Population				Households	
	14,239	105,861	287,016		5,072	39,044
	Daytime Population				Average Household Income	
	7,820	97,864	276,607		\$272,303	\$237,948
						\$220,912

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MARKET AERIAL



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CLOSE-UP AERIAL



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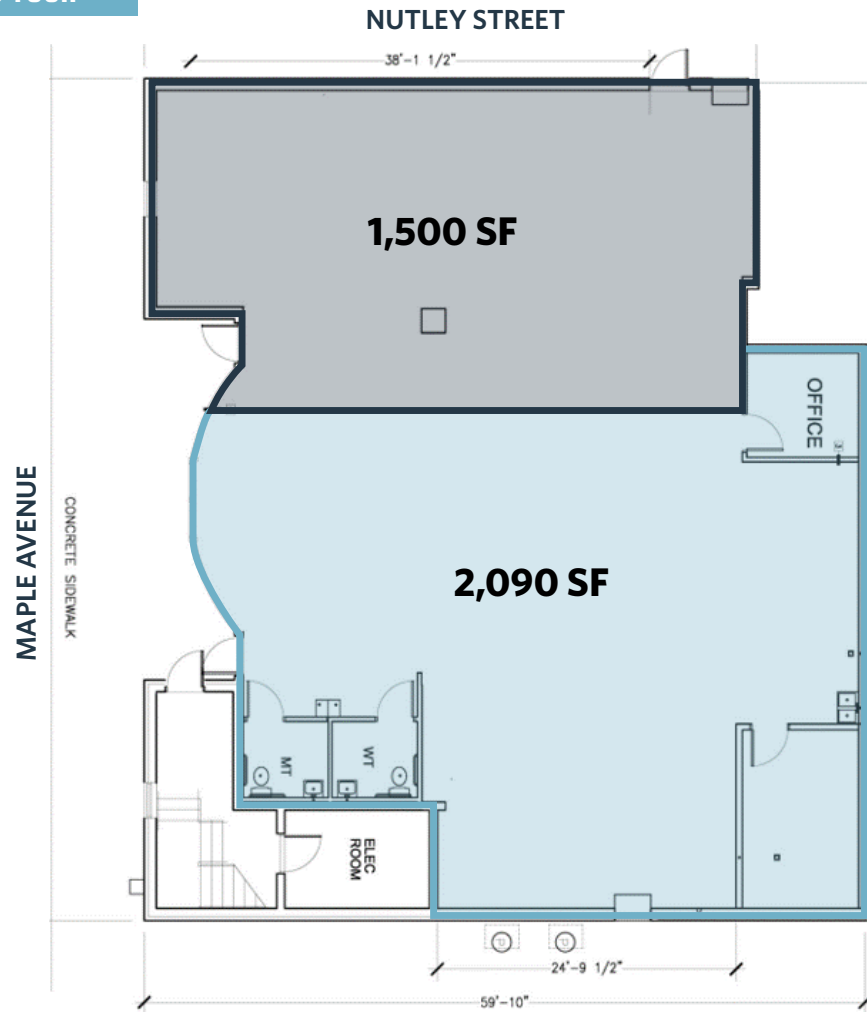
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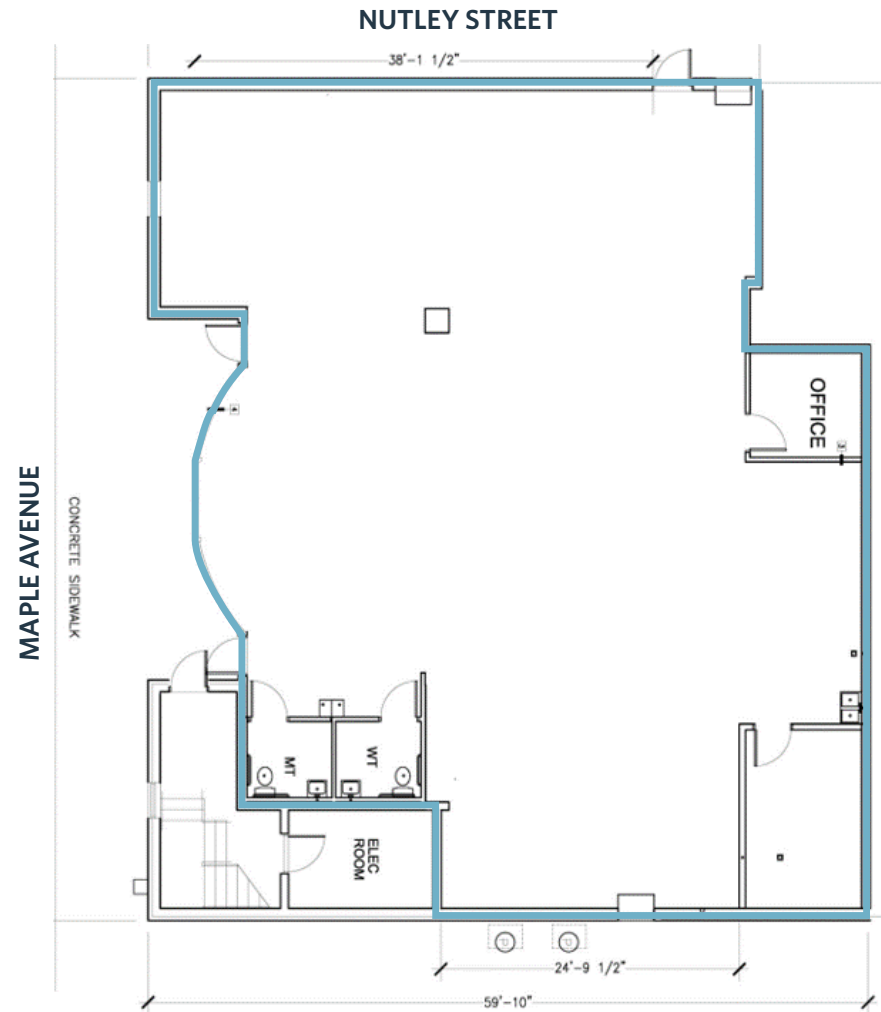
1ST FLOOR PLAN

CLICK FOR
VIDEO TOUR

DEMISING SCENARIO



FULL FLOOR - 3,590 SF



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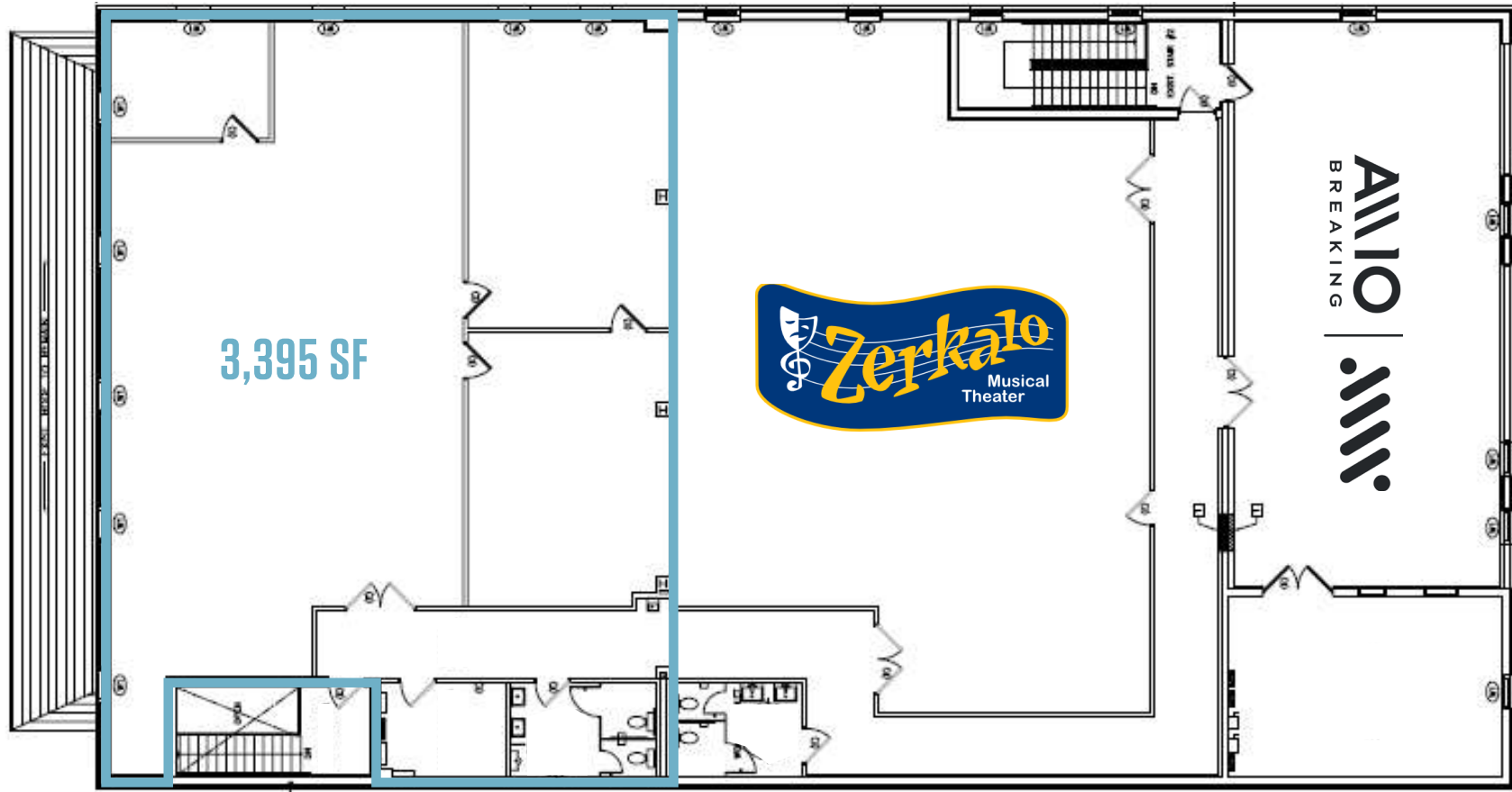
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2ND FLOOR PLAN



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1ST FLOOR PHOTOS



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For More Information, Please Contact:

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