

512 MAPLE AVENUE

512 Maple Ave, Vienna, VA 22180
Fairfax County



JUST SIGNED

Cozmo
one

LEASED BY:

klnb

NEARBY



DOLLAR TREE

RETAIL FOR LEASE

- 2nd Floor Office/Retail space available – 3,395 SF
- Coming Soon: Cozmo One – a specialty grocery store with a halal butcher, a Mediterranean restaurant with catering, and desserts.
- Ample surface parking (71 parking spots) 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).

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

512 MAPLE AVENUE

512 Maple Ave, Vienna, VA 22180
Fairfax County

AVAILABLE SPACE:

- 2nd Floor: 3,395 SF
(Former Beauty School)

LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

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	106,007
	Daytime Population				Average Household Income		
	7,820	97,864	276,607		\$272,303	\$237,948	\$220,912

Mai Vo
mvo@klnb.com
703-268-2722

Veronica Kamara
vkamara@klnb.com
703-268-2714

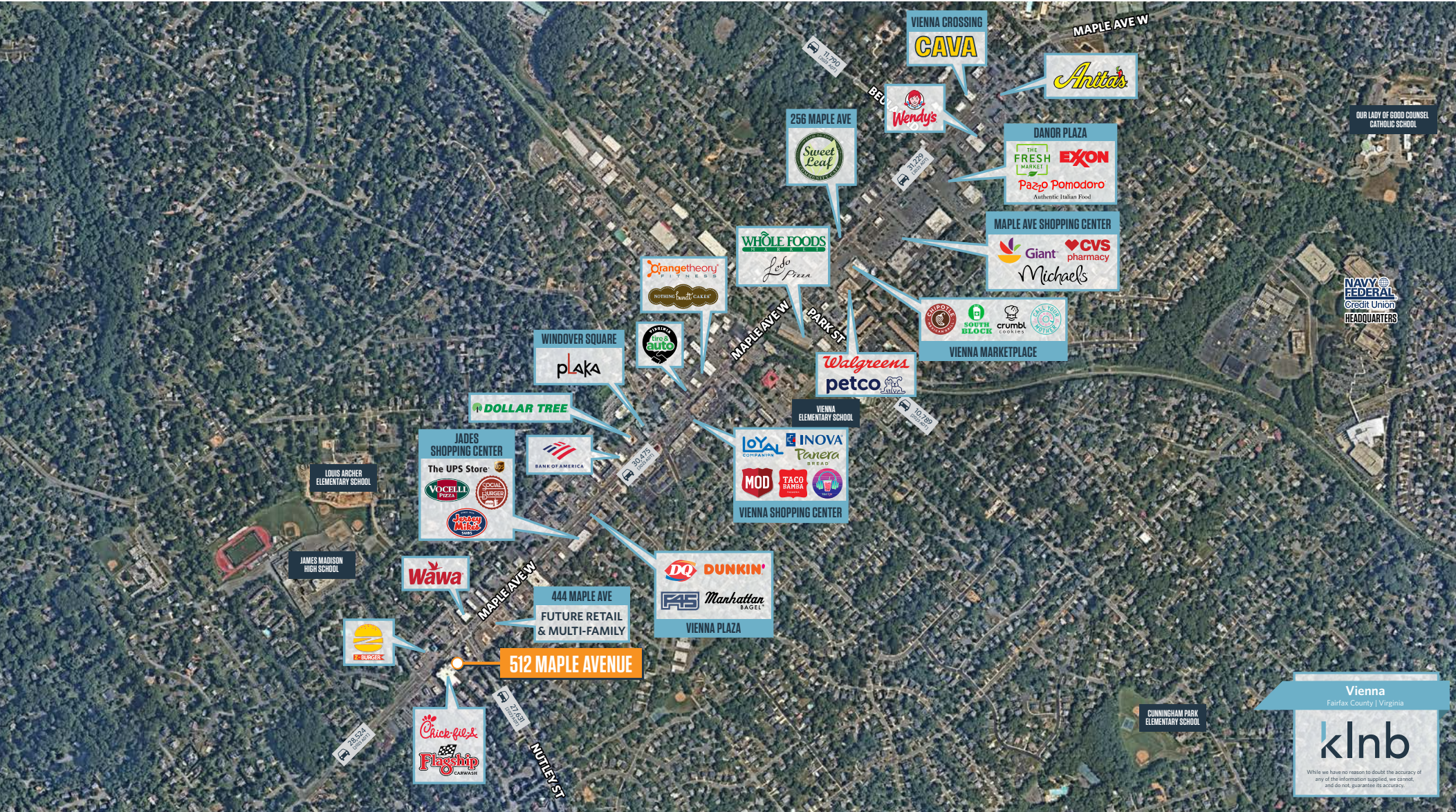
8065 Leesburg Pike, Suite 7005
Tysons, VA 22182
klnb.com

klnb

512 MAPLE AVENUE

512 Maple Ave, Vienna, VA 22180
Fairfax County

MARKET AERIAL



Mai Vo
mvo@klNb.com
703-268-2722

Veronica Kamara
vkamara@klNb.com
703-268-2714

8065 Leesburg Pike, Suite 7005
Tysons, VA 22182
klNb.com

klNb

512 MAPLE AVENUE

512 Maple Ave, Vienna, VA 22180
Fairfax County

CLOSE-UP AERIAL



Mai Vo
mvo@klnb.com
703-268-2722

Veronica Kamara
vkamara@klnb.com
703-268-2714

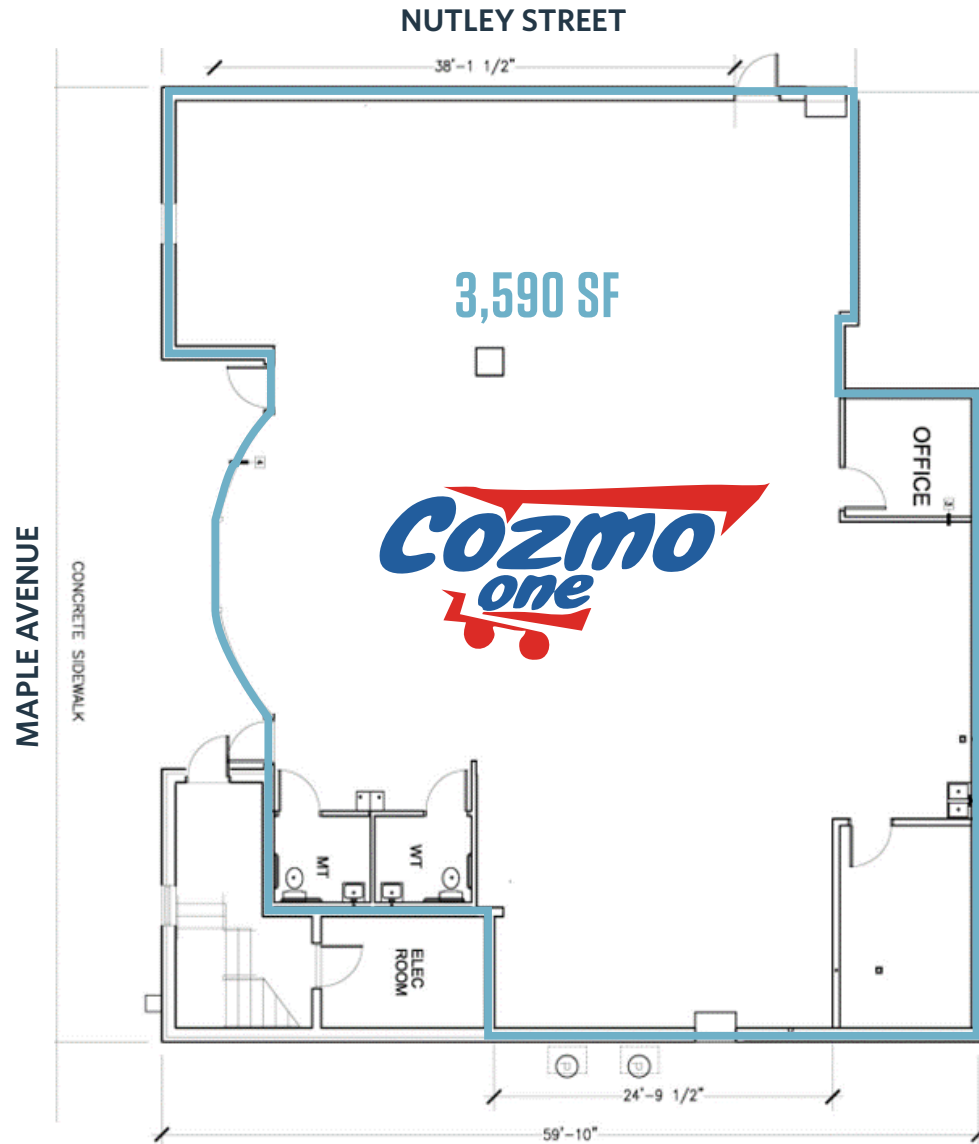
8065 Leesburg Pike, Suite 7005
Tysons, VA 22182
klnb.com

klnb

512 MAPLE AVENUE

512 Maple Ave, Vienna, VA 22180
Fairfax County

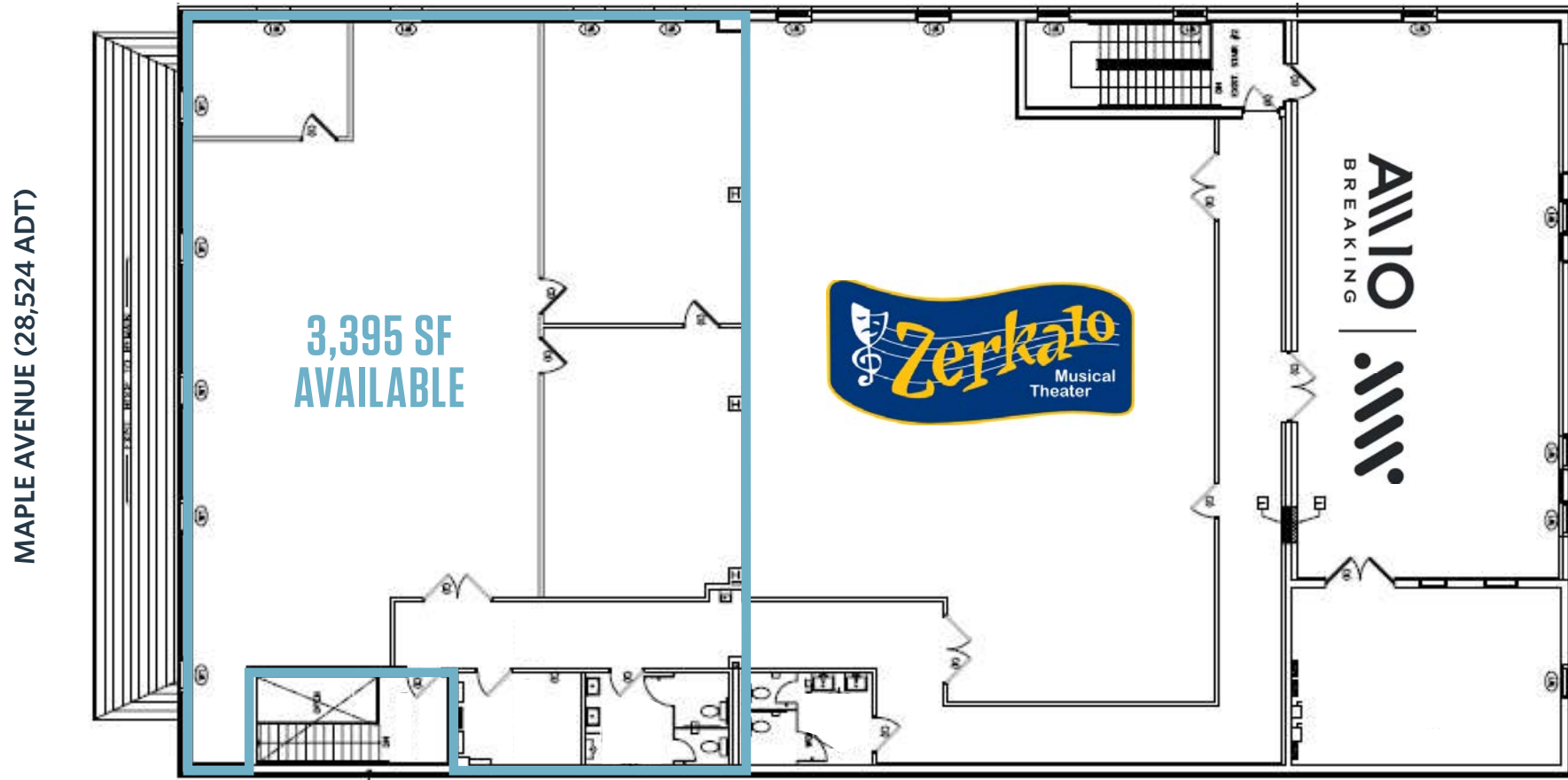
1ST FLOOR PLAN



512 MAPLE AVENUE

512 Maple Ave, Vienna, VA 22180
Fairfax County

2ND FLOOR PLAN



Mai Vo
mvo@klnb.com
703-268-2722

Veronica Kamara
vkamara@klnb.com
703-268-2714

8065 Leesburg Pike, Suite 7005
Tysons, VA 22182
klnb.com

klnb

512 MAPLE AVENUE

512 Maple Ave, Vienna, VA 22180

Fairfax County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Mai Vo
mvo@klnb.com
703-268-2722

Veronica Kamara
vkamara@klnb.com
703-268-2722

Mai Vo
mvo@klnb.com
703-268-2722

Veronica Kamara
vkamara@klnb.com
703-268-2714

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. Klnb.com is not a broker 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.

8065 Leesburg Pike, Suite 7005
Tysons, VA 22182
[klnb.com](#)

klnb