

314 W MAPLE AVENUE

314 W Maple Ave, Vienna, VA 22180

Fairfax County



SUBLEASED BY:

klnb

JOIN



Manhattan
BAGEL



HAIR CUTTERY

STRETCH LAB



TROUSSEAU

RETAIL FOR SUBLEASE

- 1,500 SF retail space on prominent West Maple Avenue in Vienna.
- Strong storefront identity with excellent visibility and signage presence.
- Former Dunkin location with existing retail infrastructure.
- Prime Main Street setting supported by steady traffic and dense surrounding neighborhoods.

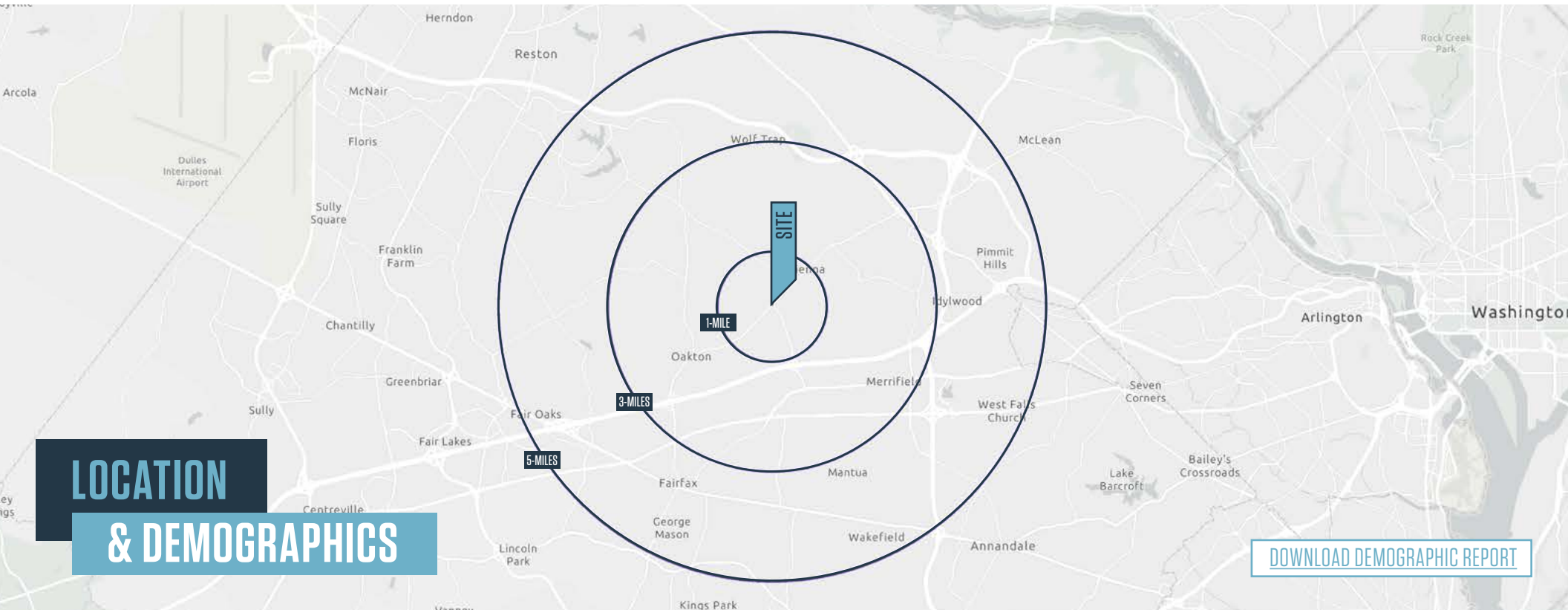
Lease Expires	Rent	CAM	Insurance	Taxes	Notes
6/30/30 w/no options	\$52.97 PSF	\$5.97 PSF	\$0.28 PSF	\$6.40 PSF	Will be avail June 2026

Josh Weiner
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8065 Leesburg Pike, Suite 700, Tysons, VA 22182
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TRAFFIC COUNTS | 2024

Maple Avenue W

30,261 ADT

	1-MILE	3-MILES	5-MILES				
	Population 12,394	110,832	286,346		Households 4,289	42,210	107,366
	Daytime Population 14,610	183,809	392,320		Average Household Income \$291,128	\$231,387	\$220,091

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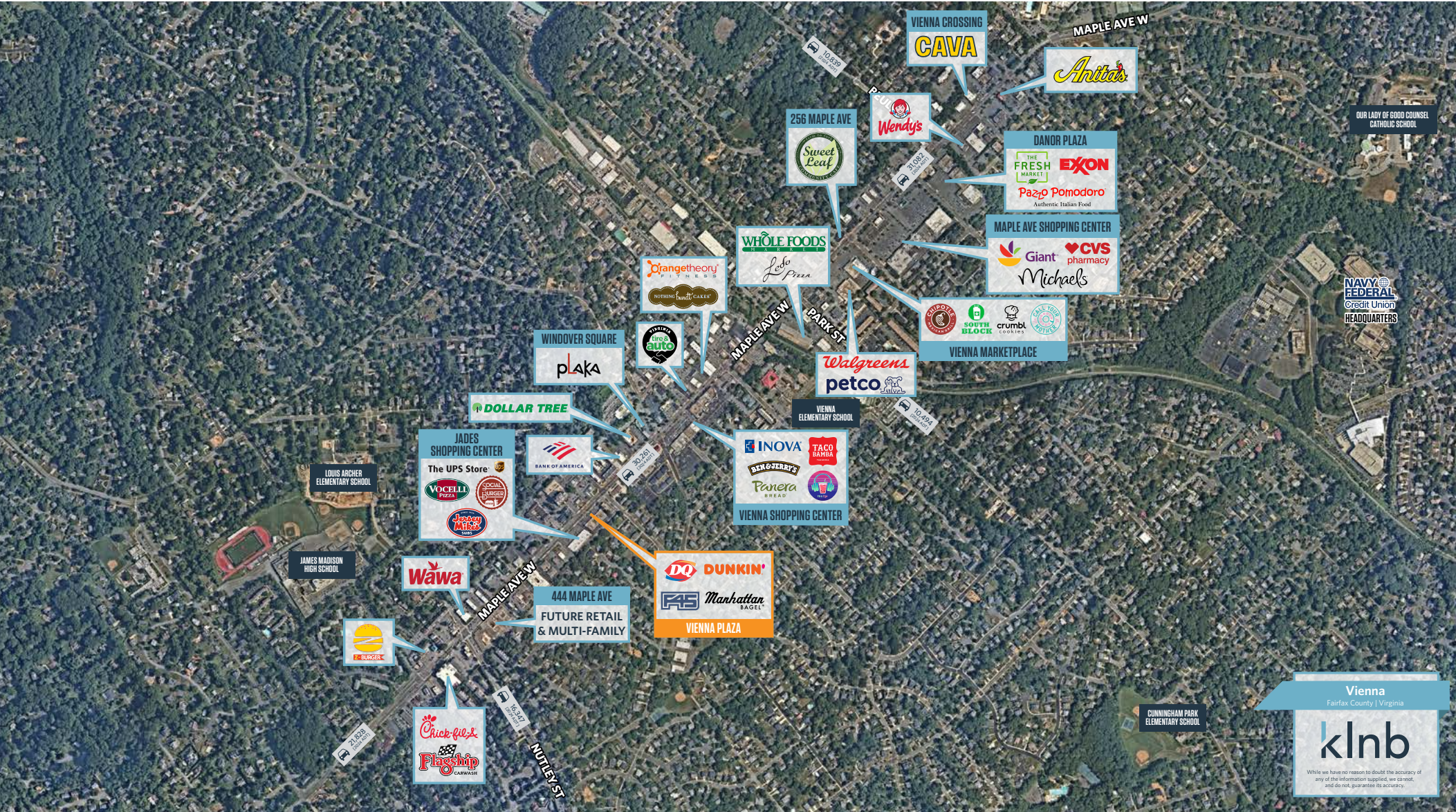
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MARKET AERIAL



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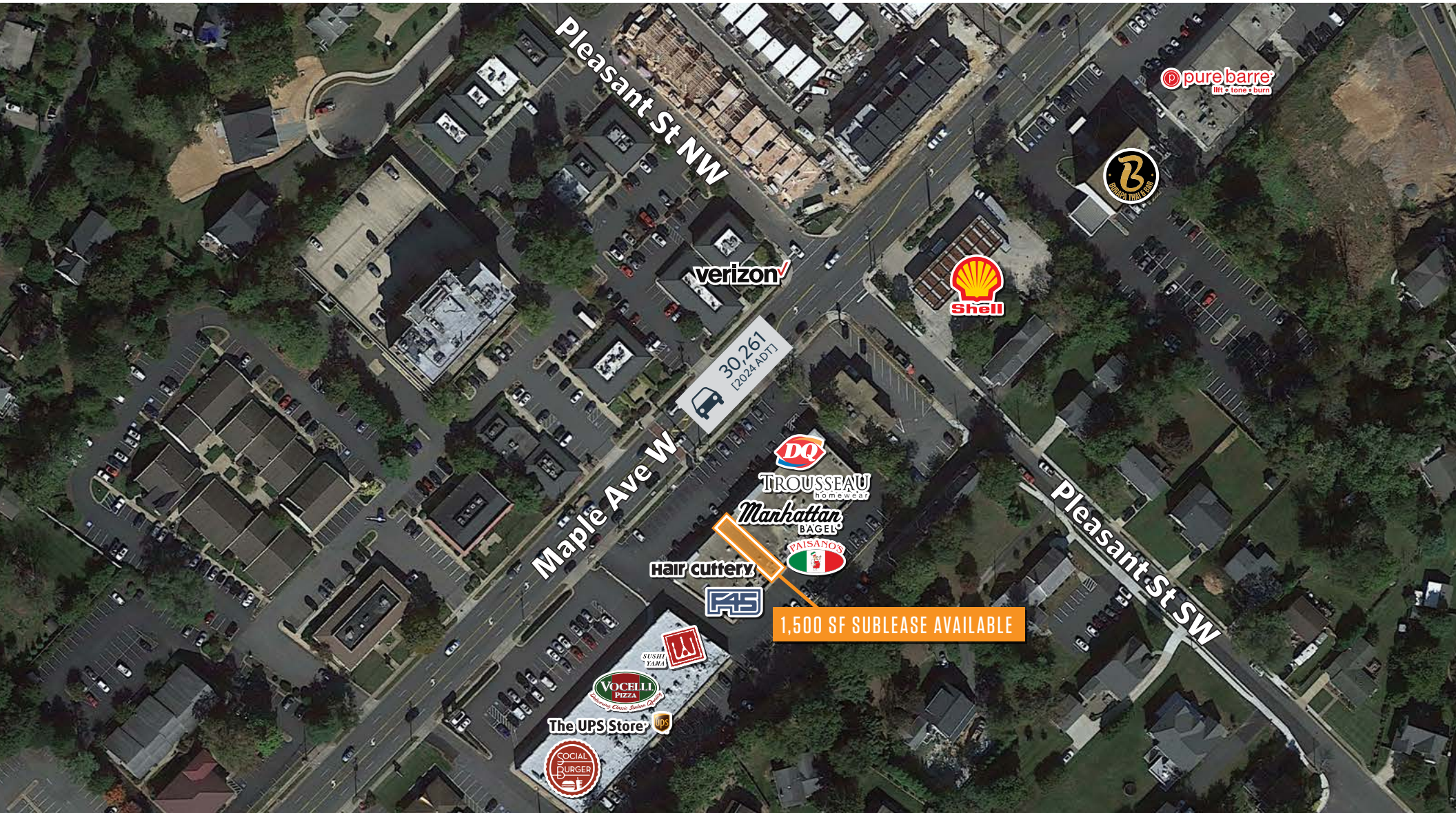
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CLOSE-UP AERIAL



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SITE PLAN



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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