

EXISTING ATM MACHINE TO BE REMOVED. PHOTOS ABOVE ARE TO SHOW LOCATION ONLY

## NEARBY RETAILERS

**CAVA** TRUIST 

Aroma CAFE

Anita's

Wendy's

Banfield  
PET HOSPITAL  
Together for the life of your pet

## 2ND GEN ATM SITE FOR LEASE

- Existing ATM Machine to be removed
- 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 (29,966 ADT)

**CRAIG CHENEY**

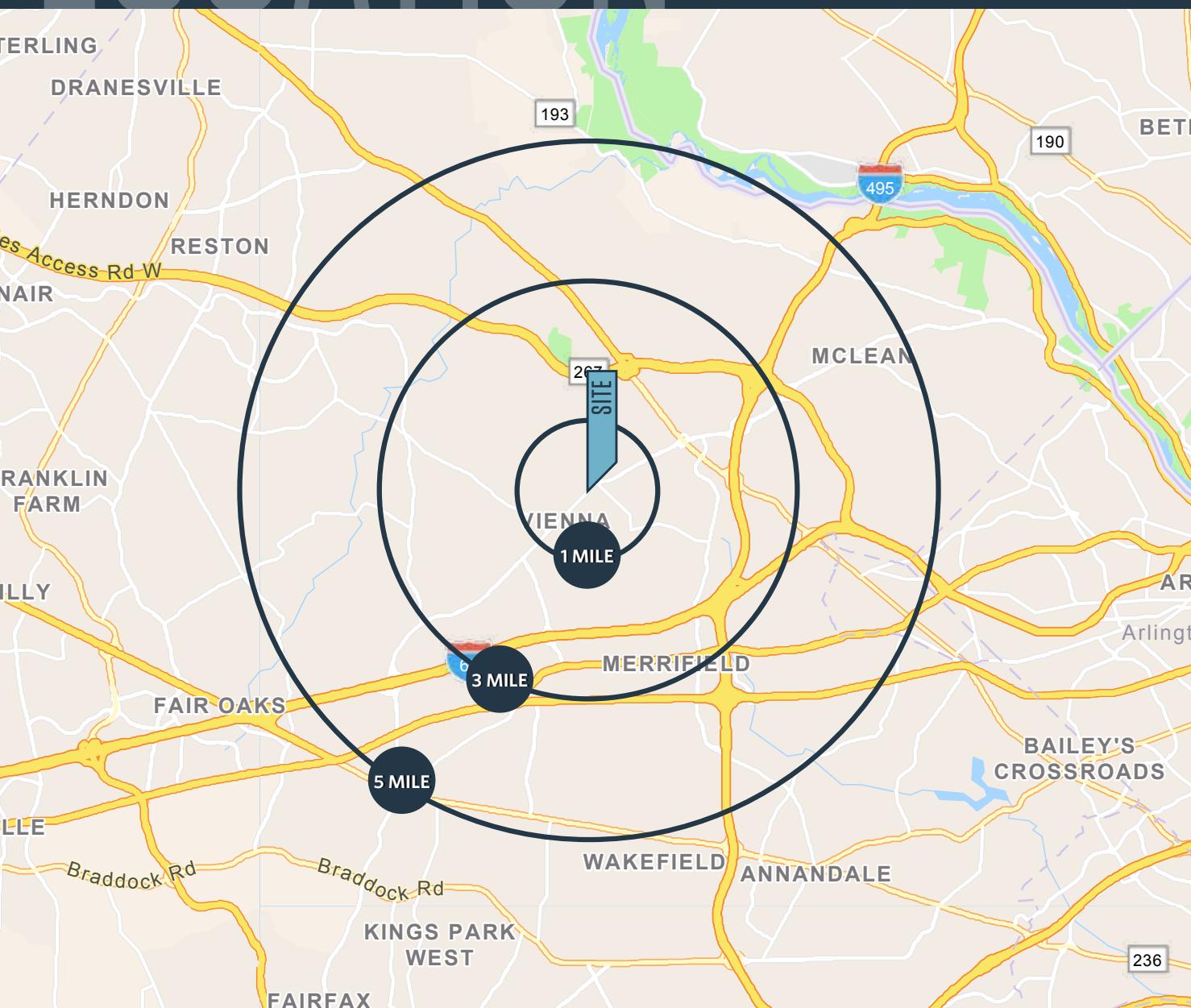
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# LOCATION

## VIENNA CROSSING - ATM SITE

418 MAPLE AVE E, VIENNA, VA, FAIRFAX COUNTY



### DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population	10,279	101,579
Daytime Population	18,700	204,600
Households	3,611	47,482
Average HH Income	\$287,491	\$227,758
		\$229,486

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2024:

Maple Ave E	29,966 ADT
Beulah Rd	6,254 ADT

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# MARKET

# VIENNA CROSSING - ATM SITE

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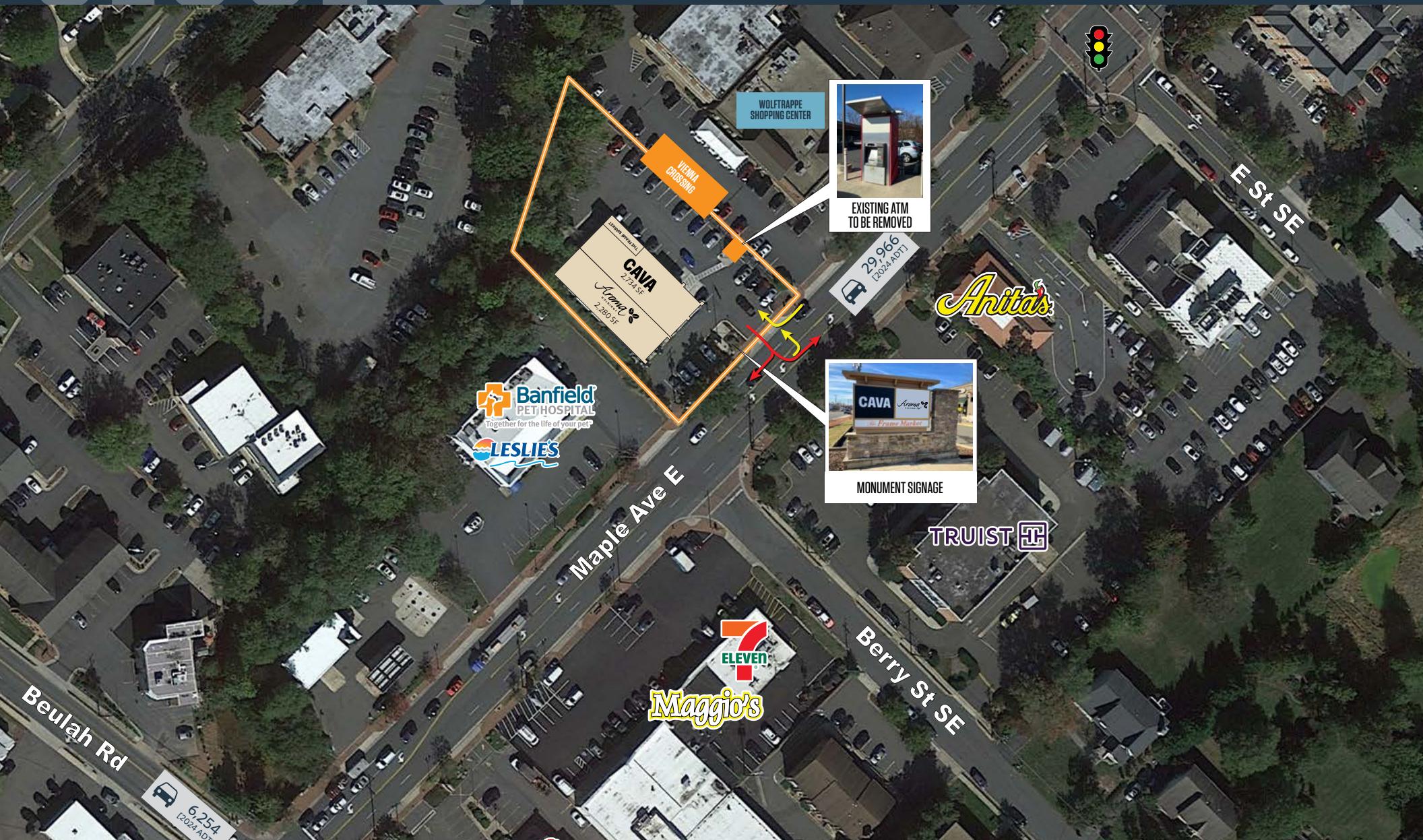
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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

# CLOSE-UP

## VIENNA CROSSING - ATM SITE

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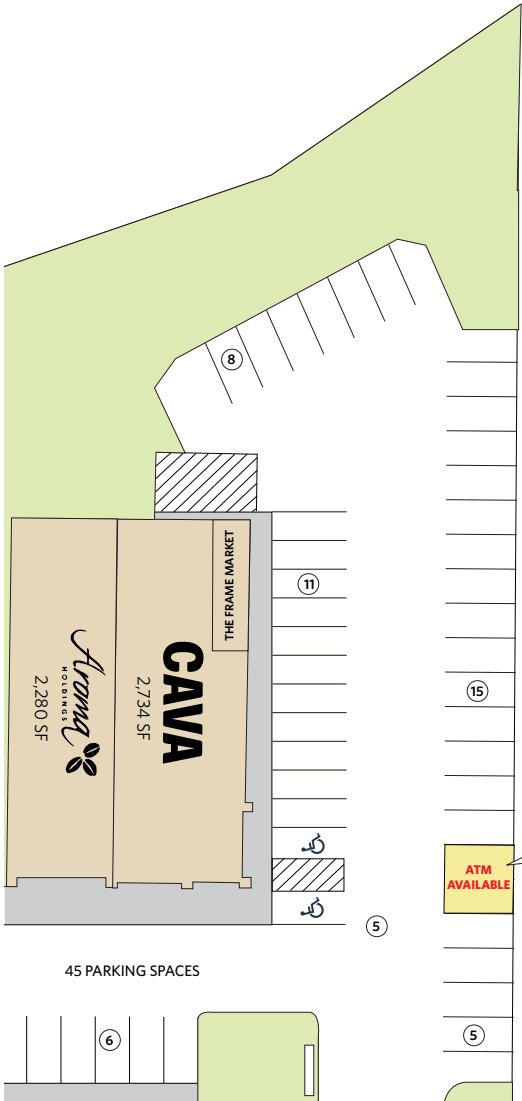
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# SITE PLAN

## VIENNA CROSSING - ATM SITE

418 MAPLE AVE E, VIENNA, VA, FAIRFAX COUNTY



SIZE	RATE	NNN	CONDITION	AVAILABILITY
N/A	\$45,000 ANNUALLY	N/A	2ND GEN ATM SITE	3/1/2026

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# VIENNA CROSSING - ATM SITE

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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