

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

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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

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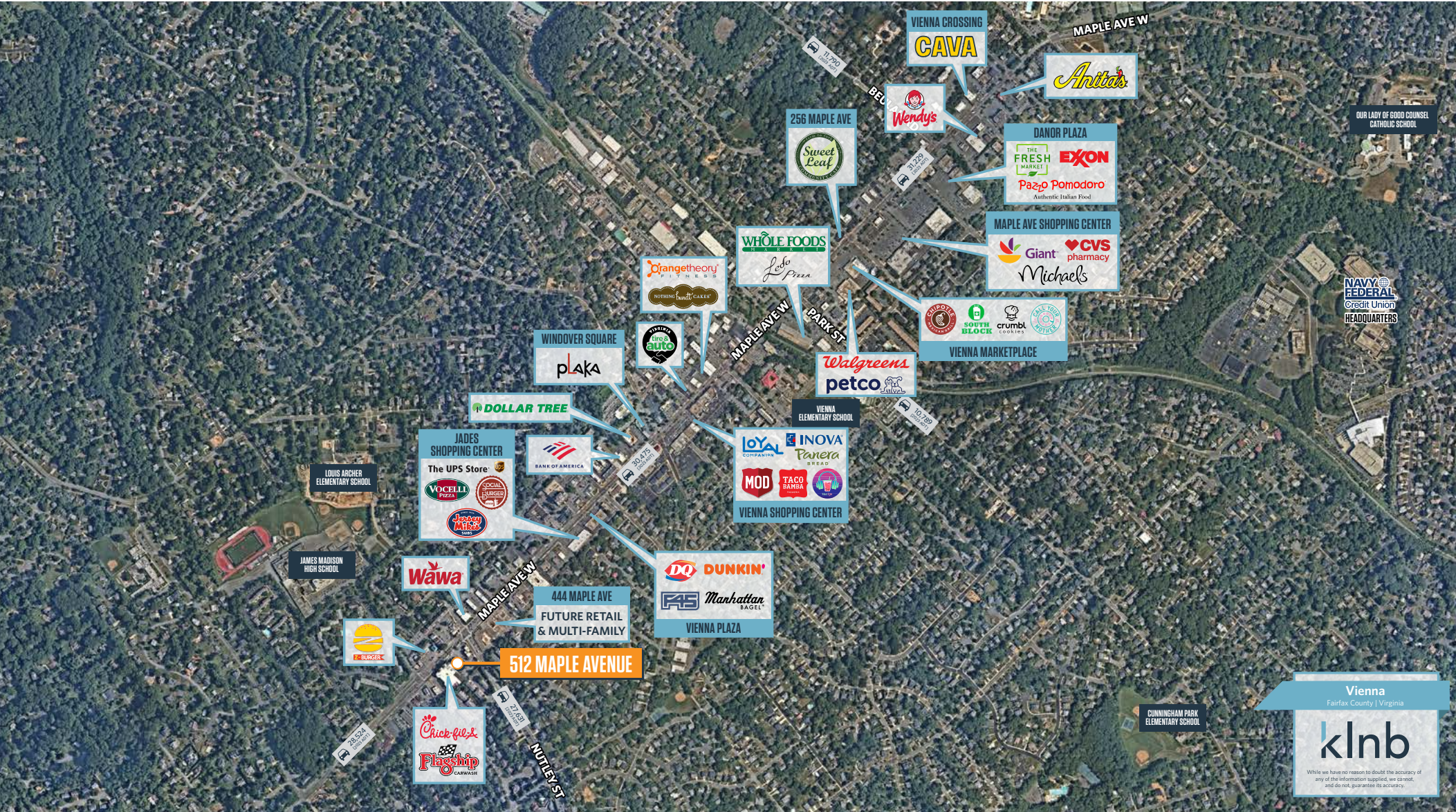
8065 Leesburg Pike, Suite 7005
Tysons, VA 22182
klnb.com

klnb

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MARKET AERIAL



Mai Vo
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CLOSE-UP AERIAL



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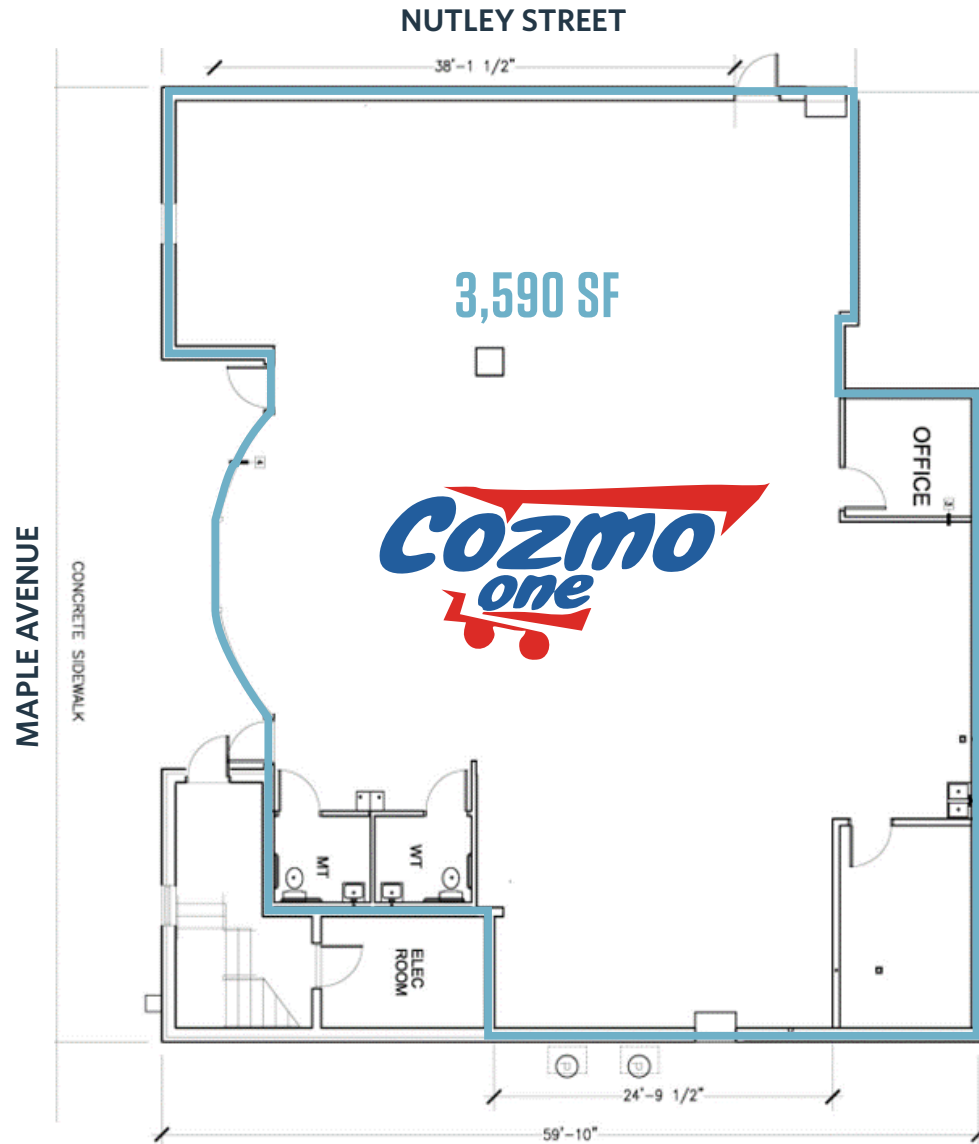
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1ST FLOOR PLAN



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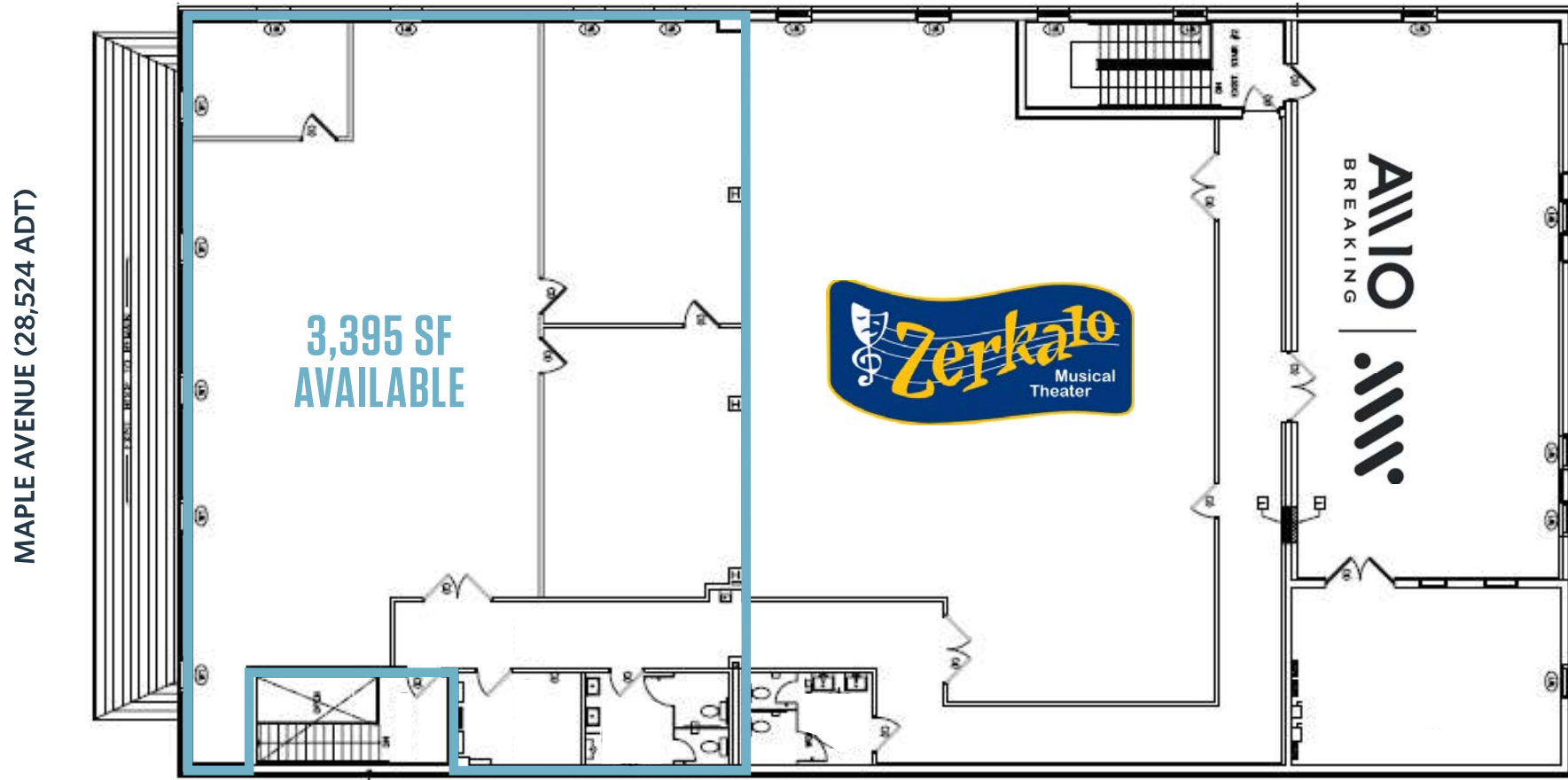
8065 Leesburg Pike, Suite 7005
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klnb.com

klnb

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2ND FLOOR PLAN



Mai Vo
mvo@klnb.com
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Veronica Kamara
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703-268-2714

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For More Information, Please Contact:

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