

126-132 MAPLE AVE E.

126-132 Maple Ave E., Vienna, VA 22180
Fairfax County



NEARBY RETAILERS

VIENNA
Inn



**BEAR
BRANCH
TAVERN**

WHOLE FOODS
MARKET

RETAIL FOR LEASE

- 6,662 SF retail building with 824 SF, 2,205 SF & 2,467 SF spaces available.
- Façade renovation anticipated to commence Q4 2026 with completion by Q2 2027.
- Whole Foods diagonally across the street, with high pedestrian volume on the W&OD Trail directly adjacent to the center.
- Directly across the street from the 19,000 SF Vienna-Carter Library and 209-space parking garage that is under construction and anticipated to be completed by Q2 2028.
- After parking lot restriping, will have 49 parking spaces (4.86 parks/1,000 SF).

LEASED BY:

kInb

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LOCATION



DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
 Population	11,663	116,271	276,657
 Daytime Population	9,556	145,610	266,826
 Households	3,938	45,606	103,791
 Average HH Income	\$298,111	\$228,003	\$224,451

[CLICK TO VIEW DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Maple Ave 30,698 ADT

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MARKET AERIAL



Vienna
Fairfax County | Virginia

klnb

- Google Earth Pro -

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

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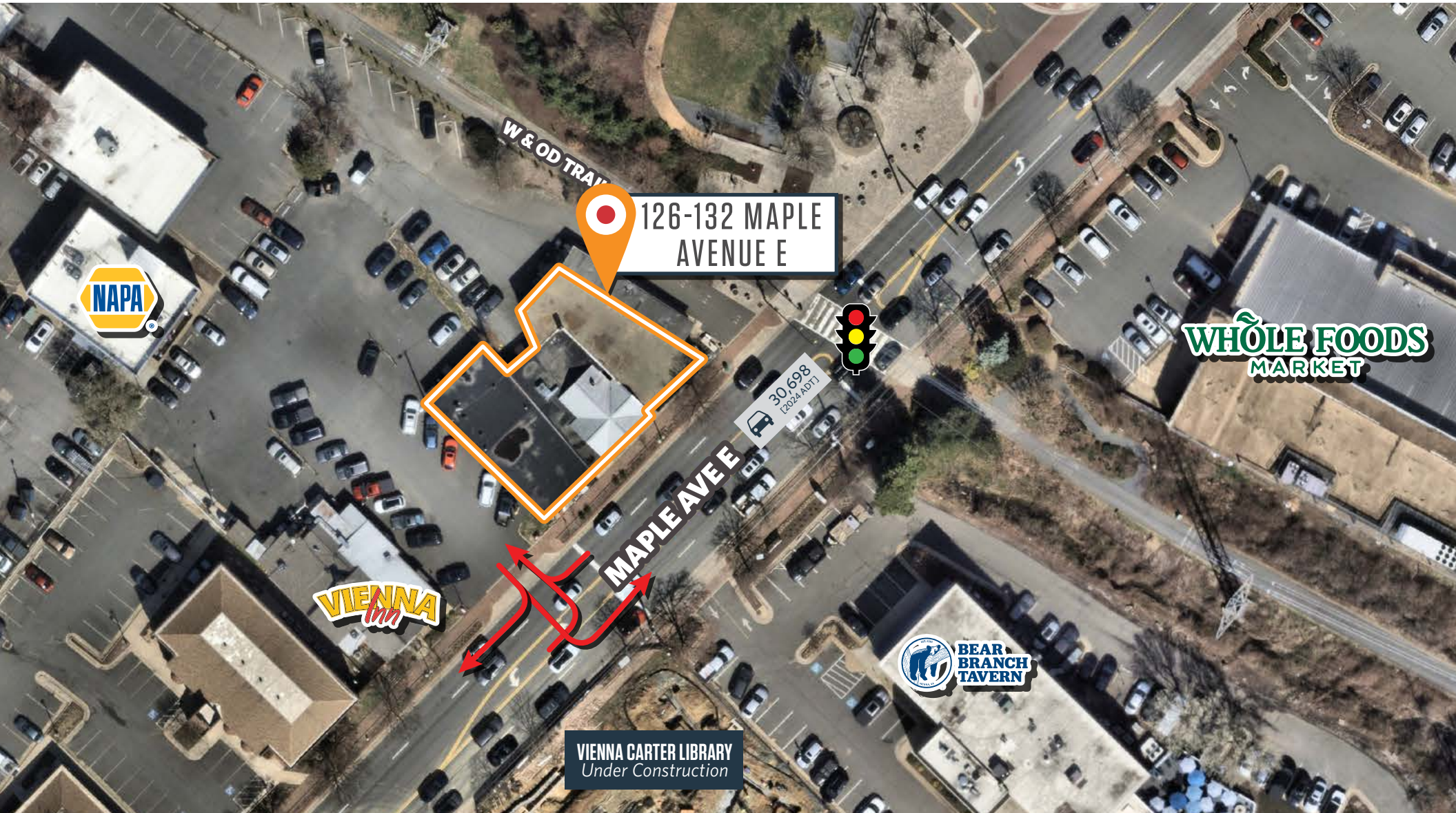
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CLOSE-UP AERIAL



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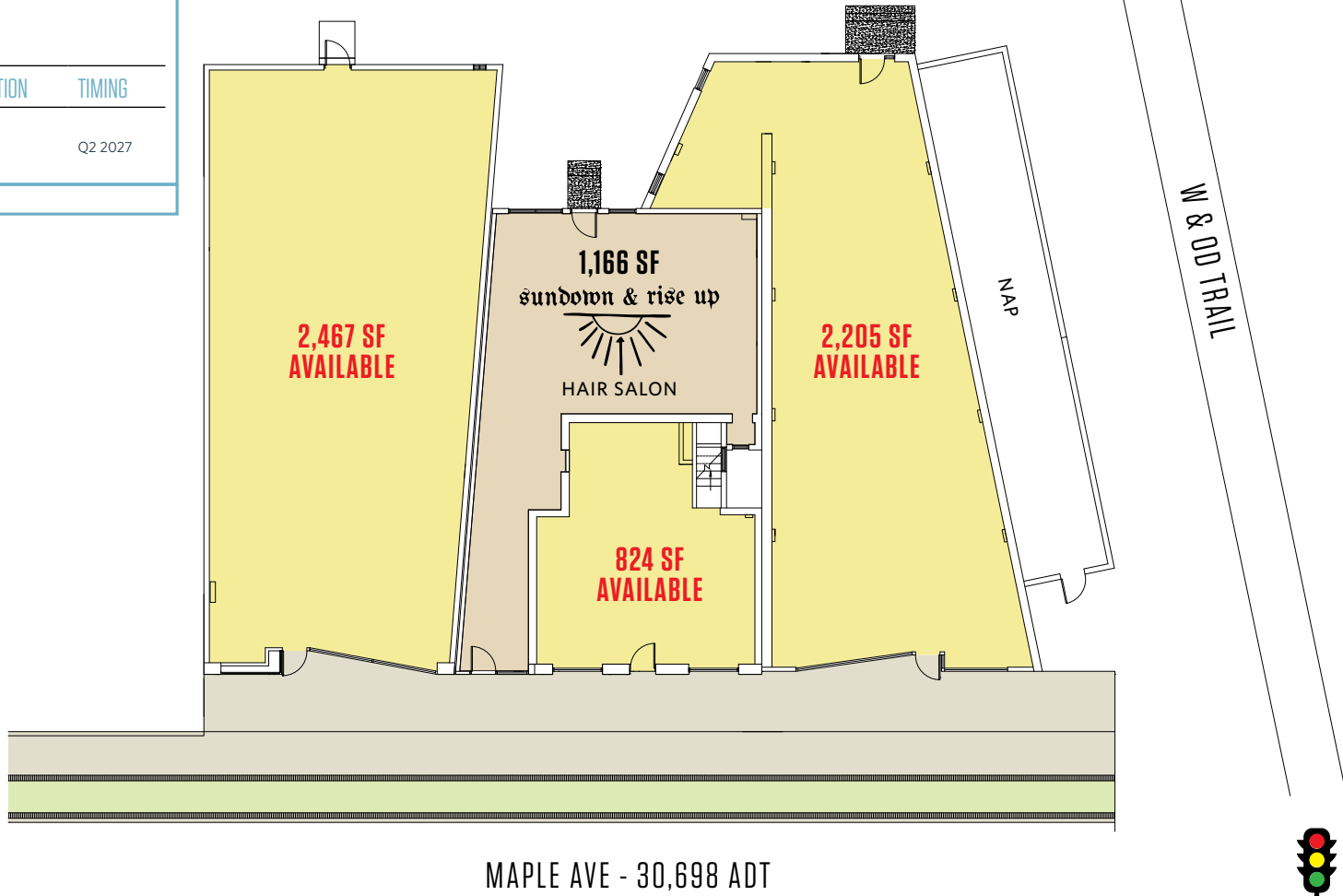
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SITE PLAN

AVAILABLE SPACE:		
RATE	DELIVERY CONDITION	TIMING
"MARKET"	VANILLA SHELL or COLD DARK + TIA	Q2 2027

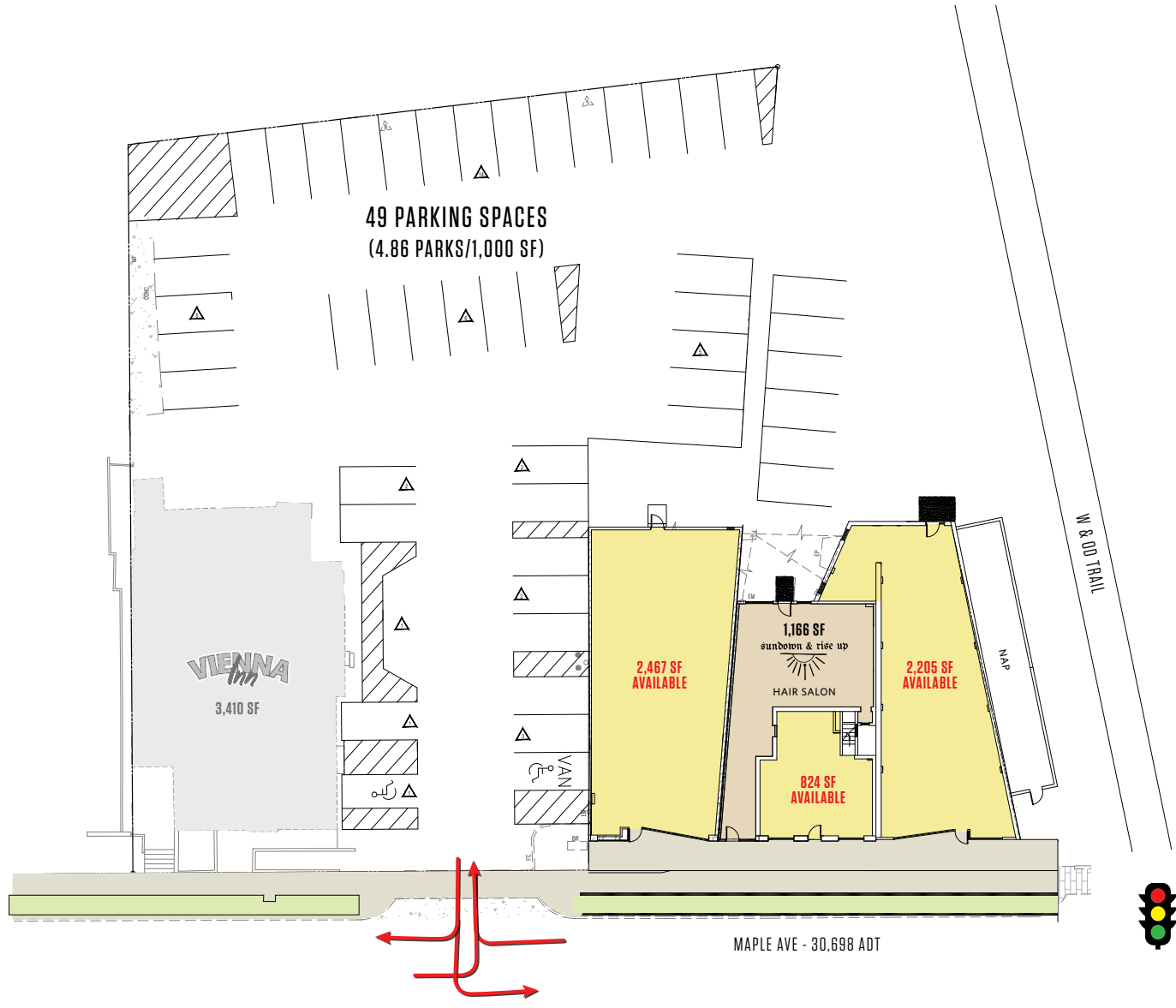
*Est. NNN: \$14.44 PSF



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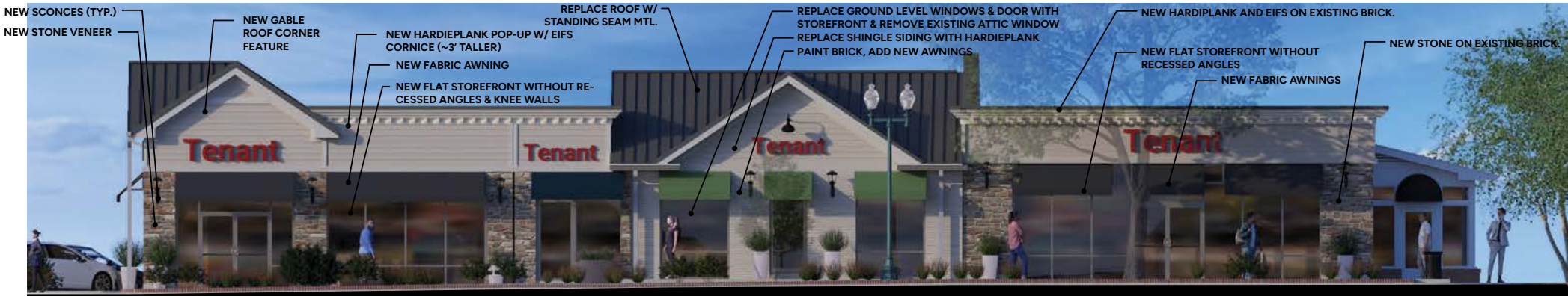
PROPOSED PARKING PLAN



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PROPOSED ELEVATIONS



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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