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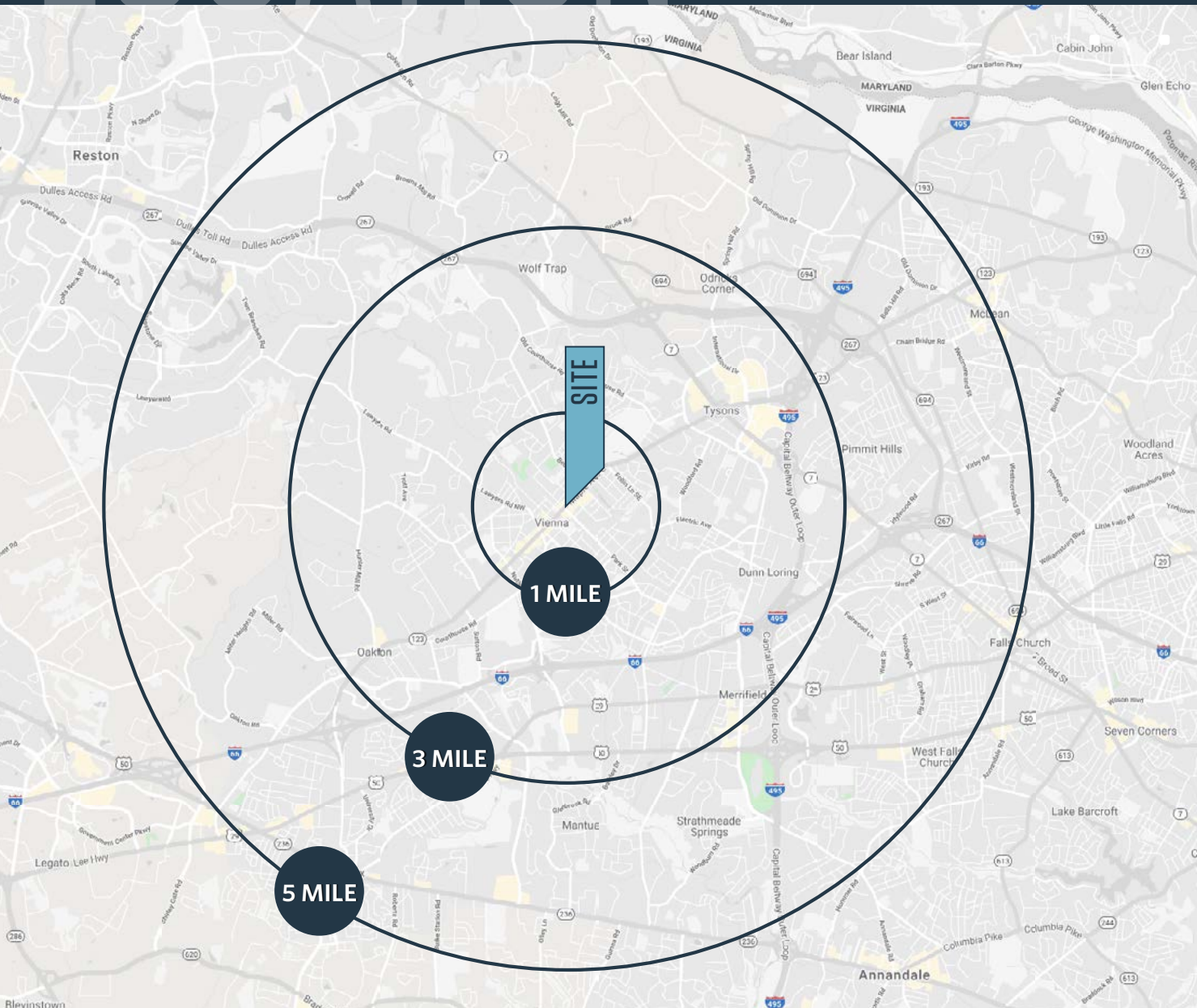


RETAIL FOR LEASE

- 1,316 SF Crumbl Cookie coming available.
- Strong daytime and nighttime population.
- Located at the intersection of Maple Ave (30,310 ADT) & Park St (7,223 ADT).
- 11,959 SF retail building in the heart of Vienna, VA near Whole Foods.
- 51 available parking spaces with additional parking available next door in Walgreens & Petco parking lot.

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DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
11,183	123,722	277,309
Daytime Population		
14,381	143,538	249,082
Households		
3,760	48,748	103,974
Average HH Income		
\$306,200	\$242,729	\$240,903

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Park Street	6,813 ADT
Maple Ave	30,503 ADT

SITE PLAN

VIENNA MARKETPLACE

213 MAPLE AVENUE VIENNA, VA 22180, FAIRFAX COUNTY

SPACE	SIZE	RATE	CONDITION	DELIVERY
Suite 203	1,316 SF	MARKET	"AS-IS"	IMMEDIATE
EST. NNN: \$24.52 PSF				



PARK STREET
675
6,813 ADT (2024)



51 TOTAL PARKING SPACES

MAPLE AVENUE 123
30,503 ADT (2024)



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AERIAL

VIENNA MARKETPLACE

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Vienna
Fairfax County | Virginia

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- 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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FOR MORE INFORMATION, PLEASE CONTACT:

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