

VIENNA MARKET

245 Maple Ave. W, Vienna, VA 22180
Fairfax County



NEARBY RETAILERS



RETAIL OR MEDICAL OFFICE SPACE FOR SALE OR LEASE

- 4,000-8,394 SF demisable retail opportunities in the heart of Vienna.
- Ideal for restaurant and retail with the option for venting and patio seating.
- Located along Maple Ave. through the town of Vienna with great visibility.
- 34 covered parking spaces in the garage beneath the building dedicated to retail/medical.
- **BRAND NEW** mixed use development with condominiums.

SALE

SIZE	RATE	CONDITION	TIMING
4,000 - 8,349 SF	MARKET	CDS + T.I.	IMMEDIATE
*Est. NNN: \$15.00 PSF			

LEASE

SIZE	RATE	CONDITION	TIMING
4,000 - 8,349 SF	MARKET	"AS-IS" (CDS)	IMMEDIATE
*Est. NNN: \$15.00 PSF			

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Jack Regler
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8065 Leesburg Pike, Suite 700
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DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	12,604	109,559	277,187
Daytime Population	14,616	157,935	357,335
Households	4,399	41,845	103,752
Average HH Income	\$251,484	\$215,999	\$210,203

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Maple Ave W 30,000 ADT

LOCATION & DEMOGRAPHICS

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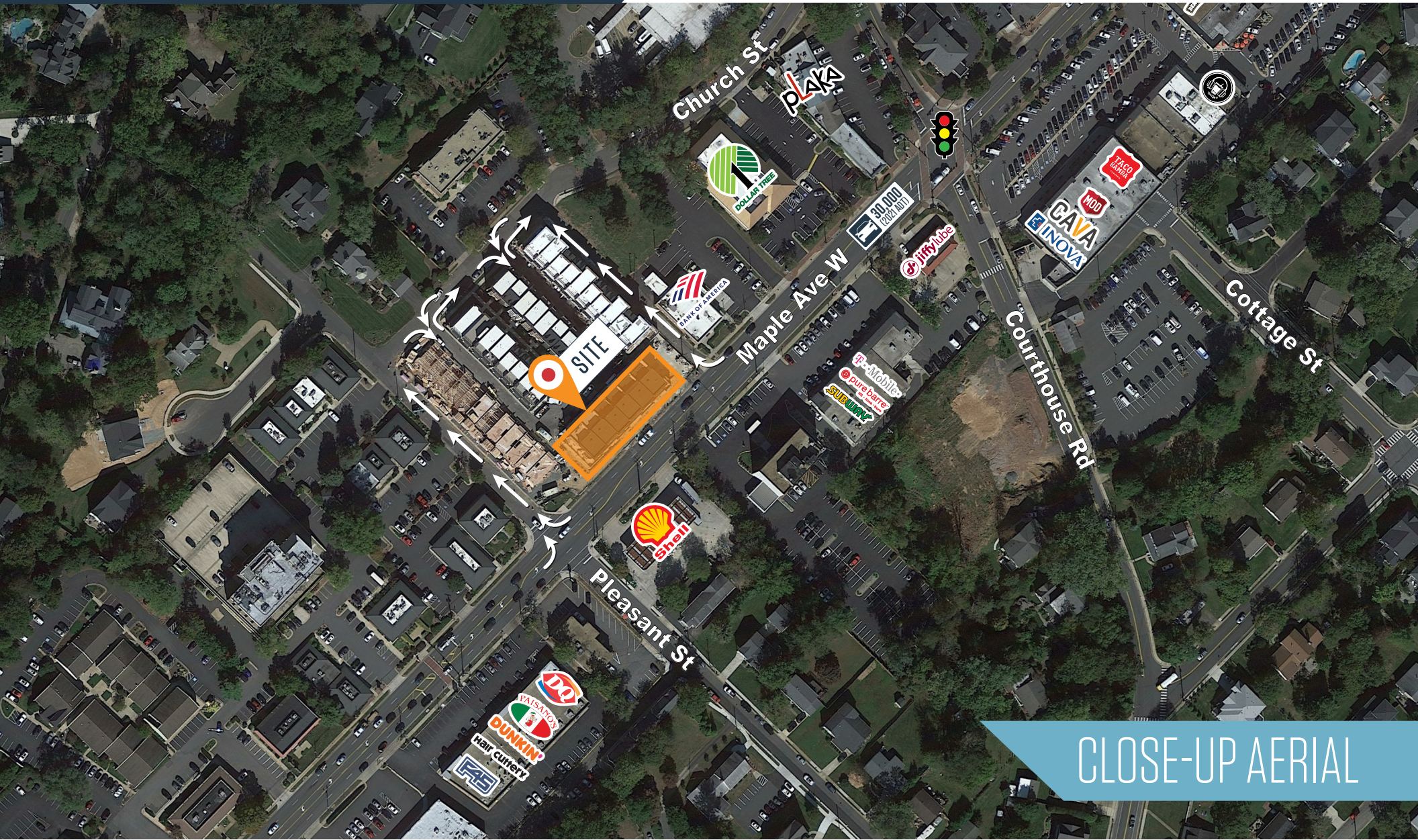
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CLOSE-UP AERIAL

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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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