

# Property Summary

108 Church St NE, Vienna, VA 22180

FOR SALE



## PROPERTY DESCRIPTION

Offered at \$1,895,000, 108 Church Street NE is a rare opportunity to own a highly visible, fully built-out property in Vienna's most desirable commercial district. With approximately 2,250 square feet of space, this well-maintained building is ideal for retail, wellness, medical, or professional office users seeking a premium location. The current buildout supports spa or personal service uses with upgraded plumbing and interior finishes, but the space can easily be reconfigured for a variety of uses.

## PROPERTY HIGHLIGHTS

- Freestanding ±2,250 SF building in downtown Vienna
- Steps from Maple Avenue and high-end local amenities
- Prime Church Street location with excellent signage visibility
- Built-out interior ideal for spa, medical, wellness, or boutique retail

## OFFERING SUMMARY

Sale Price:	\$1,895,000
Lot Size:	5,227 SF
Building Size:	2,250 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	278	958	4,167
Total Population	815	2,808	12,389
Average HH Income	\$296,456	\$292,870	\$282,811

Brian Perry, CCIM

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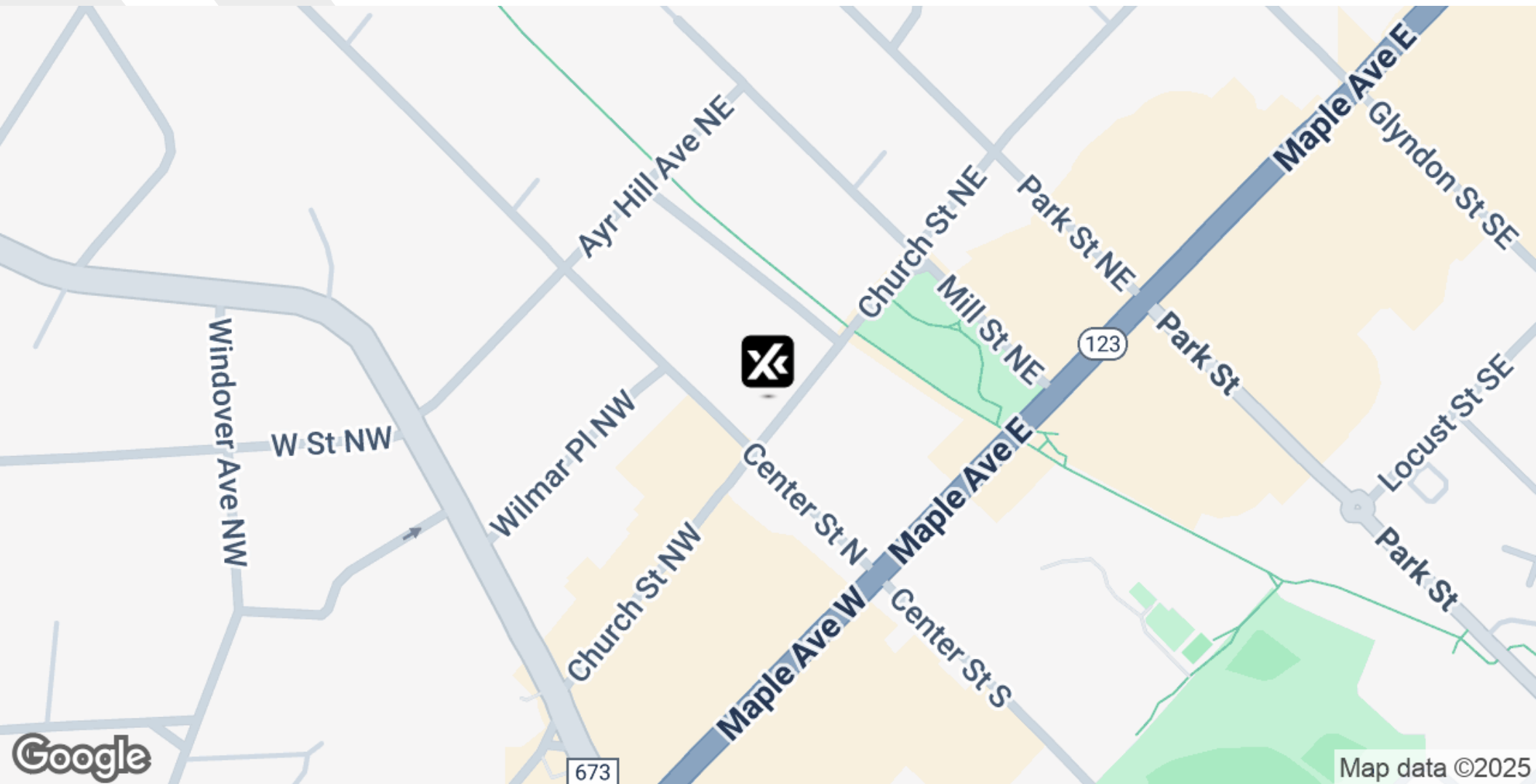


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# Location Map

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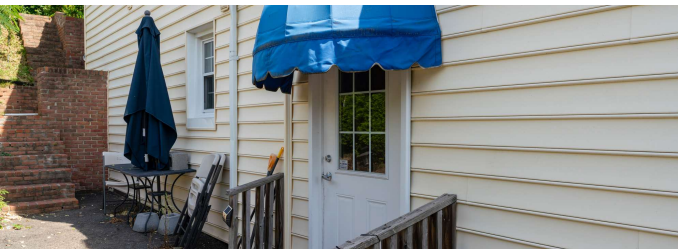
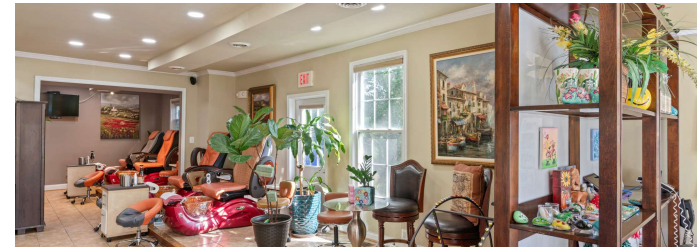
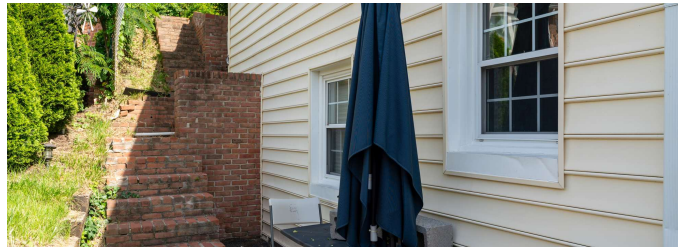
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# Additional Photos

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# Demographics Map & Report

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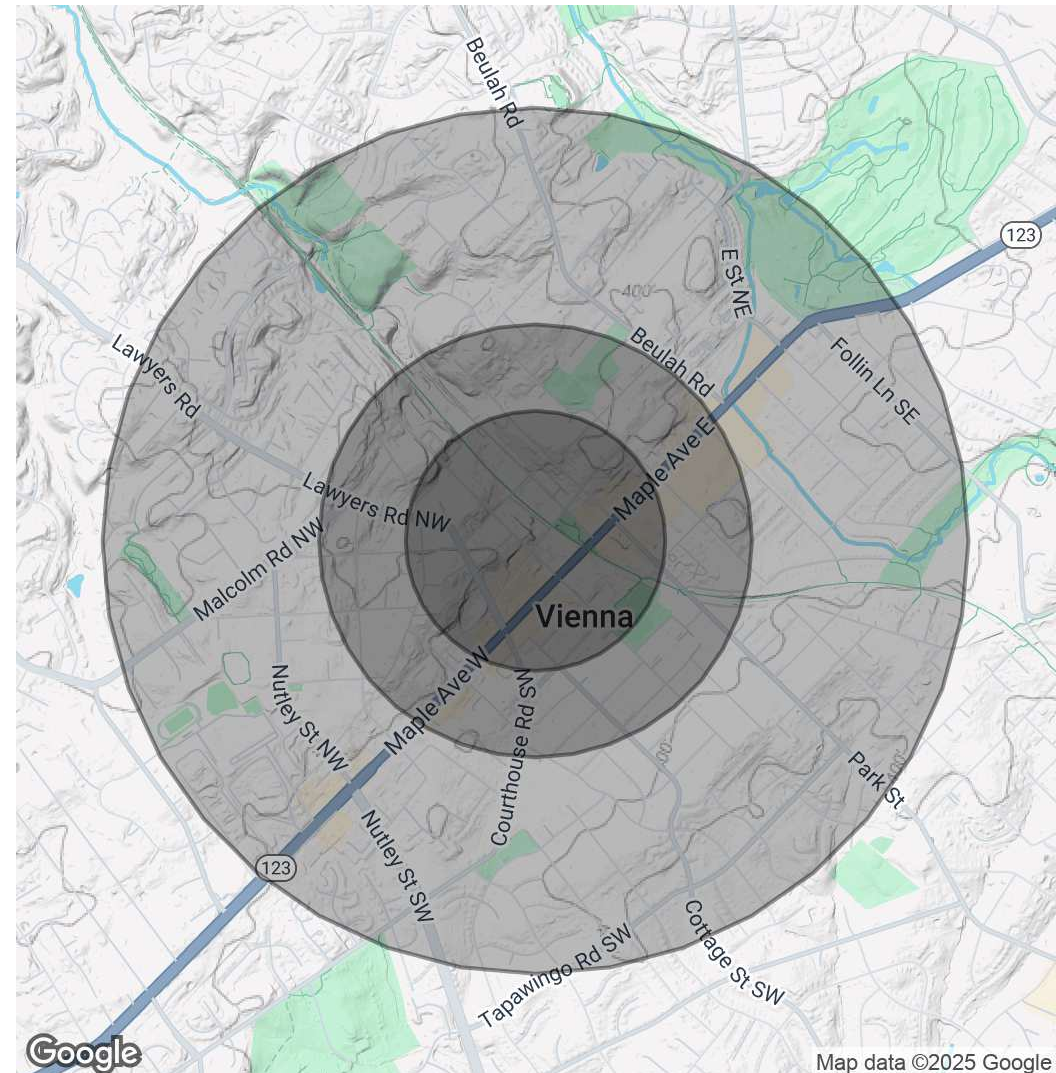
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	815	2,808	12,389
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	278	958	4,167
# of Persons per HH	2.9	2.9	3
Average HH Income	\$296,456	\$292,870	\$282,811
Average House Value	\$1,159,087	\$1,173,423	\$1,171,602

Demographics data derived from AlphaMap



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