



### Summary

Lease Rate: Childcare Facility - \$35/SF + NNN

Total Building: 10,000 SF (5,000 SF on two floors)

1<sup>st</sup> Floor: 5,000 SF – 50’ x 100’

2<sup>nd</sup> Floor: 5,000 SF – 50’ x 100’

### Property Highlights

- NEW 2024 Vienna Zoning – Childcare Facility By-Right
- Directly on Maple Ave. (Rt. 123)
- Building & Monument Signage available
- Parking ratio: 2.7/1,000 – Meets Childcare Requirements
- Walking distance to many restaurants and amenities
- See proposed Test Fit for Childcare user
- Available Immediately
- Tour by appointment only

### Demographics

#### 1 Mile

#### 3 Miles

Total Households 4,508 42,170

Total Population: 12,688 110,202

Average HH Income \$199,072 \$174,892

Traffic 31,329 DTV

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2<sup>nd</sup> Floor – Test Fit



309 Maple Ave, Vienna, VA  
23036

**Drawing Key - Test Fit**

- Existing Construction
- To Remain
- Existing Retaining Wall
- New Partition
- New Rated Partition
- New Low-Wall Partition
- New Glass Partition
- Existing Door to Remain
- New Door
- Room Name
- Room Size
- New Base Cabinets
- New Upper Cabinets
- Grass / Greenery



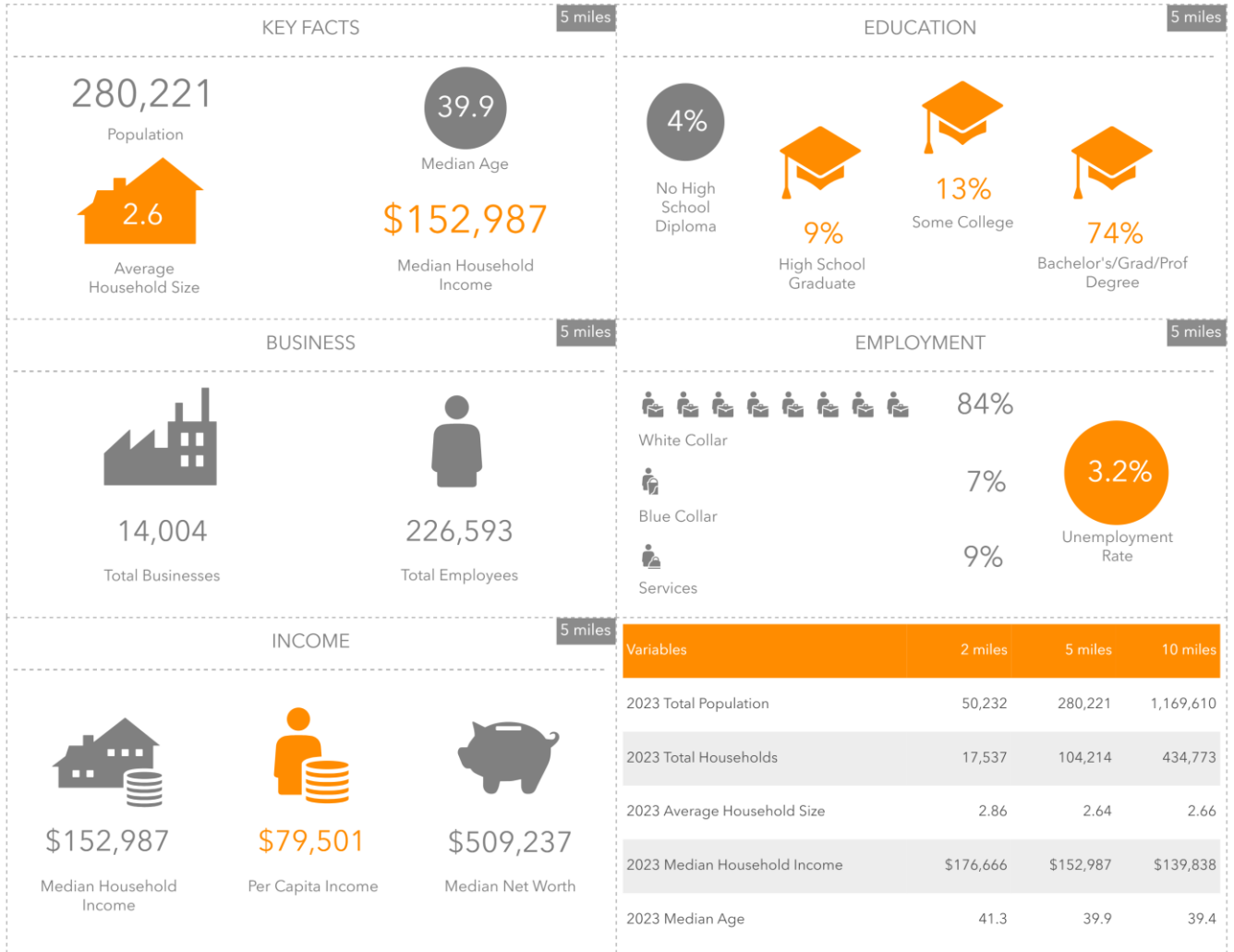
Initial Test Fit for  
**Daycare | 2nd Floor**  
SCALE: 1/16" = 1'-0"  
0 10 20 30 40 FT

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## 5 Mile Demographics



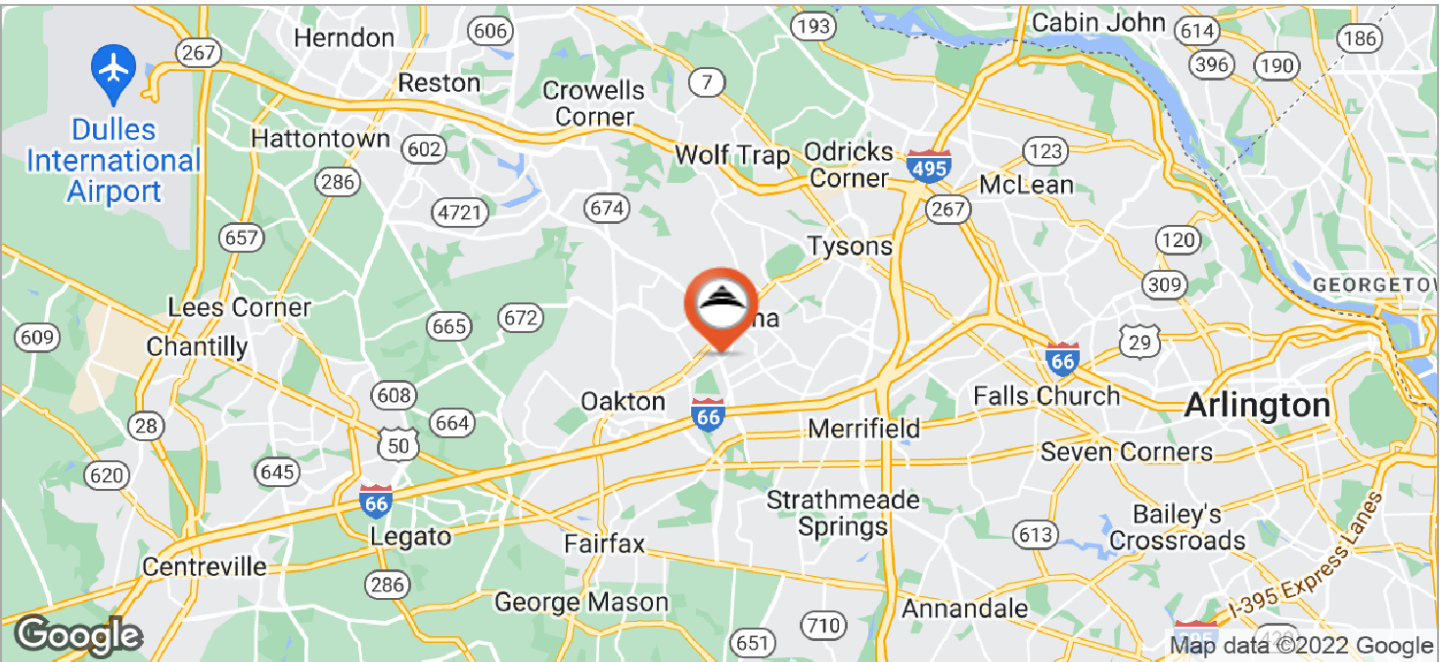
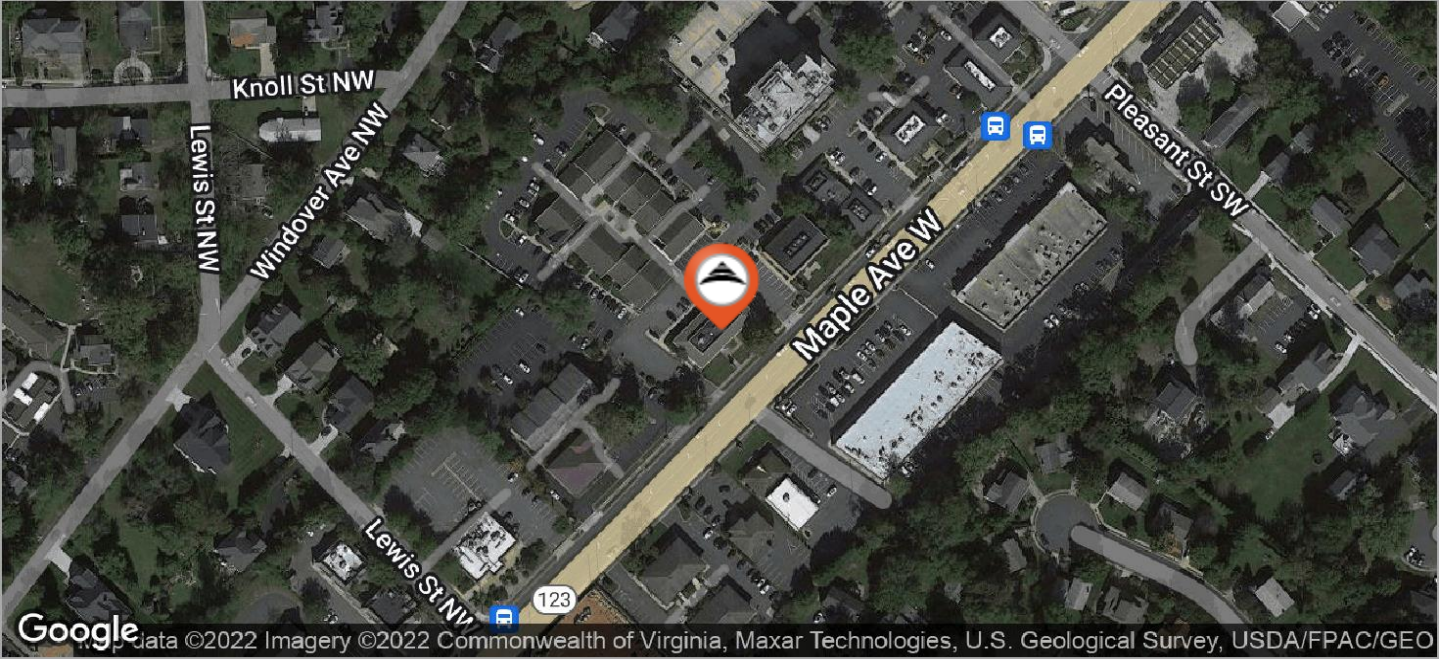
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Maps



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