

Retail / Office Space for Lease

2911 Hunter Mill Road | Oakton, VA

- **Rarely available space in the heart of the Oakton market at the front of the Giant-anchored Oakton Shopping Center**
- **Ideal for a variety of non-food uses**
- **Two suites available**
 - » **Suite 101: 1,741 sf**
 - » **Suite 102: 1,555 sf**
- **Great lease rates**
- **Owner/landlord will deliver vanilla shell**



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SVN
PROVIDENCE REALTY ADVISORS

Retail / Office Space for Lease

2911 Hunter Mill Road | Oakton, VA

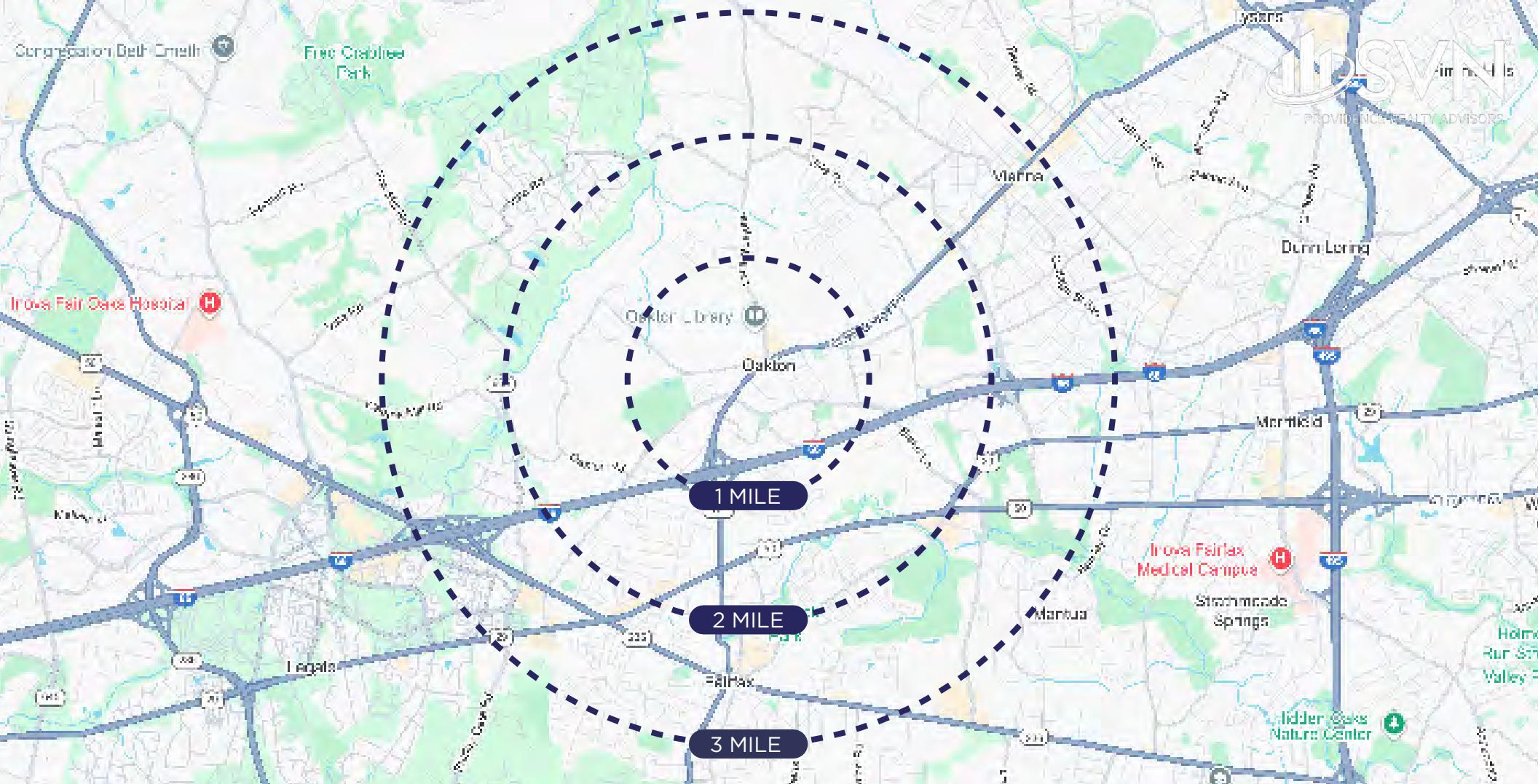


2911 Hunter Mill Rd in Vienna, VA, offers excellent ground floor retail or office space for lease at great rates. The landlord will deliver a vanilla shell.

Amenities of 2911 Hunter Mill Road include a location close to The Oakton Shopping Center, anchored by Giant and with many restaurants and retailers, along with access key routes, such as I-66 and Route 123. The location provides convenient

access to nearby dining and retail options, ideal for service retail.

The spaces are 1,741 and 1,555 sf respectively. Neither space is set up for any sort of vented food use. Non-vented food would be considered. The spaces are served by common restrooms in the lobby. HVAC is available during normal business hours and would need to be supplemented for after-hours use.



OAKTON, VA

DEMAND DRIVERS



12,457

Population
(1 Mile)



4,639

Households
in 2024



\$159.8K

Median Household
Income (1 Mile)



14,000

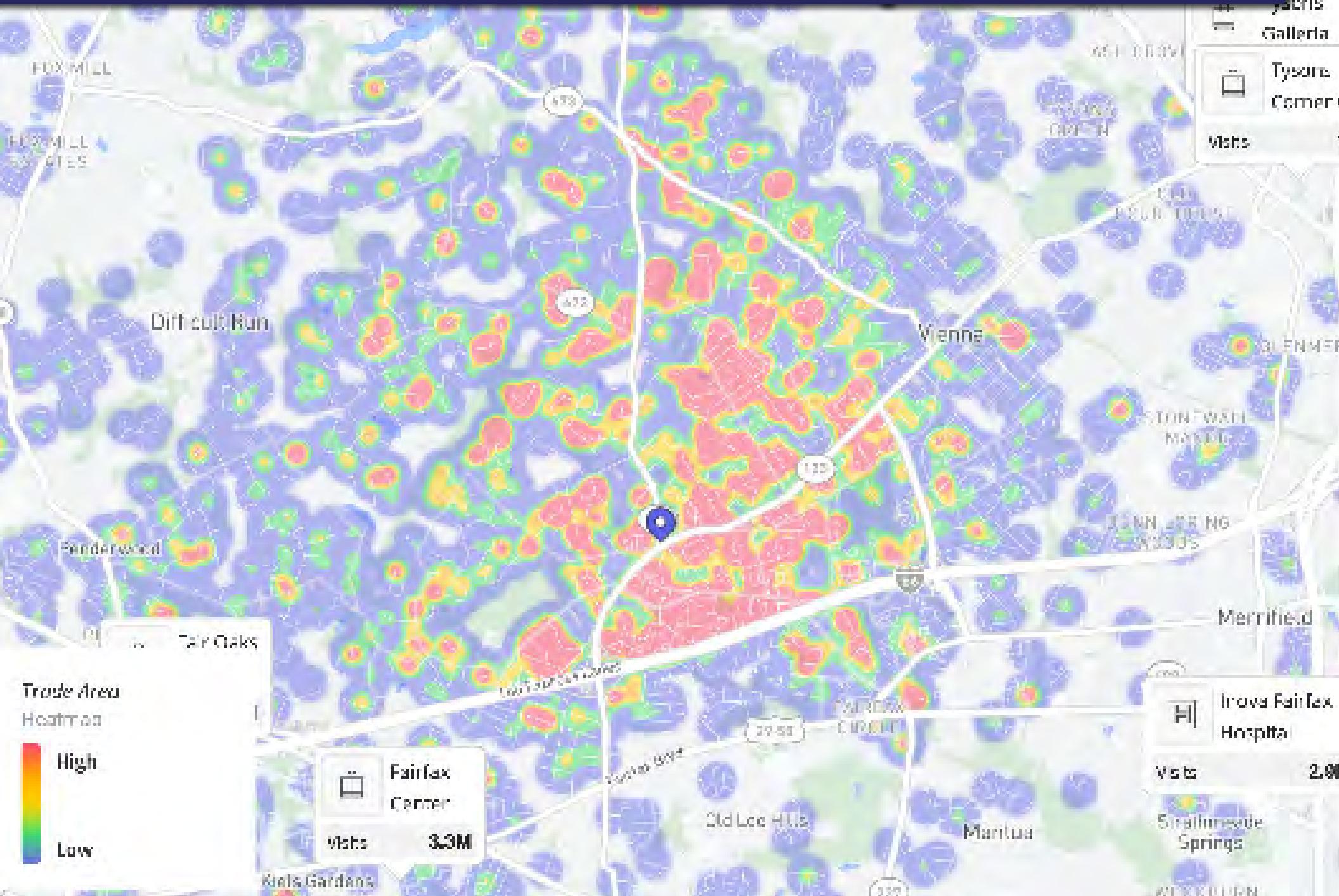
AADT (2023)
Hunter Mill Road

POPULATION	1 MILE	2 MILE	3 MILES
2024 Population	12,457	46,207	94,602
HOUSEHOLDS			
2024 Households	4,639	16,801	33,909
Median HH Income	\$159,896	\$149,750	\$158,371

Retail / Office Space for Lease

2911 Hunter Mill Road | Oakton, VA

Heat Map



Retail / Office Space for Lease

2911 Hunter Mill Road | Oakton, VA

Floor Plan - Suite 101



 Matterport Property Report

2911 Hunter Mill Road, Suite 101
1,741 Rentable SF

Sizes and dimensions are approximate, actual may vary

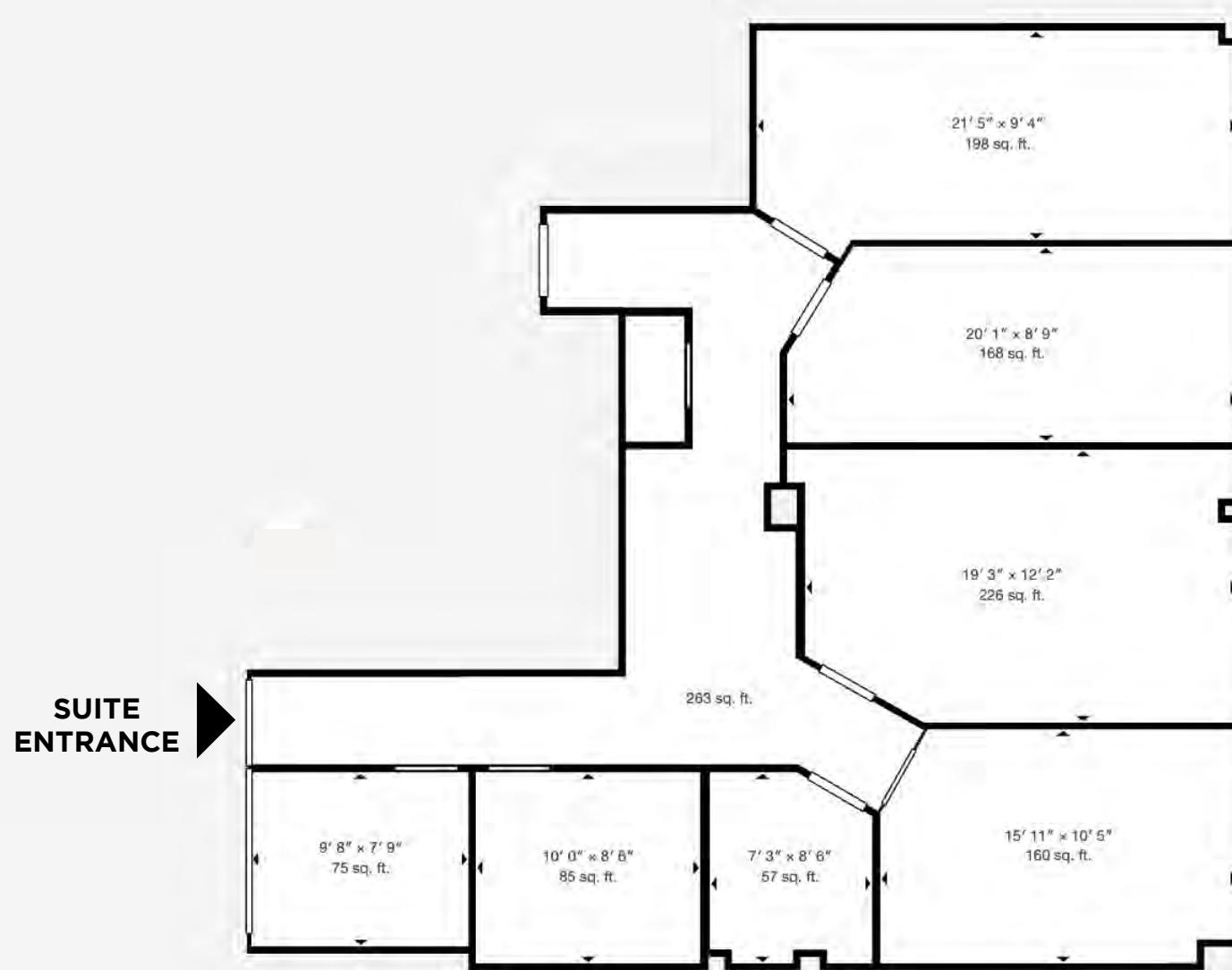
Visit 3D space on
 Matterport



Retail / Office Space for Lease

2911 Hunter Mill Road | Oakton, VA

Floor Plan - Suite 102



 Matterport Property Report:

2911 Hunter Mill Road, Suite 102
1,555 Rentable SF

Sizes and dimensions are approximate, actual may vary.

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 **Matterport**



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Retail Map



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Reach Out Today

**For more information,
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