

# 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

**Jeff Handler**  
[jeff.handler@svn.com](mailto:jeff.handler@svn.com)  
Direct: 703.969.3280

**Rob Seidel**  
[robert.seidel@svn.com](mailto:robert.seidel@svn.com)  
Direct: 703.946.4984

6842 Elm Street, Suite 106  
McLean, VA 22101  
(571) 526-1000  
[svnprovidence.com](http://svnprovidence.com)





# Retail / Office Space for Lease

2911 Hunter Mill Road | Oakton, VA



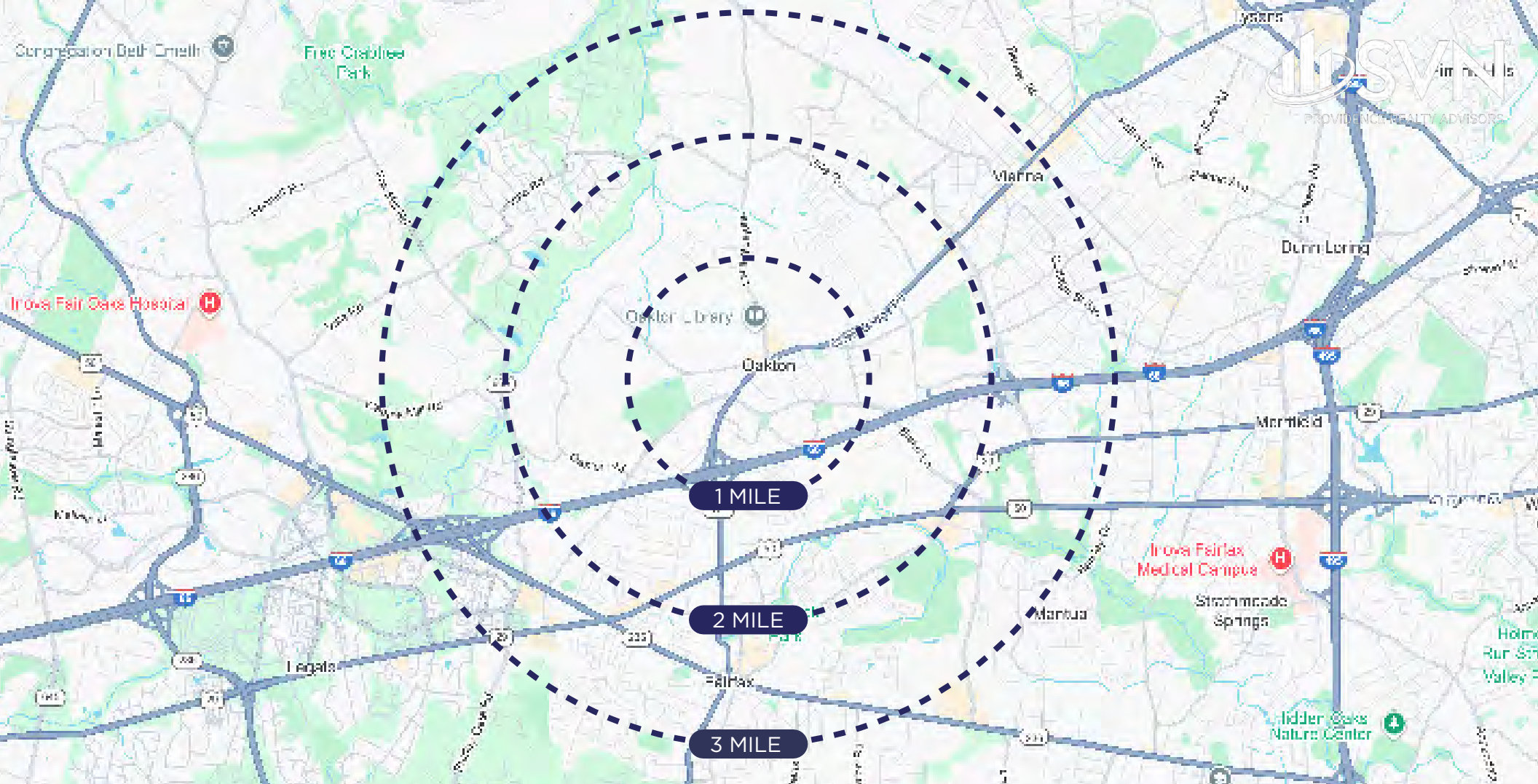
2911 Hunter Mill Rd in Vienna, VA, offers excellent ground floor retail or office space for lease at great rates. The landlord will deliver a vanilla shell.

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)



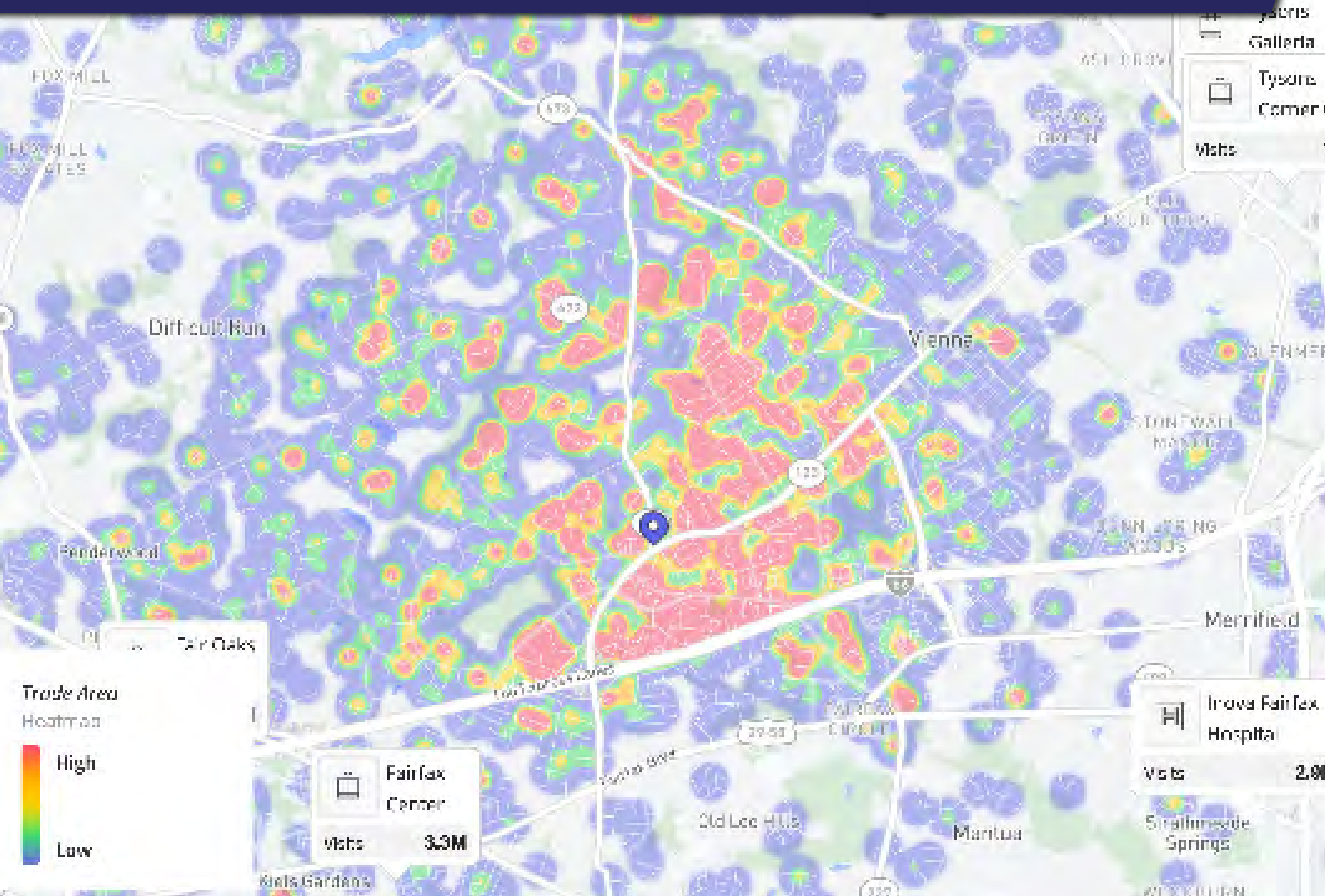
**14,000**

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

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.

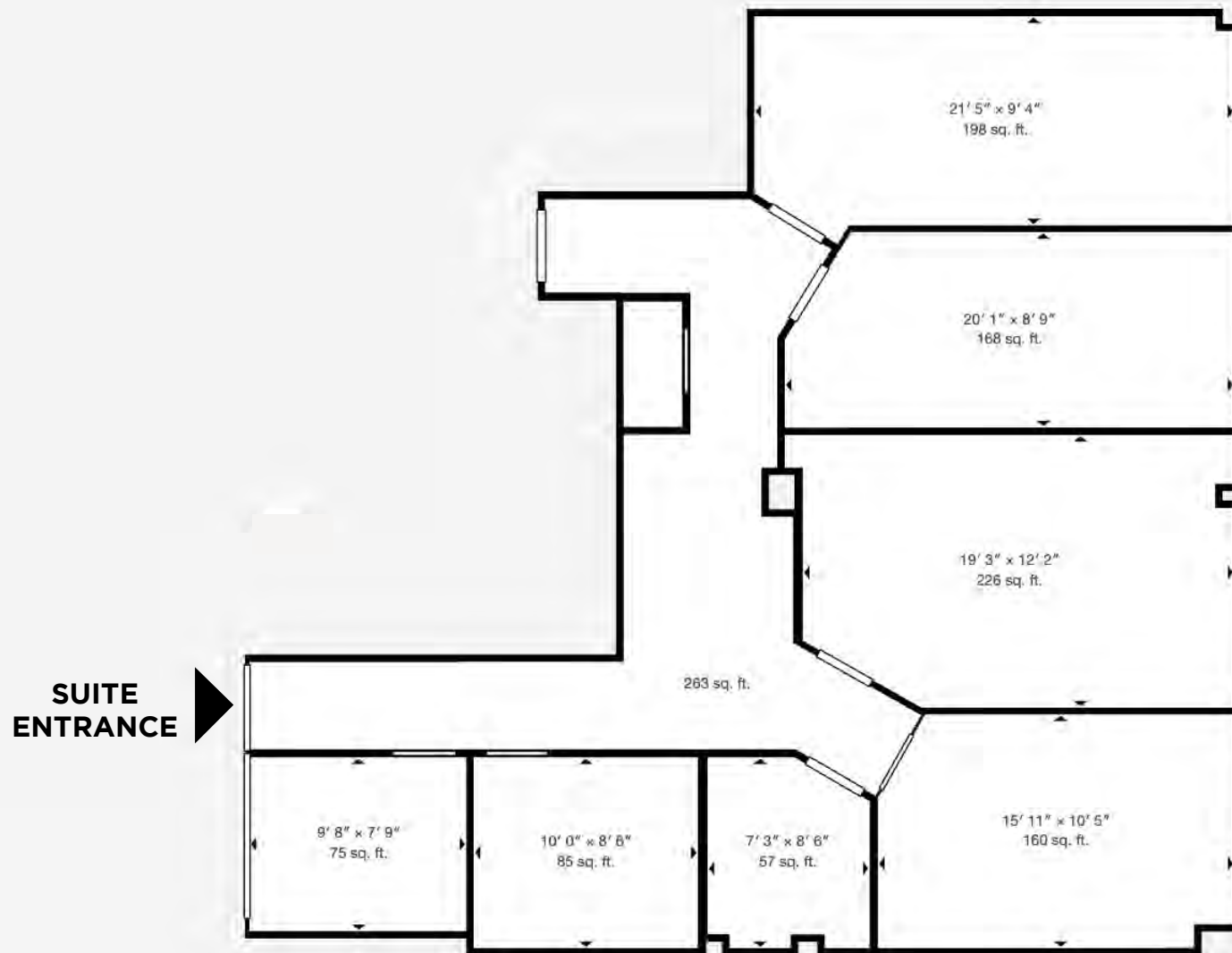
Visit 3D space on  
 **Matterport**



# 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**

Size and dimensions are approximate, actual may vary.

Visit 3D space on  
 **Matterport**



# Retail / Office Space for Lease

2911 Hunter Mill Road | Oakton, VA

Retail Map





# Retail / Office Space for Lease

2911 Hunter Mill Road | Oakton, VA

Reach Out Today

**For more information,  
contact:**

**Jeff Handler**

[jeff.handler@svn.com](mailto:jeff.handler@svn.com)

Direct: 703.969.3280

**Rob Seidel**

[robert.seidel@svn.com](mailto:robert.seidel@svn.com)

Direct: 703.946.4984

6842 Elm Street, Suite 106

McLean, VA 22101

(571) 526-1000

[svnprovidence.com](http://svnprovidence.com)

Information from sources deemed reliable but subject to change or withdrawal without notice