

# VIENNA SHOPPING CENTER

VIENNA, VA

2,488 - 6,005 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









# VIENNA SHOPPING CENTER

## VIENNA, VA

- | 72,812 SF neighborhood center with great visibility from Maple Avenue
- | Recent center-wide renovation completed to modernize shopping center
- | Benefit from strong daytime traffic and residential populations with great average household incomes
- | Well established, well located, thriving center in a high traffic trade area

### DEMOGRAPHICS 2024

|   | 1 MILE                           | 3 MILES   | 5 MILES   |
|---|----------------------------------|-----------|-----------|
|  POPULATION          | 12,366                           | 109,595   | 266,307   |
|  DAYTIME POPULATION | 15,404                           | 177,738   | 380,854   |
|  HOUSEHOLD INCOME  | \$200,720                        | \$177,420 | \$178,017 |
|  TRAFFIC COUNTS    | 30,000 on Maple Avenue/Route 123 |           |           |

### CO-TENANTS





# VIENNA SHOPPING CENTER VIENNA, VA

950 RESIDENTIAL UNITS

## LOUIS ARCHER ELEMENTARY SCHOOL

700 STUDENTS  
38 TEACHERS

## JAMES MADISON HIGH SCHOOL

2,075 STUDENTS  
140 TEACHERS

LERNOR  
ARROWOOD PARC

AMPHORA  
RESTAURANT | DINER DELUXE | BAKERY | CATERING

MAPLE AVENUE W 30,000 VPD

VIENNA  
ELEMENTARY SCHOOL





# SITE PLAN

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| Space | Sq. Ft | Tenant Name                  | Space | Sq. Ft | Tenant Name          | Space | Sq. Ft | Tenant Name                             |
|-------|--------|------------------------------|-------|--------|----------------------|-------|--------|---|
| 1     | 5,487  | The Mattress Firm            | 10B   | 4,018  | Panera Bread         | 18D   | 1,860  | Architectural Ceramics                  |
| 2     | 1,900  | Elements Therapeutic Massage | 11    | 2,998  | Foster's Grille      | 18E   | 2,488  | Available                               |
| 3     | 1,900  | Qamaria Coffee               | 12    | 1,000  | Cherry's Nail Salon  | 18F   | 5,186  | Inova Health Care Services              |
| 4     | 1,900  | Maru Korean Cuisine & Sushi  | 13    | 830    | TeaDM                | 19    | 2,440  | Restore Hyper Wellness +<br>Cryotherapy |
| 5     | 1,280  | Maruya Chicken               | 14    | 2,250  | Loyal Companion      | 20    | 1,520  | T-Mobile                                |
| 6     | 1,280  | Salon O'Tony                 | 15    | 1,690  | Don Pollo            | 21    | 1,520  | Pure Barre                              |
| 7     | 1,280  | Sport Clips                  | 16    | 2,700  | Connell's Valet      | 22    | 1,520  | Stemtree Education Center               |
| 8     | 6,005  | Available                    | 17    | 5,400  | Vienna Drug Center   | 23    | 1,520  | Subway                                  |
| 9     | 1,500  | Stretch Zone                 | 18A   | 2,702  | Seray                | 24    | 2,250  | Lotus Garden                            |
| 10    | 1,067  | Pure Green                   | 18B   | 2,700  | Mod Super Fast Pizza |       |        |   |
| 10A   | 907    | Ben & Jerry's                | 18C   | 2,200  | Taco Bamba           |       |        |   |



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**VIENNA SHOPPING CENTER | MAPLE AVENUE WEST, VIENNA, VA**

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