

# VIENNA SHOPPING CENTER

VIENNA, VA  
2,488 SF AVAILABLE







# 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

## AMPHORA

RESTAURANT | DINNER DELI | BAKERY | CATERING

SUNTRUST  
PIE GOURMET  
Princess Fairies  
cupcakes!  
BIRKENSTOCK  
the Italian Gourmet

LERNOR  
ARROWOOD PARC

MAPLE AVENUE W 30,000 VPD

SOCIAL BURGER  
UPS  
DQ  
Jersey Mike's  
DUNKIN' DONUTS  
VOCELLI PIZZA  
hair cuttery  
Manhattan BAGEL



## VIENNA SHOPPING CENTER

Tanera BREAD  
MOD  
TACO BAMBAs  
CAVA  
CHOPT  
pure barre

caboose BREWING CO.

Bay LOUNGE

Pet's Coffee & Tea

Sweet Leaf

WELLS FARGO

edible arrangements  
Starbucks  
palm beach tan

WHOLE FOODS

THE FRESH MARKET  
ELEVATION BURGER  
SHERWIN-WILLIAMS  
hair cuttery

plaka GRILL

RITE AID

VIENNA  
ELEMENTARY SCHOOL

Giant  
OUTBACK STEAKHOUSE  
Advance Auto Parts  
Michaels  
PNC BANK  
CVS pharmacy

Walgreens  
GameStop  
noodles company  
CHIPOTLE MEXICAN GRILL  
Starbucks  
JAMMIN JAVA  
PETCO

# 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 + 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	Pump Vienna	17	5,400	Vienna Rexall 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, VA





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**Susan Bourgeois | [sbourgeois@rappaportco.com](mailto:sbourgeois@rappaportco.com) | 571.382.1288**

**[rappaportco.com](http://rappaportco.com)**