

# VIENNA SHOPPING CENTER

VIENNA, VA  
2,488 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

## AMPHORA

RESTAURANT | DINNER DELI | BAKERY | CATERING

LERNOR  
ARROWOOD PARC

VIENNA  
ELEMENTARY SCHOOL

MAPLE AVENUE W 30,000 VPD



## VIENNA SHOPPING CENTER

- Social Burger
- UPS
- DQ
- Jerry Mott's Subs
- Dunkin' Donuts
- Vocelli Pizza
- hair cuttery
- Manhattan Bagel

- Tanera Bread
- MOD
- TACO BAMBAs
- CAVA
- CHOPT
- pure barre

- SUNTRUST
- PIE GOURMET
- Princess Fairies
- cupcakes!
- BIKENSTOCK
- the Italian Gourmet

- caboose BREWING CO.

- Bay LOUNGE

- Pet's Coffee & Tea

- Sweet Leaf

- WELLS FARGO

- WHOLE FOODS

- edible arrangements
- Starbucks
- palm beach tan

- plaka GRILL

- RITE AID

- THE FRESH MARKET
- ELEVATION BURGER
- SHERWIN-WILLIAMS
- hair cuttery

- 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
1	5,487	The Mattress Firm
2	1,900	Elements Therapeutic Massage
3	1,900	Qamaria Coffee
4	1,900	Maru Korean Cuisine & Sushi
5	1,280	Maruya Chicken
6	1,280	Salon O'Tony
7	1,280	Sport Clips
8	6,005	Pump Vienna
9	1,500	Stretch Zone
10	1,067	Pure Green
10A	907	Ben & Jerry's

Space	Sq. Ft	Tenant Name
10B	4,018	Panera Bread
11	2,998	Foster's Grille
12	1,000	Cherry's Nail Salon
13	830	TeaDM
14	2,250	Loyal Companion
15	1,690	Don Pollo
16	2,700	Connell's Valet
17	5,400	Vienna Rexall Drug Center
18A	2,702	Seray
18B	2,700	Mod Super Fast Pizza
18C	2,200	Taco Bamba

Space	Sq. Ft	Tenant Name
18D	1,860	Architectural Ceramics
18E	2,488	Available
18F	5,186	Inova Health Care Services
19	2,440	Restore Hyper Wellness + Cryotherapy
20	1,520	T-Mobile
21	1,520	Pure Barre
22	1,520	Stemtree Education Center
23	1,520	Subway
24	2,250	Lotus Garden

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