

VIENNA SHOPPING CENTER

VIENNA, VA
1,280 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	15,879	111,961	270,530
 DAYTIME POPULATION	9,731	102,355	210,317
 HOUSEHOLD INCOME	\$181,891	\$157,876	\$156,599
 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

WHOLE FOODS

edible arrangements
Starbucks
palm beach tan

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

VIENNA SHOPPING CENTER | VIENNA, VA

1,280 SF AVAILABLE



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	Electric Bull
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	Available	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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