

VIENNA SHOPPING CENTER

VIENNA, VA

1,280 - 2,700 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



VIENNA SHOPPING CENTER

VIENNA, VA

- | 72,812 SF neighborhood center with great visibility from Maple Avenue
- | Benefits 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 2025

	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



MATTRESSFIRM



Inova



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 | DINER DELUXE | BAKERY | CATERING

LERNOR
ARROWOOD PARC

MAPLE AVENUE W 30,000 VPD

VIENNA
ELEMENTARY SCHOOL



SITE PLAN

VIENNA SHOPPING CENTER | VIENNA, VA

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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	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	1,221	Stretch Zone	18A	2,702	Seray	24	2,250	Lotus Garden
10	1,067	Pure Green	18B	2,700	Available			
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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