

VIENNA MARKET

VIENNA, VA

740-8,394 DEMISABLE SF AT 245 MAPLE AVENUE W

RAPPAPORT
CULTIVATING PLACES







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- | 740-8,394 SF demisable retail opportunities in the heart of Vienna
- | Ideal for restaurant and retail with the option for venting and patio seating
- | Perfectly positioned along the main roadway through the town of Vienna with high visibility and ample parking spaces
- | 34 parking spots and street parking on side streets

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	11,818	103,923	266,725
 DAYTIME POPULATION	15,718	171,459	382,847
 HOUSEHOLD INCOME	\$187,271	\$171,983	\$168,374
 TRAFFIC COUNTS	30,000 on Maple Ave W		

AREA RETAILERS



VIENNA MARKET
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JAMES MADISON HIGH SCHOOL
2,203 Students

VIENNA MARKET

MAPLE AVE W 30,000 VPD

NUTLEY ST SW

LAVERGNE RD NW

COURTHOUSE RD SW

BEULAH RD

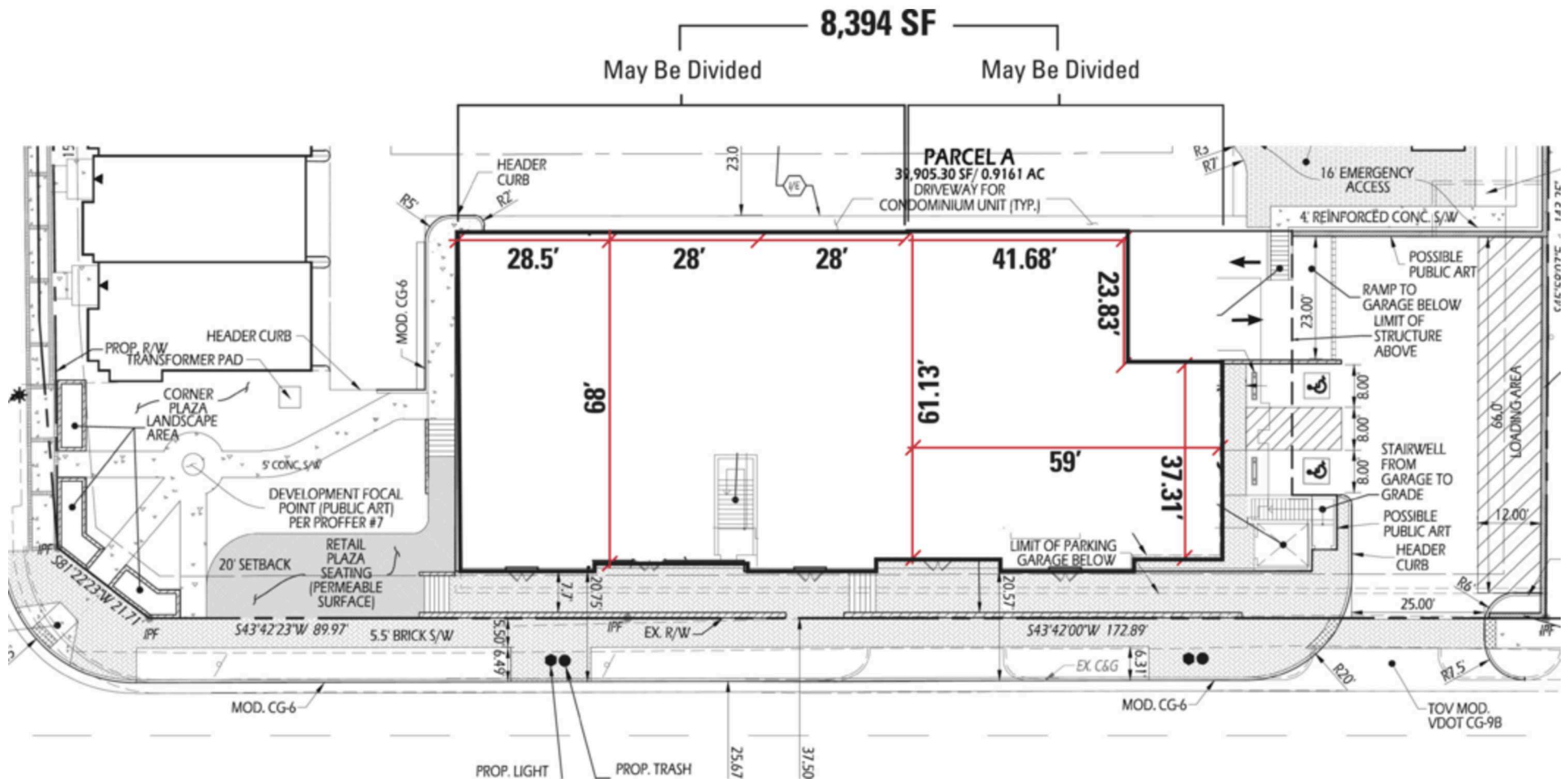
MAPLE AVE E

FLINT HILL RD



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