



309 Maple Avenue West
Vienna, VA

10,000 SF Available



Vienna

Virginia

- 10,000 SF commercial building featuring 5,000 SF on each floor.
- Flexible first-floor space with 5,000 SF that can be divided into smaller suite sizes to meet tenant requirements.
- Prime Maple Avenue (Route 123) frontage with exposure to more than 30,000 vehicles daily.
- 33 exclusive surface parking spaces, as well as a dedicated pylon sign
- Situated in the heart of thriving Vienna, Virginia, with a daytime population of 248,500 and average household income of \$222,668 in the surrounding area.



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	13,224	109,053	286,177
Daytime Population	7,834	74,403	248,500
Household Income	\$296,639	\$230,234	\$222,668
Traffic Counts	30,500 on Maple Avenue West		

Area Retailers





309 Maple Ave W

JAMES MADISON
MIDDLE SCHOOL

VIENNA
ELEMENTARY SCHOOL

Vienna Shopping Center

MATTRESSFIRM
Panera
pure barre
Inova
TACO BAMBAs
SUBWAY

The Maple Room
myeyeDr.
Wawa

F45
DQ
Manhattan BAGEL
UNITED STATES POSTAL SERVICE
STRETCHLAB
SOCIAL BURGER

CARNEGIE
DINER & CAFE
McDonald's
Chick-fil-A
Flagship CARWASH

Toastique
GOURMET TOAST
& JUICE BAR

nothing
bundt
CAKES

BANK OF AMERICA

jiffy lube

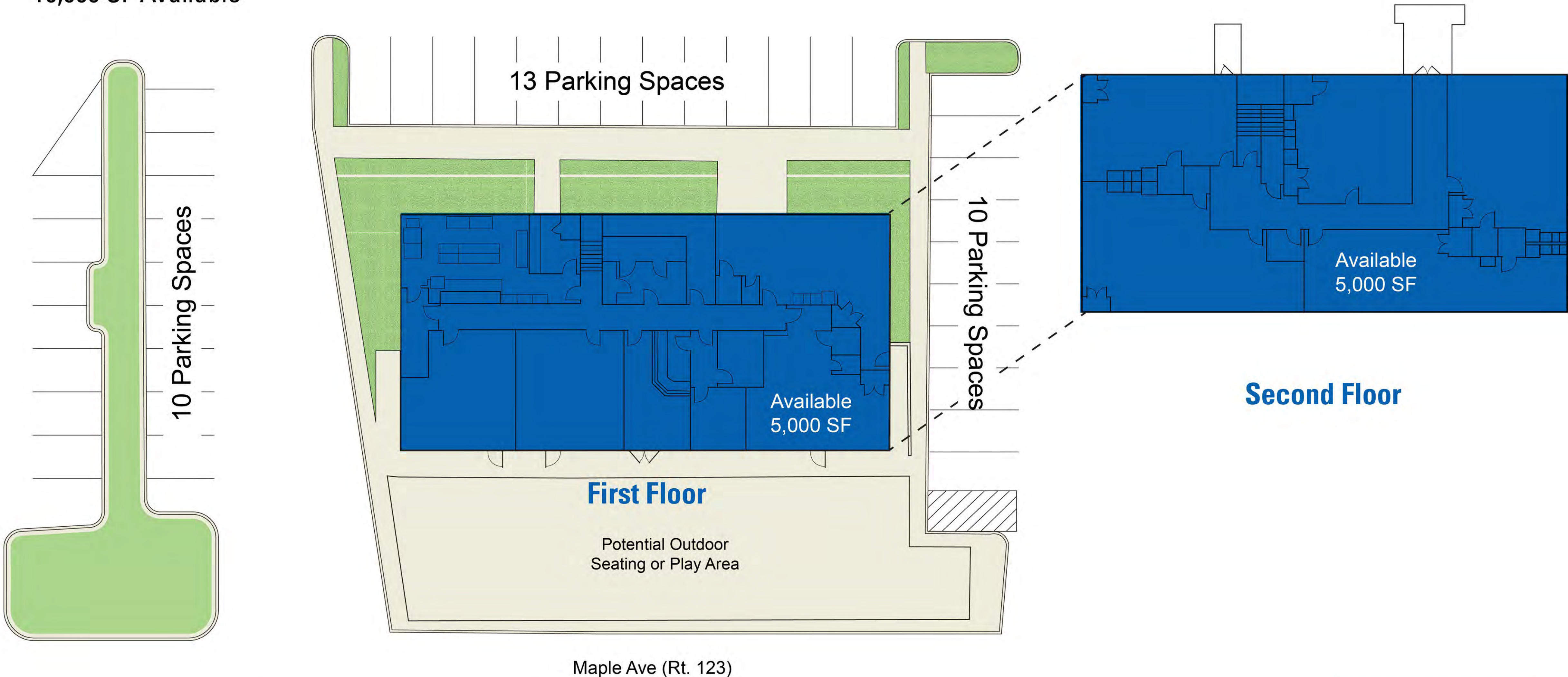
CHIPOTLE
MEXICAN GRILL
crumbl
cookies
CALL YOUR
MOTHER
Walgreens

WHOLE
FOODS
MARKET



Site Plan

10,000 SF Available



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