

# 314 W MAPLE AVENUE

314 W Maple Ave, Vienna, VA 22180  
Fairfax County



SUBLEASED BY:

**klnb**

JOIN



TROUSSEAU

## RETAIL FOR SUBLEASE

- 1,500 SF retail space on prominent West Maple Avenue in Vienna.
- Strong storefront identity with excellent visibility and signage presence.
- Former Dunkin location with existing retail infrastructure.
- Prime Main Street setting supported by steady traffic and dense surrounding neighborhoods.

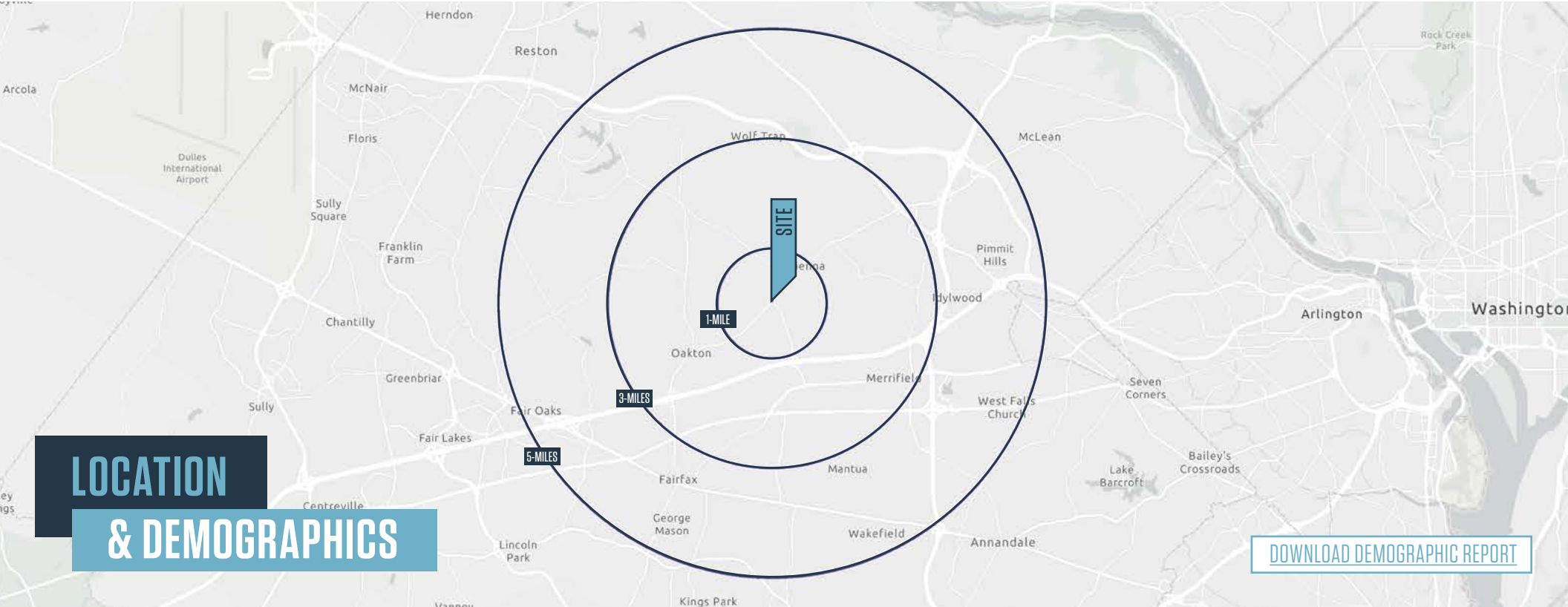
| Lease Expires           | Rent        | CAM        | Insurance  | Taxes      | Notes                      |
|-------------------------|-------------|------------|------------|------------|----------------------------|
| 6/30/30<br>w/no options | \$52.97 PSF | \$5.97 PSF | \$0.28 PSF | \$6.40 PSF | Will be avail<br>June 2026 |

Josh Weiner  
jweiner@klnb.com  
703-268-2715

8065 Leesburg Pike, Suite 700, Tysons, VA 22182  
klnb.com

# 314 W MAPLE AVENUE

314 W Maple Ave, Vienna, VA 22180  
Fairfax County



## LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2024

|                |            |
|----------------|------------|
| Maple Avenue W | 30,261 ADT |
|----------------|------------|

|  | 1-MILE                       | 3-MILES | 5-MILES |  |                                       |                        |
|--|------------------------------|---------|---------|--|---------------------------------------|------------------------|
|  | Population<br>12,394         | 110,832 | 286,346 |  | Households<br>4,289                   | 42,210<br>107,366      |
|  | Daytime Population<br>14,610 | 183,809 | 392,320 |  | Average Household Income<br>\$291,128 | \$231,387<br>\$220,091 |

# 314 W MAPLE AVENUE

314 W Maple Ave, Vienna, VA 22180  
Fairfax County

## MARKET AERIAL



Vienna  
Fairfax County | Virginia

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

Josh Weiner  
jweiner@klnb.com  
703-268-2715

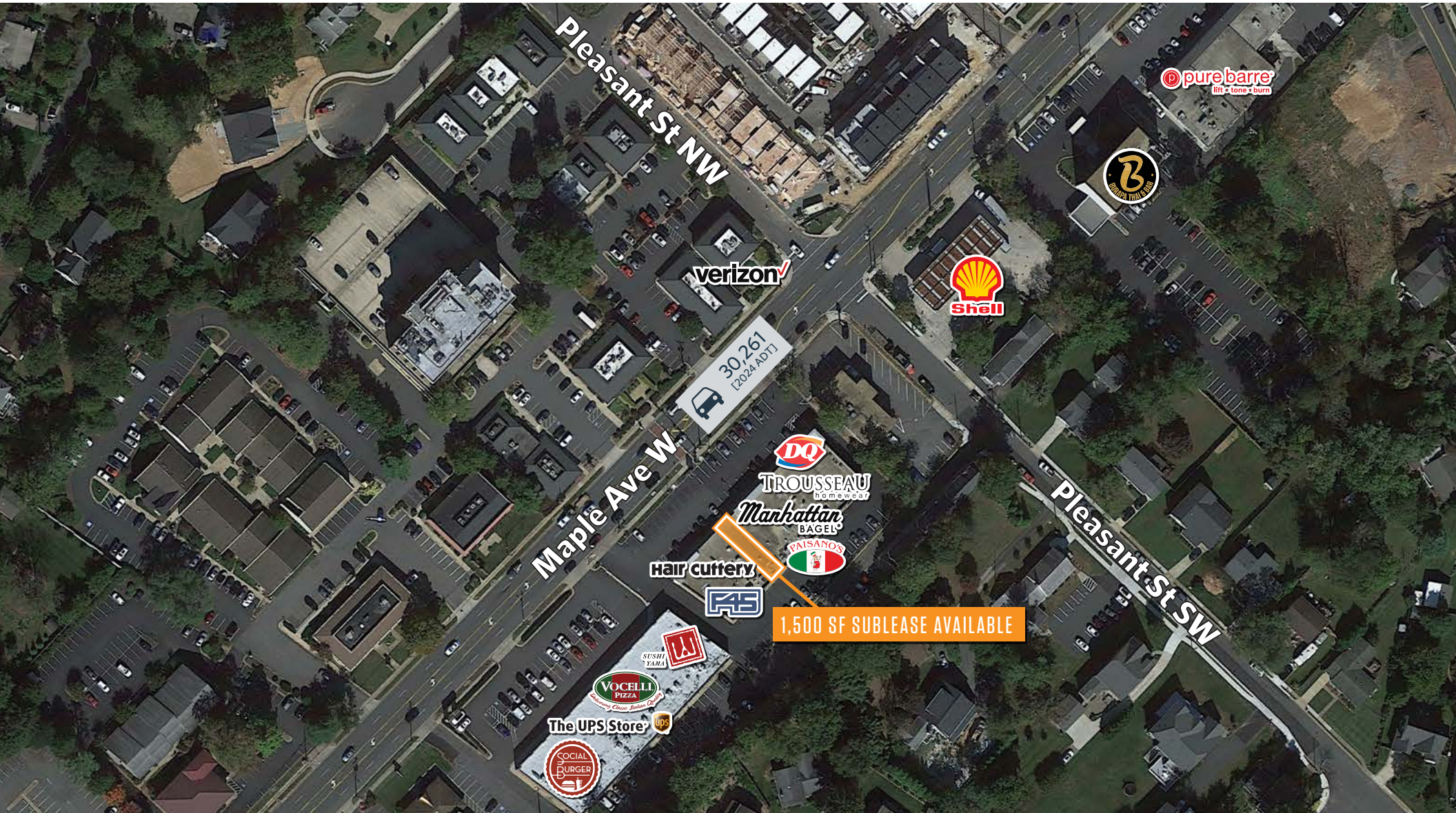
8065 Leesburg Pike, Suite 7005  
Tysons, VA 22182  
klnb.com



# 314 W MAPLE AVENUE

314 W Maple Ave, Vienna, VA 22180  
Fairfax County

CLOSE-UP AERIAL



Josh Weiner  
jweiner@klnb.com  
703-268-2715

8065 Leesburg Pike, Suite 7005  
Tysons, VA 22182  
klnb.com



# 314 W MAPLE AVENUE

314 W Maple Ave, Vienna, VA 22180  
Fairfax County

SITE PLAN



# 314 W MAPLE AVENUE

314 W Maple Ave, Vienna, VA 22180

Fairfax County

[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

**Josh Weiner**  
jweiner@klnb.com  
703-268-2715



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

8065 Leesburg Pike, Suite 7005  
Tysons, VA 22182  
klnb.com

