

PARACLETE

retail real estate advisors

AVAILABLE NOW

2nd Gen
Restaurant
1,500sf



VIENNA PLAZA

304 Maple Avenue | Vienna, VA

DANIEL PATRIZIO | 410.905.5364 | dan@paracletereadty.com

PROPERTY HIGHLIGHTS



RESTAURANT FOR LEASE

PROPERTY OVERVIEW

- Approximately 15,780sf neighborhood retail center situated on Maple Avenue
- Located in the heart of Vienna, VA benefiting from convenient access to I-66 via Nutley Avenue

LOCAL TRAFFIC

Maple Avenue	33,000APD
Nutley Avenue	29,000APD
I-66	149,758APD

CO-TENANCY

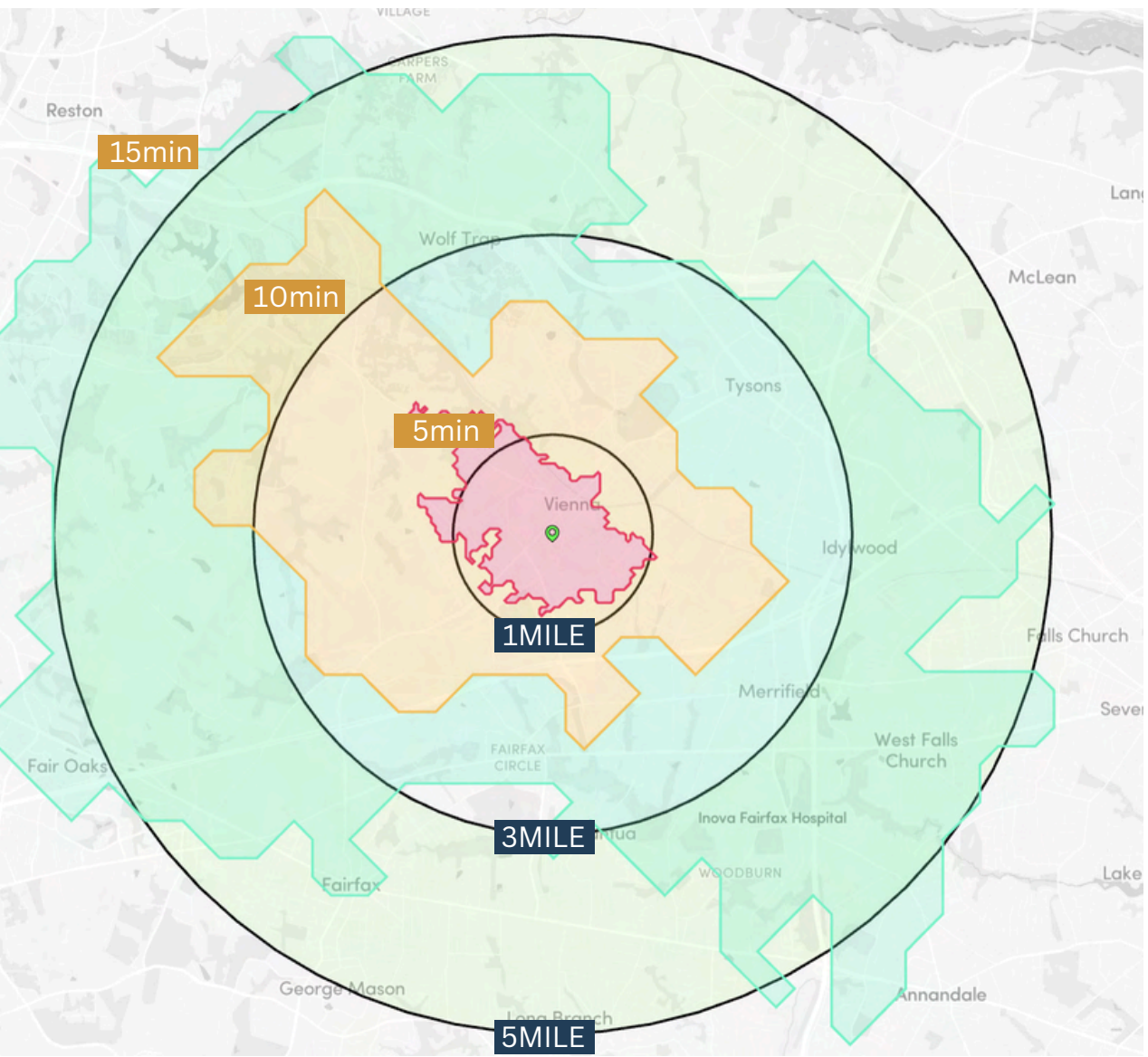


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DEMOGRAPHICS



BY RADIUS		
1mile	3miles	5miles
POPULATION		
12,961	113,272	294,884
WORKDAY POP		
12,026	187,403	416,102
HOUSEHOLDS		
4,361	43,059	110,083
AVG HOUSEHOLD INCOME		
\$276.9k	\$230.2k	\$218.3k

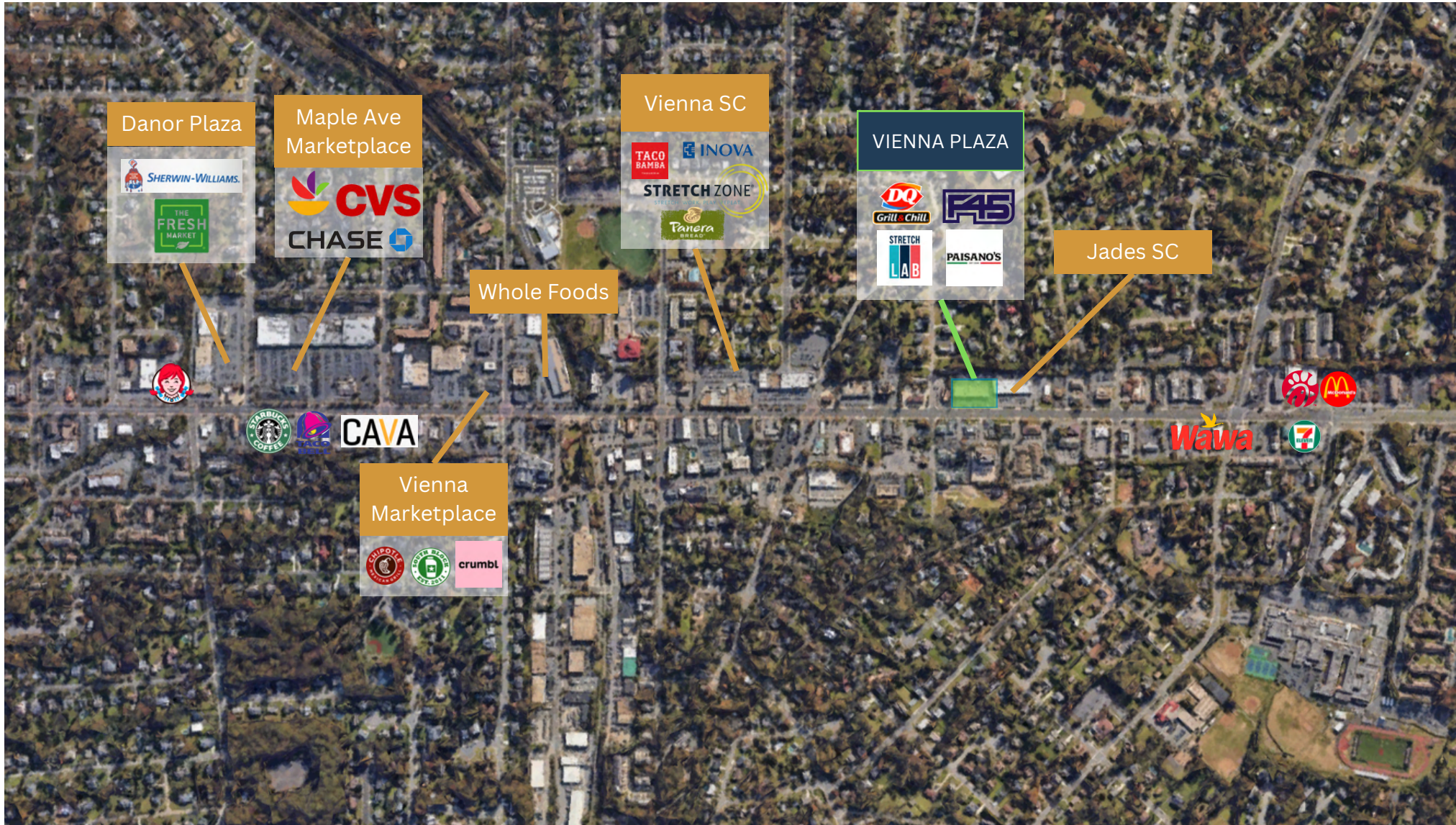
BY DRIVE TIME		
5min	10min	15min
POPULATION		
10,208	52,469	294,884
WORKDAY POP		
8,863	51,007	416,102
HOUSEHOLDS		
3,428	18,169	110,083
AVG HOUSEHOLD INCOME		
\$278.7k	\$267.0k	\$204.4k

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MARKET AERIAL

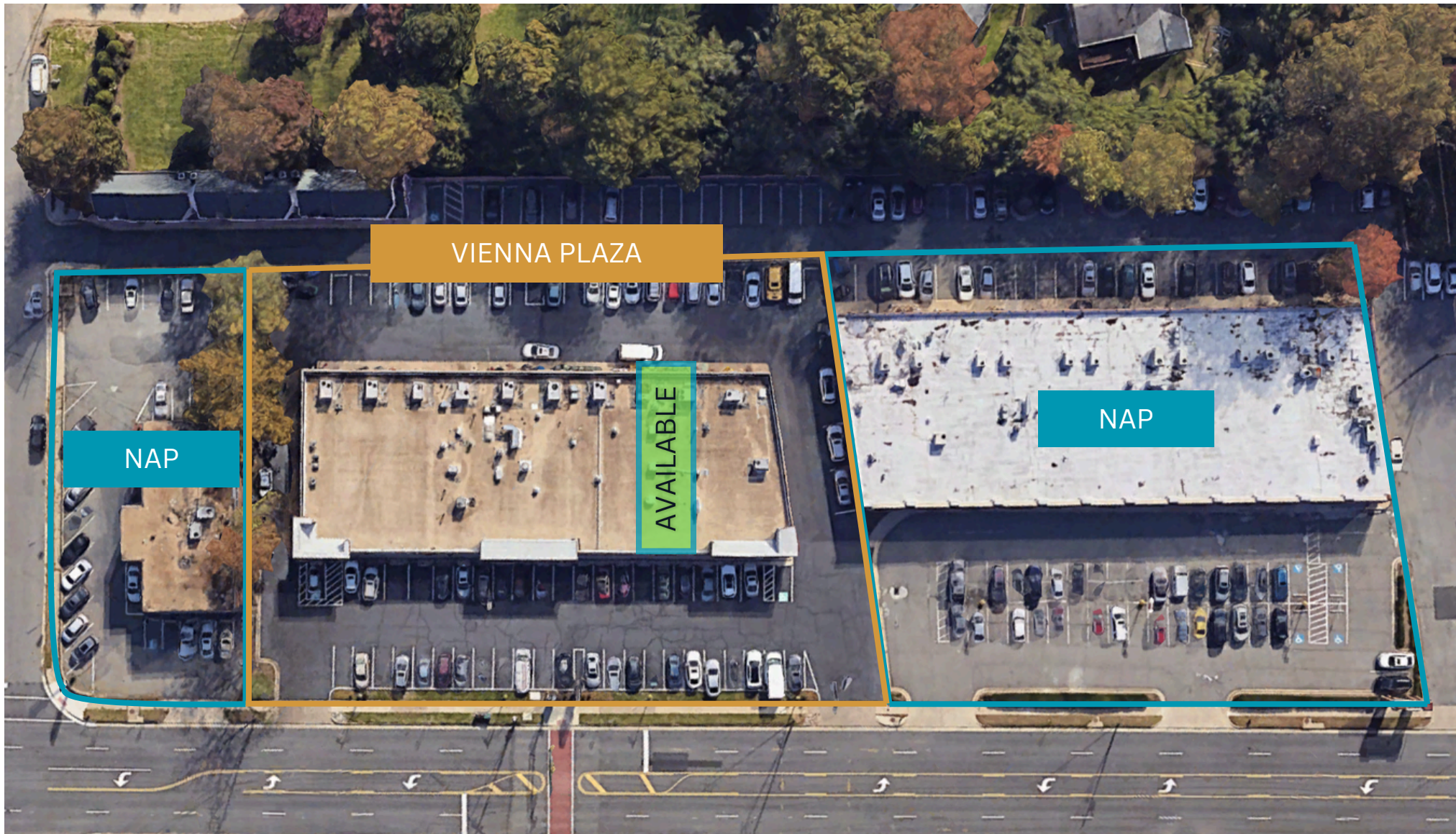


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PROPERTY AERIAL



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SITE PLAN & TENANTS



TENANT ROSTER

DAIRY QUEEN	1,500sf
TROUSEAU	3,000sf
MANHATTAN BAGEL	1,500sf
PAISANO'S PIZZA	1,500sf
DUNKIN'	1,500sf
HAIR CUTTERY	1,500sf
STRETCHLAB	1,500sf
AVAILABLE	1,500sf
F45	2,274sf

AVAILABLE SPACE

1,500sf | 2nd Gen Restaurant



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