

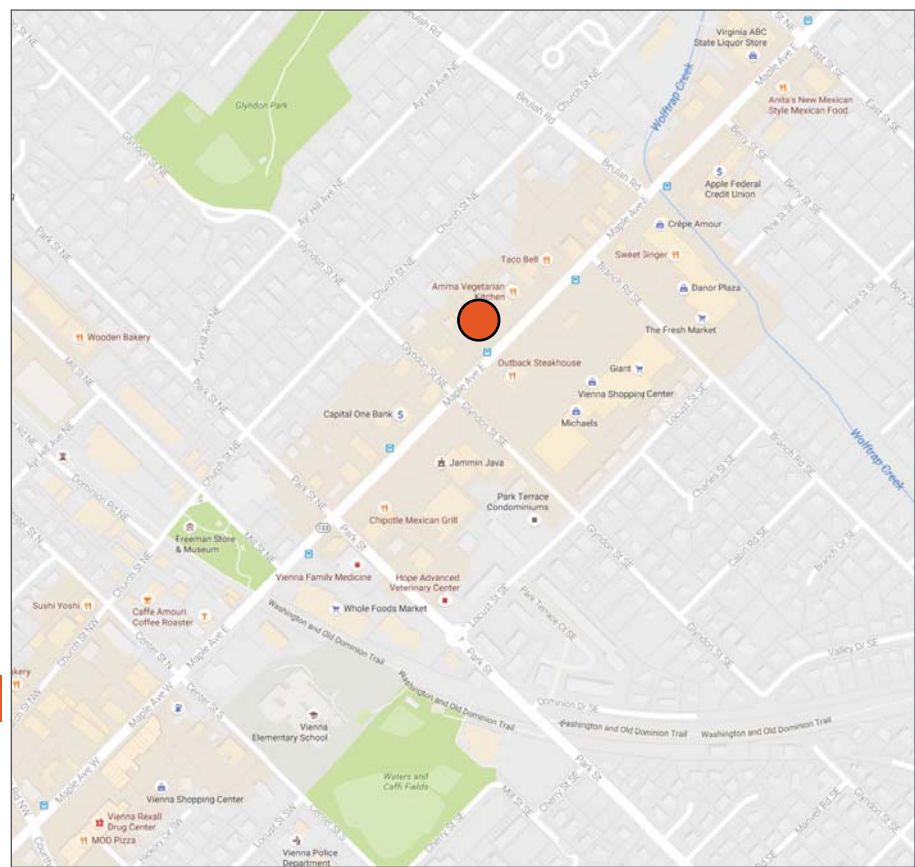
**NEW LISTING**



**RENOVATION PLANNED - CONCEPT RENDERING**

### PROPERTY FEATURES:

- UP TO 4,400 SF RETAIL BUILDING FOR LEASE
- Building can be for single user or subdivided into two spaces
- Rarely available free-standing building in the heart of Vienna
- Prominent visibility to 34,000 cars per day on Maple Avenue
- Site is well positioned directly across from the Giant Shopping Center
- Zoned C1-A
- 18 surface parking spaces



	Population	Avg HH Income
One Mile	10,900	\$169,212
Three Miles	116,310	\$146,741
Five Miles	262,680	\$148,807

