

*FOR SALE*



# 344-348 Maple Avenue East

344 Maple Avenue East  
Vienna, VA 22180



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Section 1

# Property Information





# Property Summary

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## PROPERTY HIGHLIGHTS

- Rare opportunity to own a flagship commercial location in the heart of Vienna
- Two freestanding commercial buildings totaling approximately 8,000 SF GBA
- 26 on-site parking spaces
- Prominent Maple Avenue East frontage with strong daily traffic exposure
- Front retail presence with flexible rear commercial and office space
- In-place income while a buyer plans future occupancy
- Future owner-user, investor-user, or repositioning opportunity
- Cooperative tenant relationship with potential for lease restructuring or a negotiated buyout
- Asking price of \$5,400,000, or approximately \$675/SF based on 8,000 SF GBA

## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$5,400,000 |
| Lot Size:      | 0.44 Acres  |
| Building Size: | 8,000 SF    |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 3,263     | 46,460    | 101,889   |
| Total Population  | 9,758     | 115,993   | 267,185   |
| Average HH Income | \$279,573 | \$210,704 | \$214,120 |

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# Property Description

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## PROPERTY DESCRIPTION

Rare opportunity to own a flagship commercial location along Maple Avenue East in the heart of Vienna. The property includes two freestanding buildings totaling approximately 8,000 SF of gross building area, with prominent retail presence along Maple Avenue, flexible commercial and office space in the rear, and 26 on-site parking spaces.

For an owner-user, this offering provides something increasingly difficult to find in Vienna: the ability to stop leasing and secure long-term control of a highly visible business location along the Town's primary commercial corridor. Maple Avenue carries approximately 31,000 to 34,000 vehicles per day and continues to benefit from new investment, redevelopment, and added residential and commercial activity.

The property is currently occupied through January 10, 2028, providing cash flow while a purchaser plans for future occupancy, lease restructuring, re-leasing, or repositioning. The owner reports that the tenant has expressed openness to discussing either a market-rate renewal or a mutually acceptable buyout or early-termination arrangement.

This is not simply an opportunity to acquire income-producing real estate. It is an opportunity to own and control a scarce Maple Avenue asset, establish a lasting Vienna presence, and create a flagship location for an owner-user, local operator, investor-user, or strategic buyer.

## LOCATION DESCRIPTION

Located directly on highly coveted Maple Avenue East in the heart of Vienna, the property consists of two freestanding commercial buildings totaling approximately 8,000 SF of gross building area. The front building provides prominent retail visibility along Maple Avenue, while the rear building offers flexible office, service, or owner-user space. The property includes 26 on-site parking spaces and exposure to approximately 30,000 to 40,000 vehicles per day, creating exceptional visibility and customer access.

The site is positioned across from established retail and is surrounded by restaurants, professional services, residential neighborhoods, and ongoing redevelopment and mixed-use investment along the Maple Avenue corridor. This combination of traffic, parking, two-building flexibility, and long-term location control creates a rare owner-user, investor-user, or repositioning opportunity in one of Vienna's most supply-constrained commercial

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- Rare opportunity to own a flagship commercial location in the heart of Vienna
- Two freestanding commercial buildings totaling approximately 8,000 SF GBA
- 26 on-site parking spaces
- Prominent Maple Avenue East frontage with strong daily traffic exposure
- Front retail presence with flexible rear commercial and office space
- In-place income while a buyer plans future occupancy
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- Cooperative tenant relationship with potential for lease restructuring or a negotiated buyout
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# Additional Photos

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Section 2

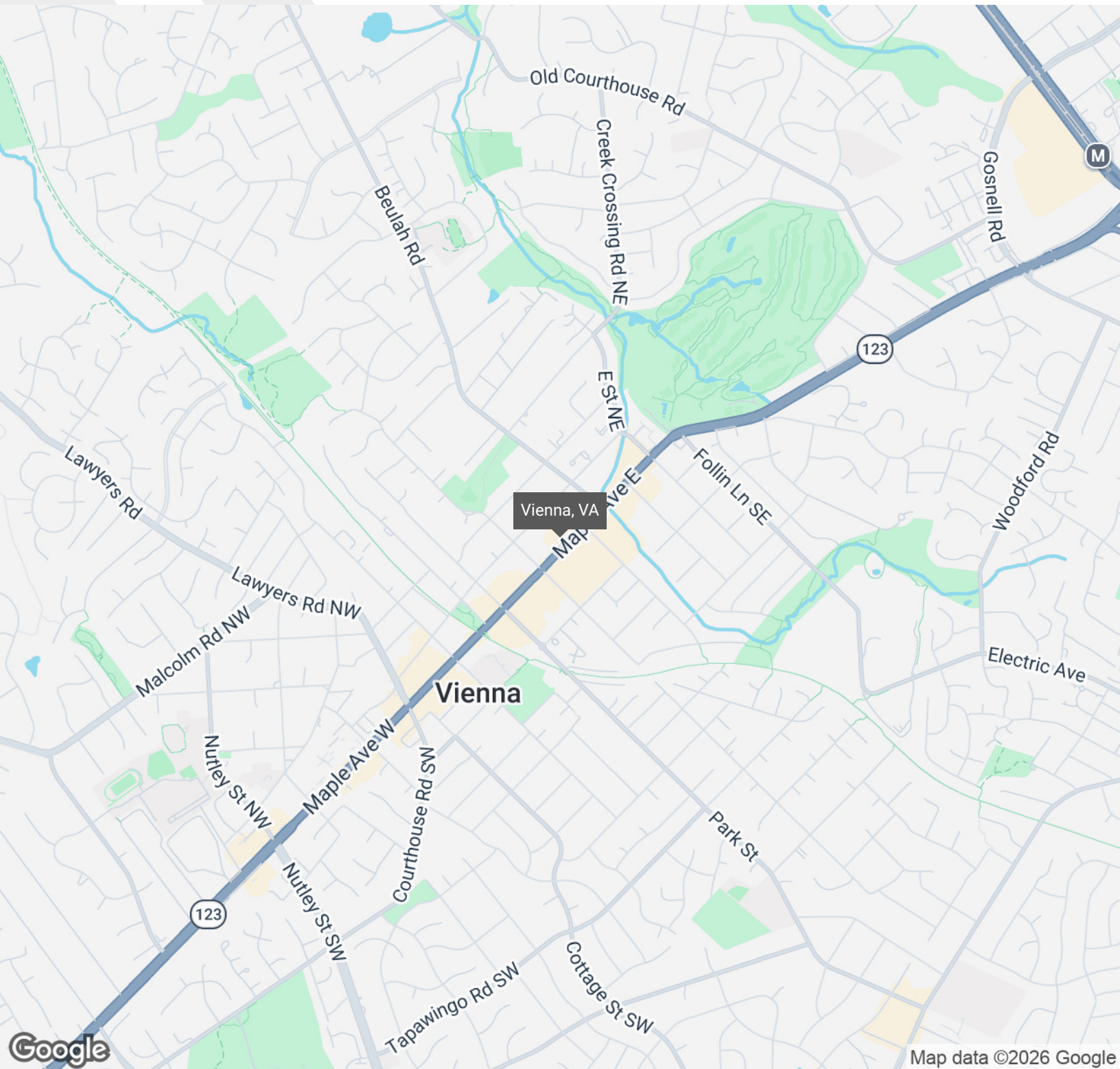
# Location Information





# Regional Map

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# Maple Avenue Retail & Development Overview



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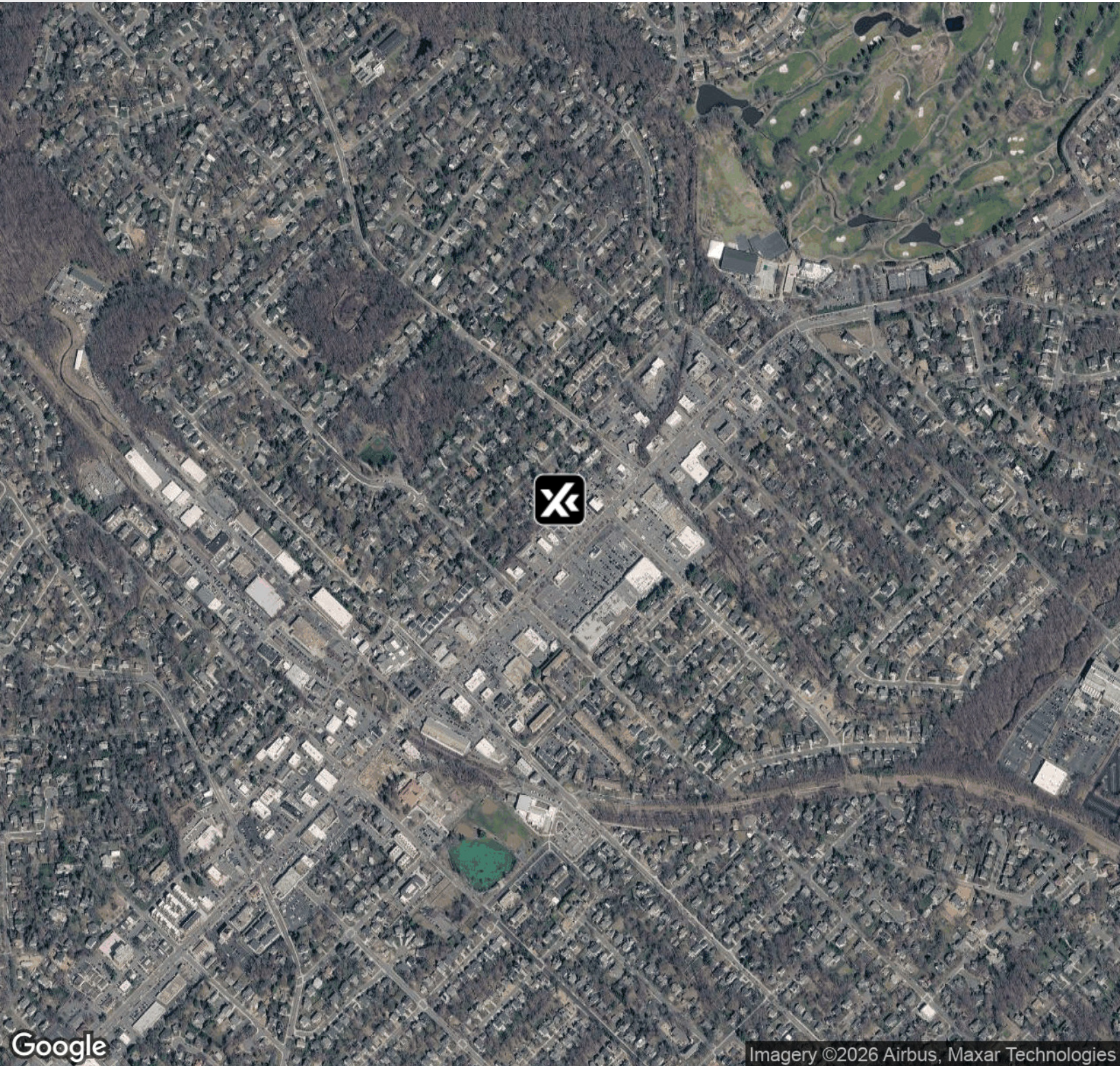


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# Aerial Map

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Section 3

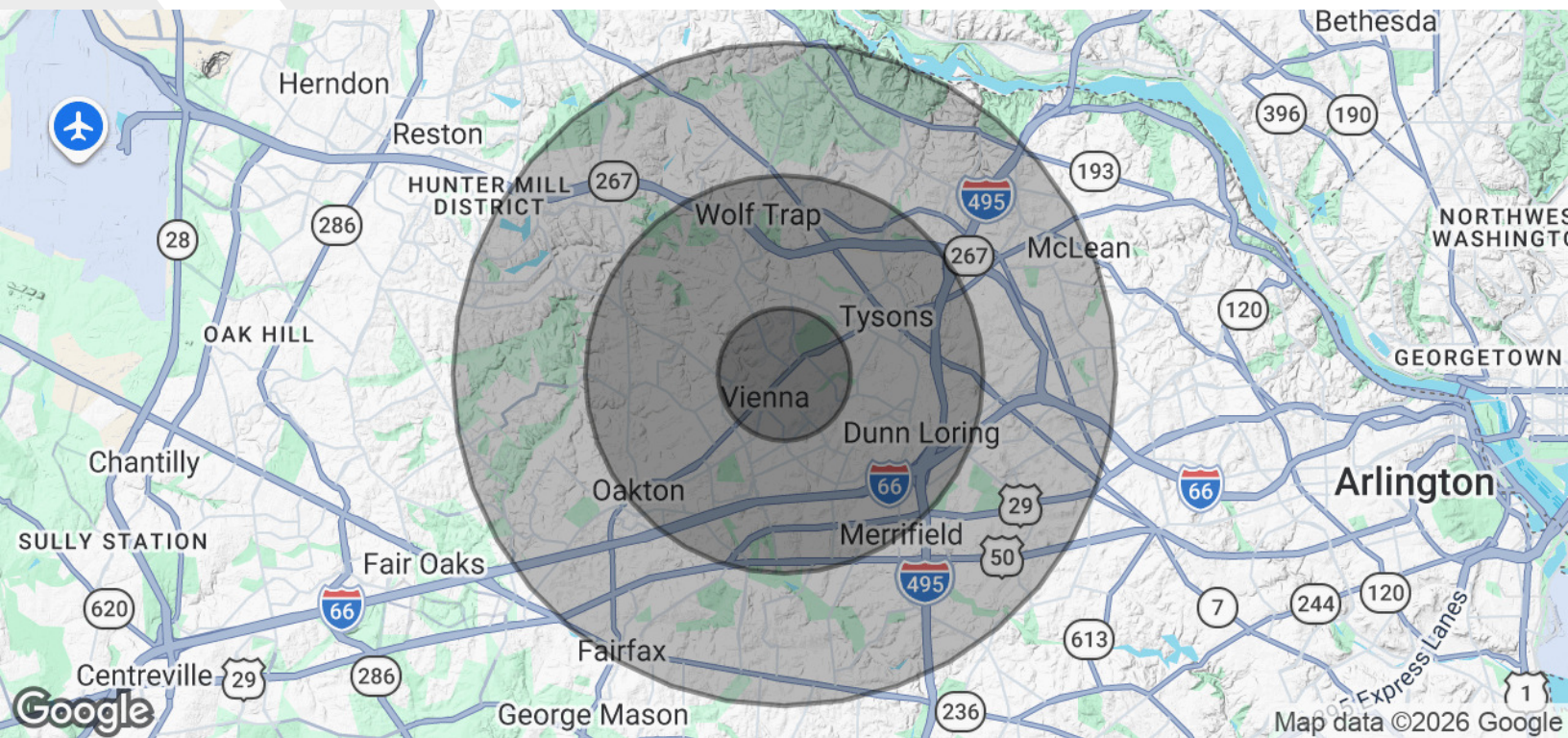
# Demographics

amma  
vegetarian kitchen



# Demographics Map & Report

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,758  | 115,993 | 267,185 |
| Average Age          | 43.9   | 40.3    | 40.1    |
| Average Age (Male)   | 43.8   | 39.6    | 39.2    |
| Average Age (Female) | 43.6   | 40.6    | 40.4    |

| HOUSEHOLDS & INCOME | 1 MILE      | 3 MILES   | 5 MILES   |
|---------------------|-------------|-----------|-----------|
| Total Households    | 3,263       | 46,460    | 101,889   |
| # of Persons per HH | 3           | 2.5       | 2.6       |
| Average HH Income   | \$279,573   | \$210,704 | \$214,120 |
| Average House Value | \$1,121,928 | \$934,566 | \$943,155 |

2023 American Community Survey (ACS)

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