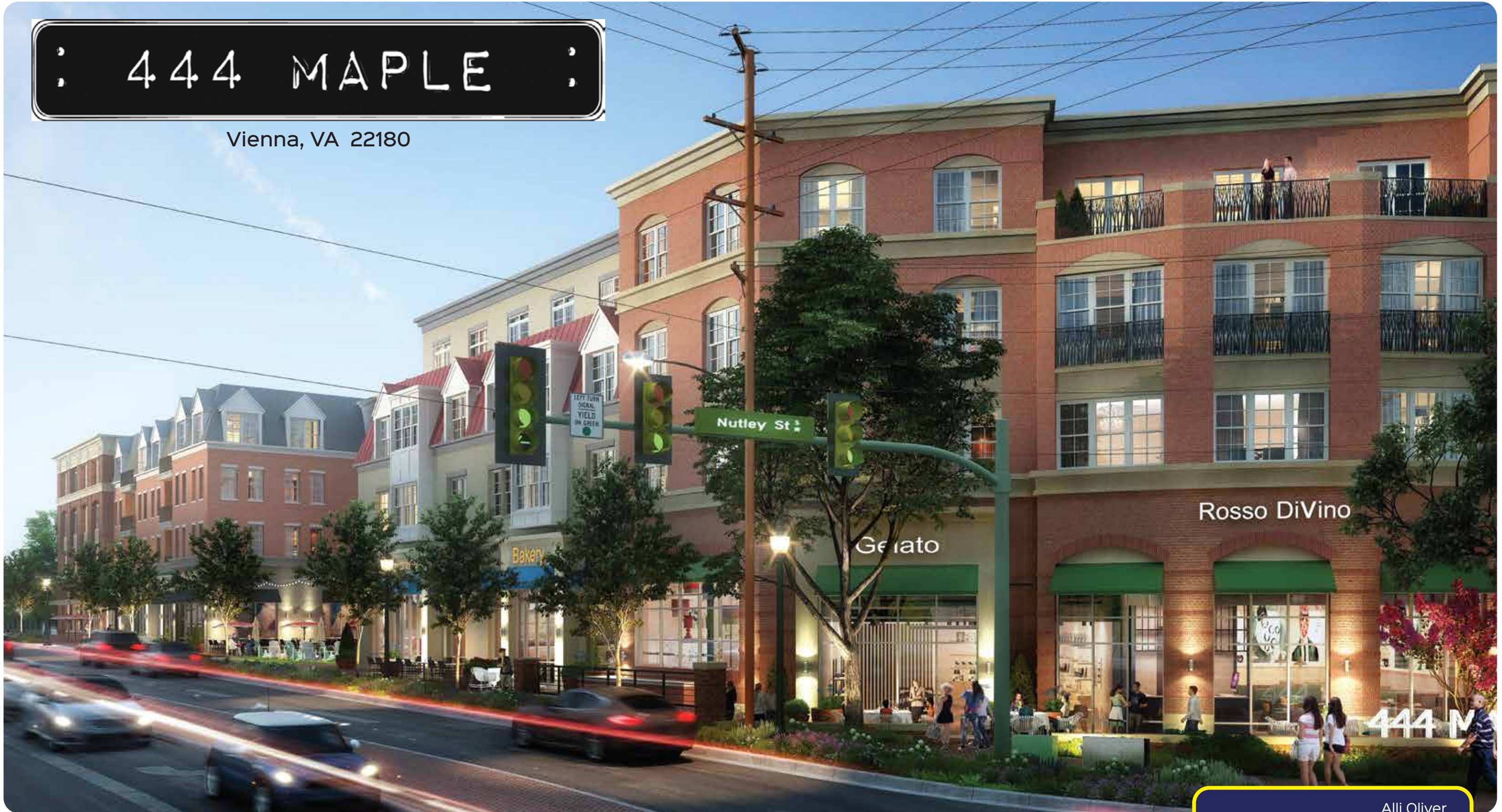


- Mixed-Use
- 20,252 SF of Retail
- 151 Luxury Residential Units


# 444 MAPLE

Vienna, VA 22180



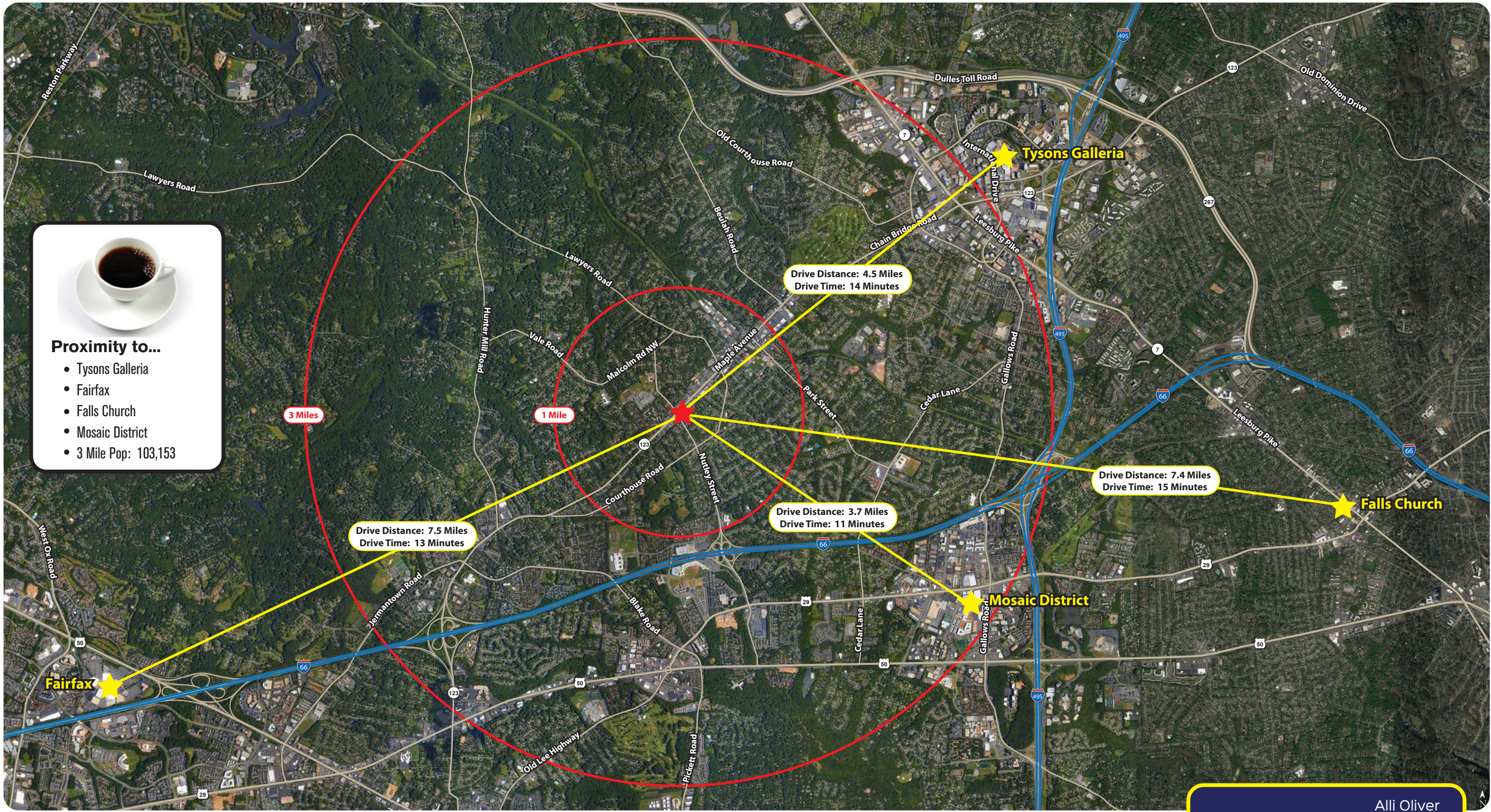
444 MAPLE

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**Proximity to...**

- Tysons Galleria
- Fairfax
- Falls Church
- Mosaic District
- 3 Mile Pop: 103,153



444 MAPLE

Vienna, VA 22180



**What's in the area...**

- Local schools
- Regional shopping
- 360° road access
- Heavy commuter access



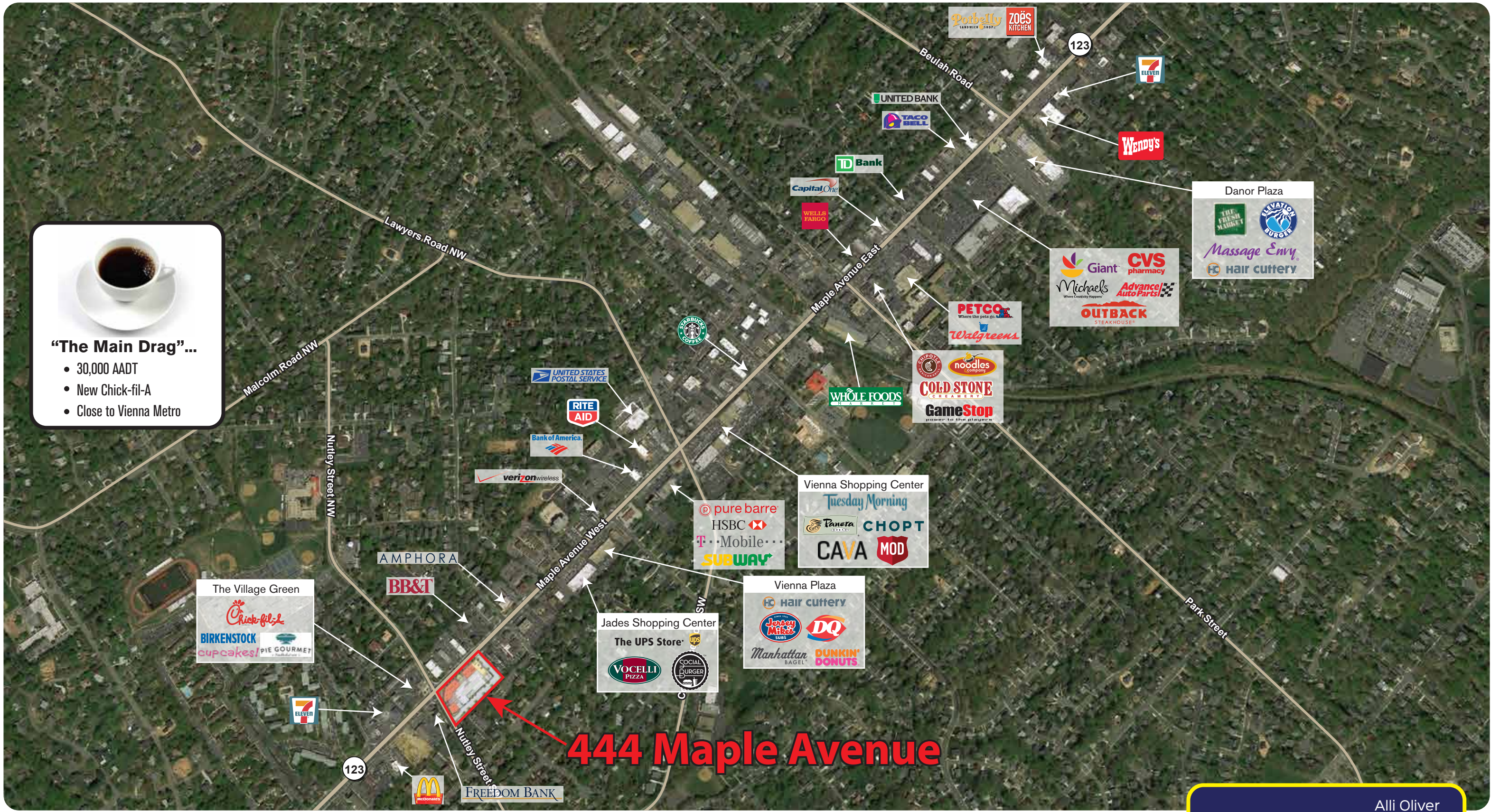
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**"The Main Drag"...**

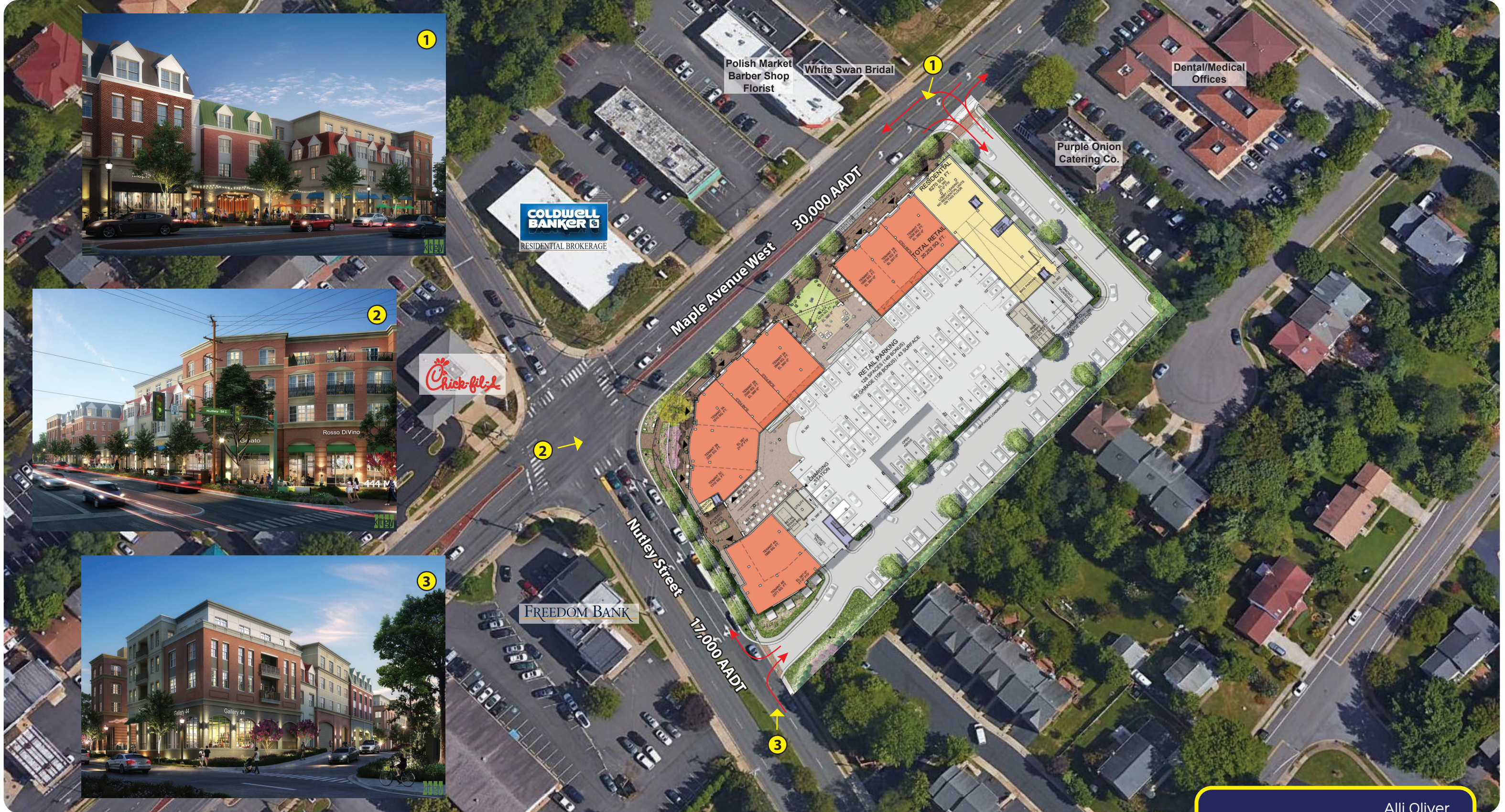
- 30,000 AADT
- New Chick-fil-A
- Close to Vienna Metro



**444 Maple Avenue**

444 MAPLE

Vienna, VA 22180





444 MAPLE

Vienna, VA 22180



Corner of Maple & Nutley



Maple Avenue



Nutley Street



Plaza Area




505 Main Street  
Hackensack, NJ 07601

tel 201.487.1500  
fax 201.487.7881

Alli Oliver  
410.626.9607 or 301.461.8648  
aoliver@aoretail.com  
hekemianretail.com

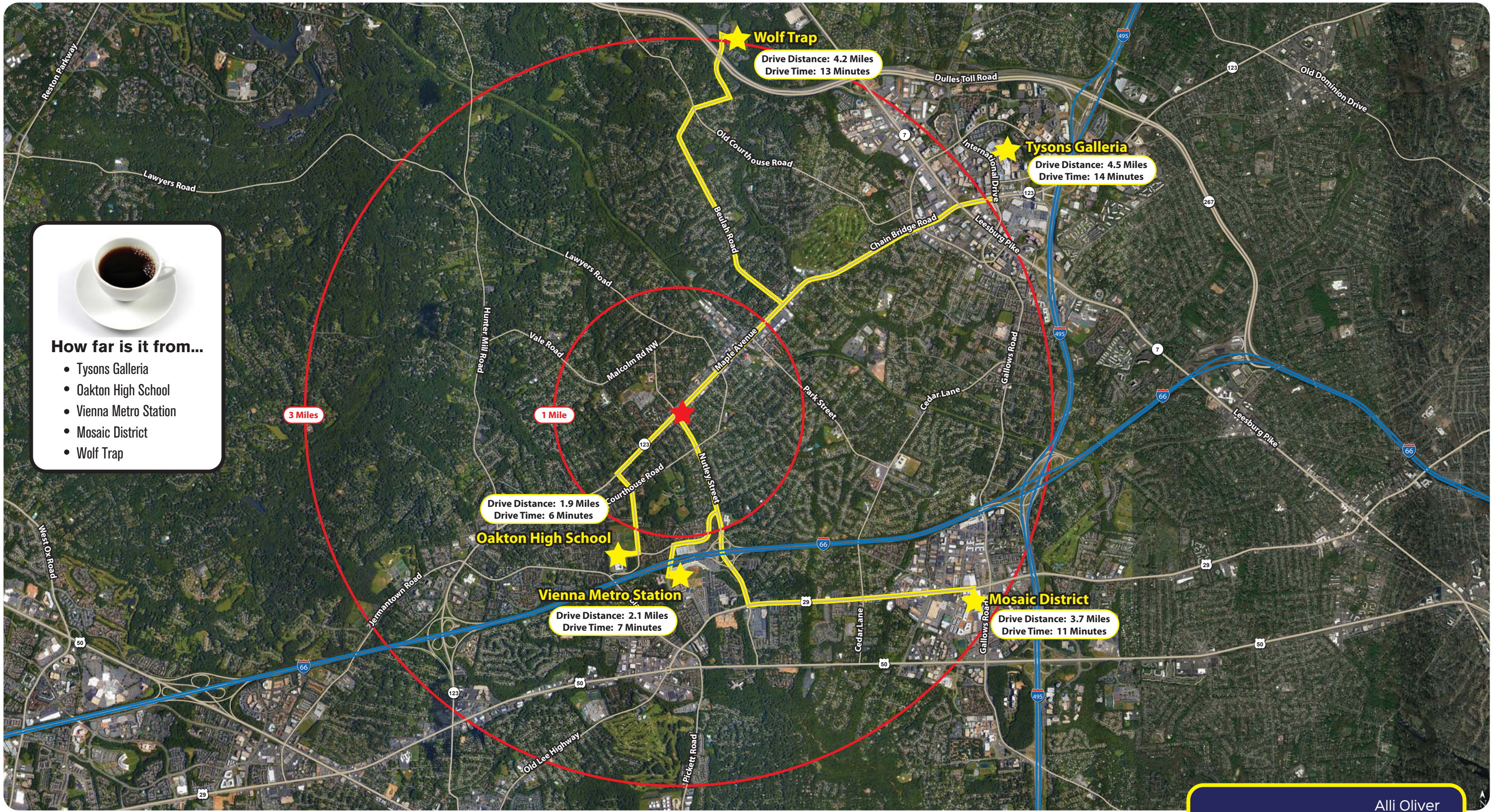
444 MAPLE

Vienna, VA 22180



**How far is it from...**

- Tysons Galleria
- Oakton High School
- Vienna Metro Station
- Mosaic District
- Wolf Trap





**1A Top Tier**

**Prof/Mgmt College Degree White**

Household Married Couples | Housing Single Family

Median Age: 46.2 | Median Income: \$157k

- Own lavish vacation homes
- Hire financial advisers
- Shop at high-end retailers/chains
- Access radio and newspapers online
- Purchase/Lease fully equipped luxury cars

**2A Urban Chic**

**Prof/Mgmt College Degree White**

Household Married Couples | Housing Single Family

Median Age: 42.6 | Median Income: \$98k

- Visit museums, art galleries
- Own healthy portfolios
- Ski; practice yoga; hike; play tennis
- Shop, bank online
- Choose luxury imports

**2B Pleasantville**

**Prof/Mgmt/Svcs College Degree White**

Household Married Couples | Housing Single Family

Median Age: 41.9 | Median Income: \$85k

- Enjoy outdoor gardening
- Invest conservatively
- Go to the beach, theme parks, museums
- Have bundled services (TV/Internet/phone)
- Own/Lease imported SUV

**1D Savvy Suburbanites**

**Prof/Mgmt College Degree White**

Household Married Couples | Housing Single Family

Median Age: 44.1 | Median Income: \$104k

- Enjoy good food, wine
- Carry first, second mortgages
- DIY gardening, home remodeling
- Shop, bank online
- Prefer late-model SUVs minivans, station wagons

Based on 2010 Census & 2018 Estimates

	1 Mile	3 Miles	5 Miles
Population	13,283	103,153	274,862
Households	4,894	39,031	102,724
Average Household Size	2.72	2.63	2.65
Median Age	41.3	39.2	38.8
Age: Under 5 years	5.4%	5.4%	5.2%
Age: 5 - 11 years	9.5%	8.7%	8.4%
Age: 12 - 17 years	8.7%	7.9%	7.3%
Age: 18 - 24 years	7.3%	7.8%	9.3%
Age: 25 - 34 years	11.2%	14.3%	14.3%
Age: 35 - 44 years	12.5%	13.4%	13.7%
Age: 45 - 54 years	15.0%	13.9%	13.6%
Age: 55 - 64 years	14.5%	13.5%	13.3%
Age: 65+ years	16.0%	15.0%	15.0%
Average Household Income	\$185,445	\$171,851	\$166,784
Median Household Income	\$139,462	\$125,439	\$121,171
HH Income \$35,000 - \$49,999	5.3%	4.7%	5.4%
HH Income \$50,000+	87.3%	86.5%	84.6%
HH Income \$75,000+	77.9%	75.6%	72.6%
HH Income \$100,000+	68.1%	63.6%	60.7%
HH Income \$150,000+	46.7%	41.3%	39.7%
HH Income \$200,000+	30.4%	26.9%	25.8%
Daytime Population	7,272	83,899	226,063
White Collar/Blue Collar	78.4%/21.6%	81.3%/18.7%	78.6%/21.4%
Educational Attainment			
4+ Years of College	71.3%	72.1%	69.2%
<4 Years of College	15.2%	15.5%	15.8%
Ethnicity			
White	70.0%	62.9%	62.7%
African American	4.4%	4.5%	5.4%
Asian or Pacific Islander	17.4%	23.9%	22.3%
Hispanic Origin	10.0%	11.7%	13.5%
Tapestry/Psychographics			
Top Tier	36.2%	28.7%	25.6%
Urban Chic	31.4%	12.2%	12.3%
Pleasantville	12.9%	5.6%	5.0%
Savvy Suburbanites	10.0%	4.1%	3.0%
Laptops & Lattes	9.5%	4.3%	3.5%
Enterprising Professionals		21.5%	25.3%
Metro Renters		10.2%	9.0%

**3A Laptops and Lattes**

**Prof/Mgmt College Degree White**

Household Singles | Housing High-Density Apartments

Median Age: 36.9 | Median Income: \$93k

- Support environmental groups
- Save for retirement
- Stay connected via laptop, iPad, mobile phone
- Listen to classic rock, jazz, blues
- Take public transportation; walk; bike

**2D Enterprising Professionals**

**Prof/Mgmt College Degree White**

Household Married Couples | Housing Multi-Units; Single Family

Median Age: 34.8 | Median Income: \$77k

- Gamble; visit museums
- Own 401(k) through work
- Buy trendy clothes online
- Watch movies, TV on demand
- Buy digital books for tablet

**3B Metro Renters**

**Prof/Mgmt College Degree White**

Household Singles | Housing Multi-Unit Rentals

Median Age: 31.8 | Median Income: \$52k

- Prefer environmentally safe products
- Spend wages on rent
- Practice yoga, Pilates; ski
- Active on Facebook, Twitter, YouTube, LinkedIn
- Take public transportation, taxis; walk; bike

<b>LifeMode 1: AFFLUENT ESTATES</b> 11,488,000 Households 9.7% of US Households	<b>LifeMode 2: UPSCALE AVENUES</b> 6,744,000 Households 5.7% of US Households	<b>LifeMode 3: UPTOWN INDIVIDUALS</b> 4,238,000 Households 3.6% of US Households
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