



# Sears

6211 Leesburg Pike, Falls Church, VA 22044

Existing Sears & Sears Auto Center Available

## Space

Sears (Three Levels): 159,715 sf

Sears Auto Center: 10,050 sf

## Zoning

Retail

## Remaining Term

Through 11/30/2048

## Possession

To Be Arranged

## Asking Rent

Available Upon Request

## Comments

- 159,715 sf space
- 5 acres along Leesburg Pike in Seven Corners
- Great visibility with 34,000 VPD on Leesburg Pike
- Great demographics in nation's 2nd wealthiest county, Fairfax County
- Ability to re-lease or execute a redevelopment plan that encompasses several by-right new uses

## Demographics

Distance	'20 Pop	Avg. HHI	Households
1 Mile	25,409	\$141,989	9,521
3 Miles	222,517	\$155,723	89,627
5 Miles	581,165	\$152,805	250,472
10 Miles	1,867,649	\$158,515	794,695

## Co-Tenants



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Market Aerial

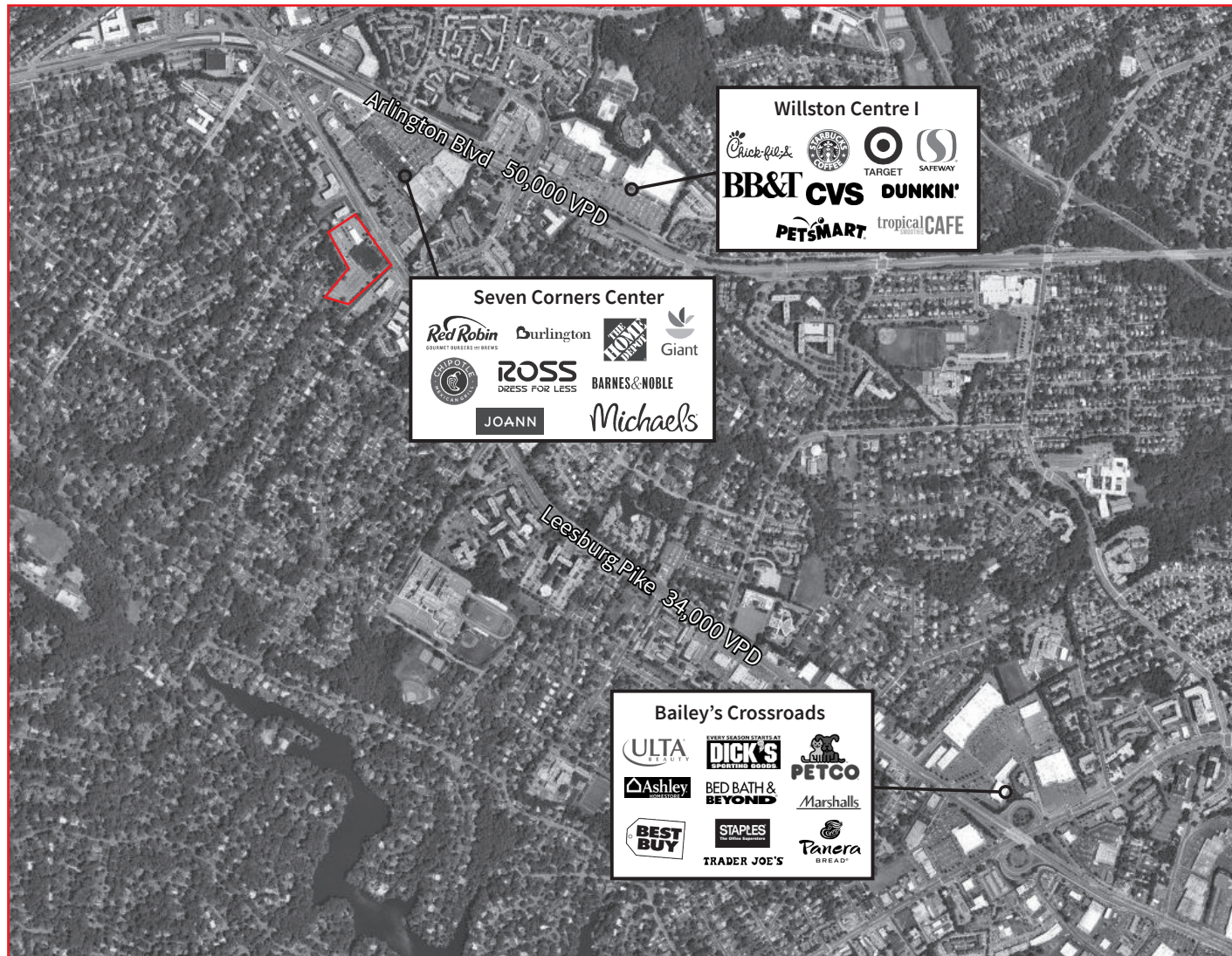




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Area Retailers Map

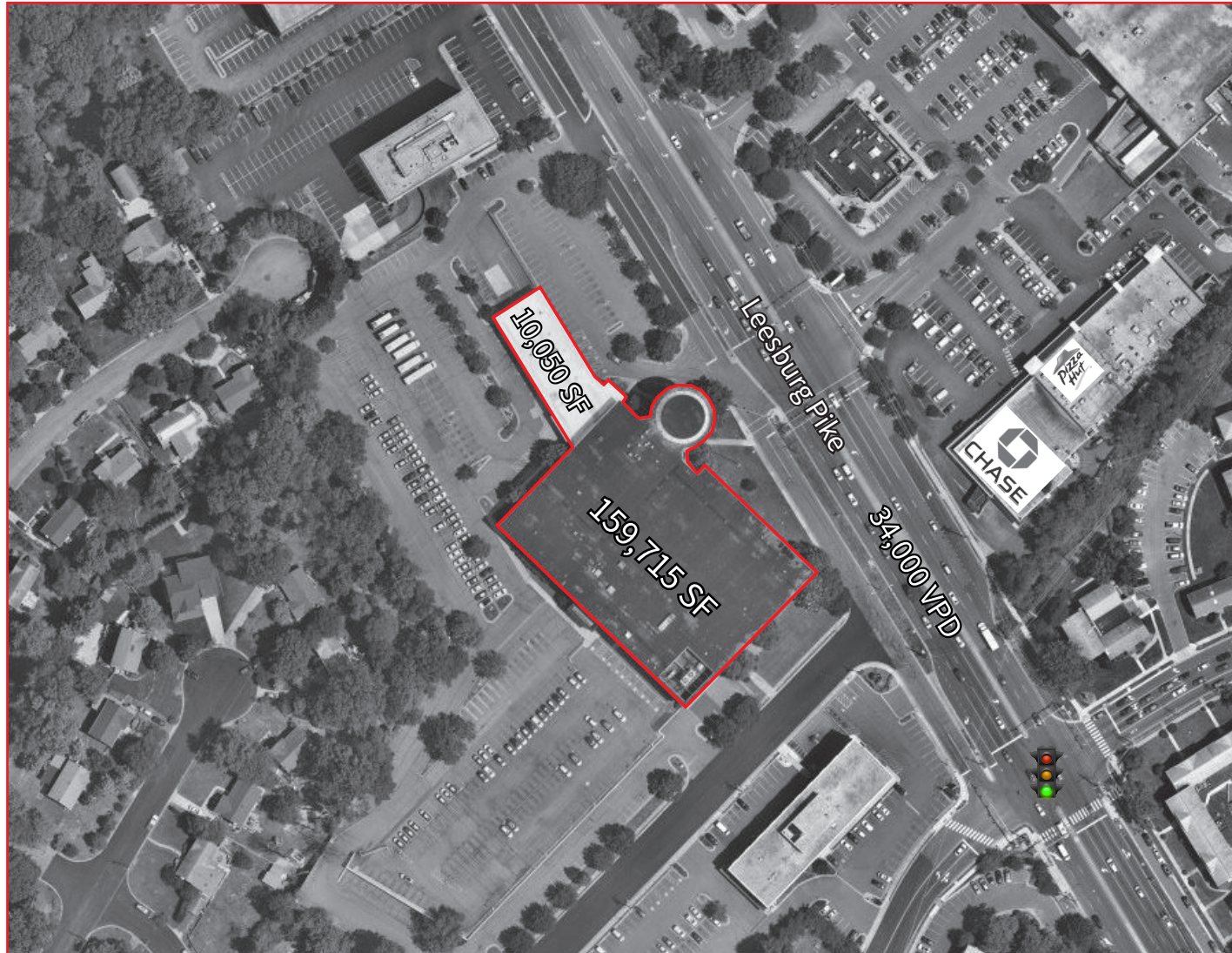




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Site Map



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