



# Sears

**6211 Leesburg Pike, Falls Church, VA 22044**

Existing Sears & Sears Auto Center Available

## Space

Sears (Three Levels): 159,715 sf  
Sears Auto Center: 10,010 sf

## Comments

- Three level / 5 Acre opportunity (former Sears) in Falls Church / Seven Corners
- Fantastic visibility at signalized intersection on Leesburg Pike (34,000 VPD)
- Great surrounding demographics in nation's 2nd wealthiest county, Fairfax County
- Floor sizes and approximate ceiling heights (subject to verification):
  - Level 1 - 42,745 SF (Slab to drop 12', Slab to slab 17'5")
  - Level 2 - 59,105 SF (Slab to drop 13', Slab to slab 18'5"-19'7")
    - Auto Center – 10,010 SF (Slab to slab 18'5")
  - Level 3 - 57,112 SF (Slab to drop 12', Slab to slab 17'5")

## Zoning

C-7 General Retail

## Possession

To Be Arranged

## Asking Rent

Available Upon Request

## Demographics

Distance	'22 Pop	Avg. HHI	Households
1 Mile	25,324	\$141,989	9,589
3 Miles	224,588	\$155,723	89,627
5 Miles	581,165	\$152,805	250,472
10 Miles	1,867,649	\$158,515	794,695

## Co-Tenants



Andy Corno

+1 202 719 6137

andy.corno@am.jll.com

Thomas Jackman

+1 202 719 5624

thomas.jackman@am.jll.com

Arris Noble

+1 202 738 0406

arris.noble@am.jll.com



Sears

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Market Aerial



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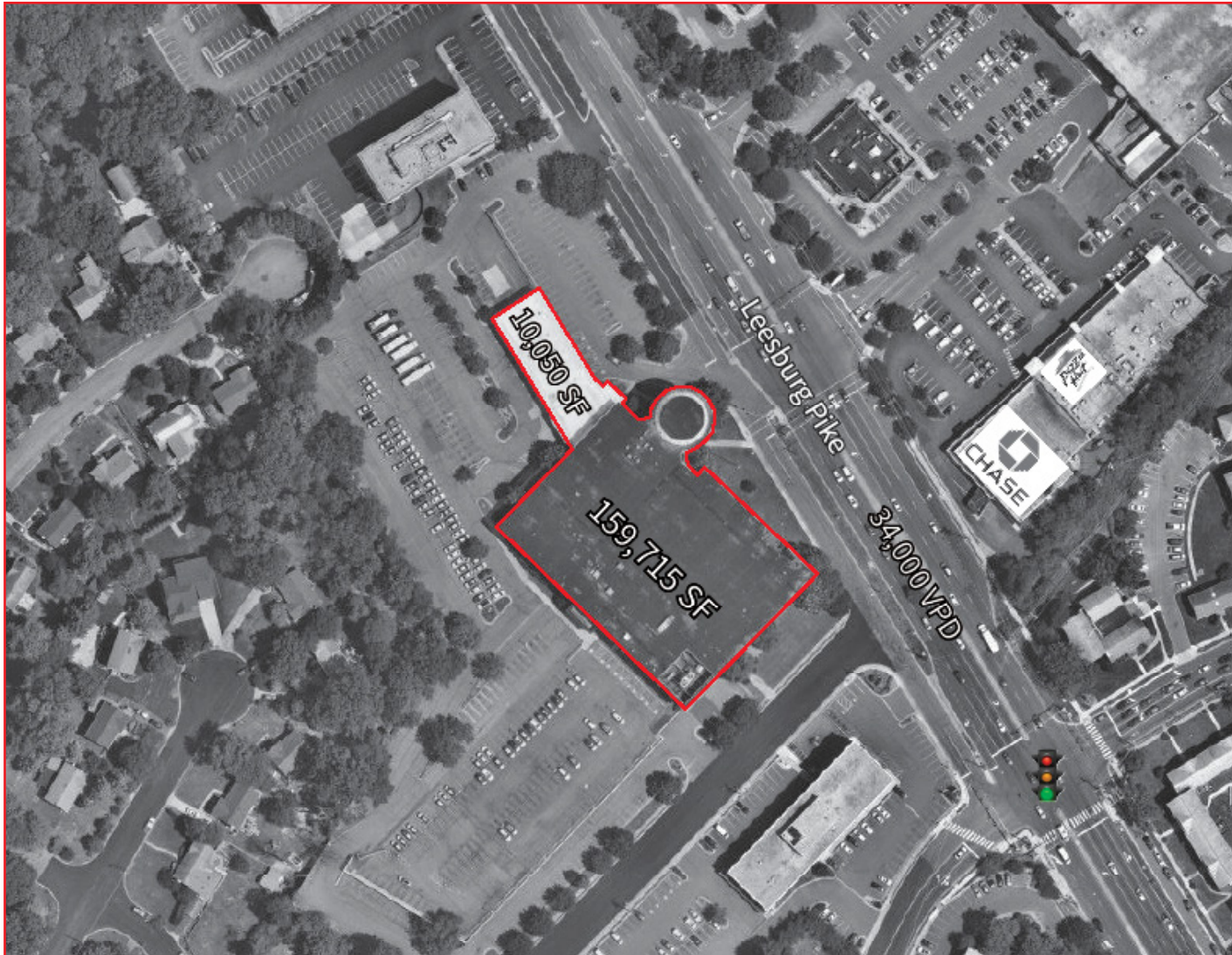
Area Retailers Map



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Site Map



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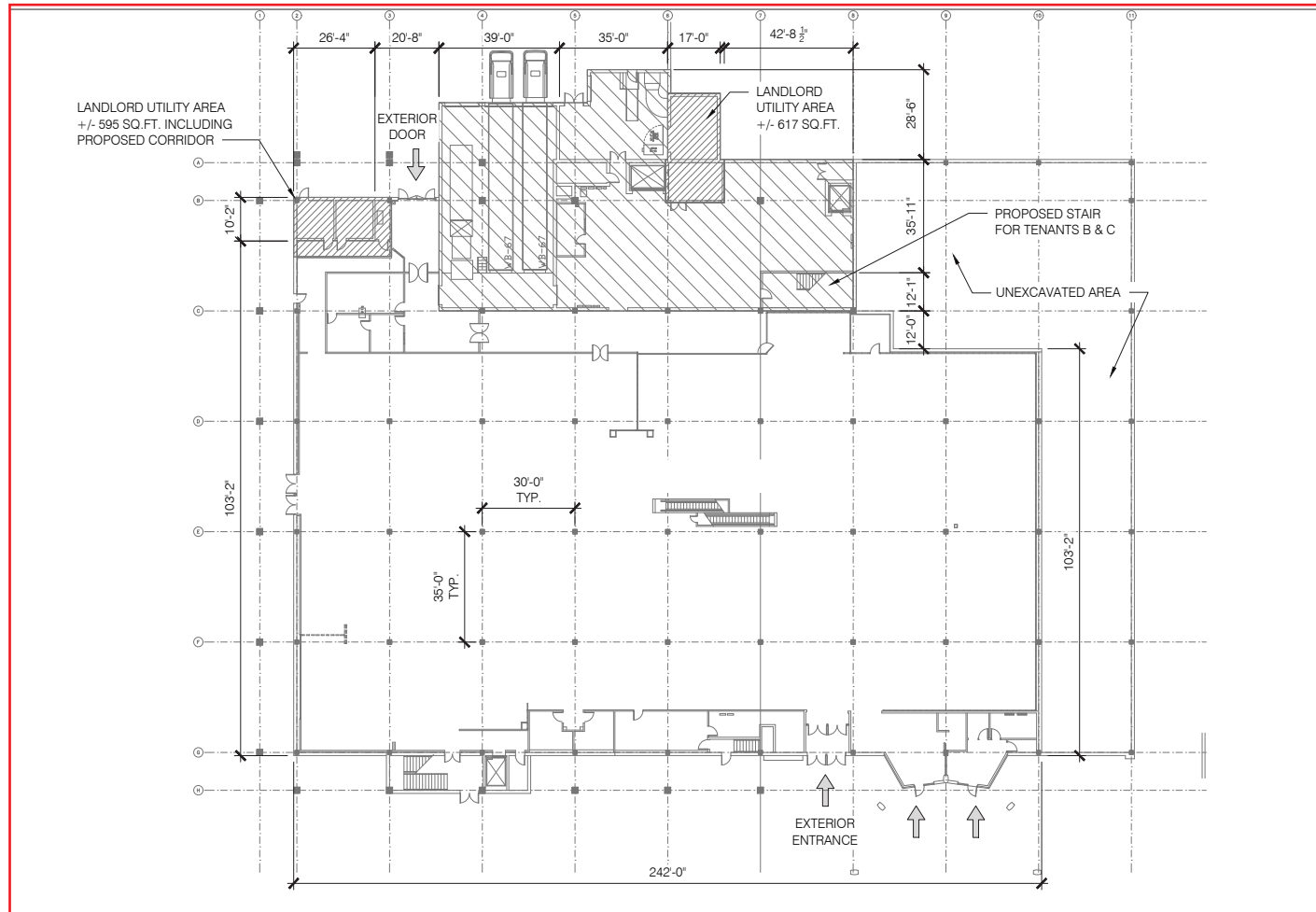
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Floor Plan-Level 1



**42,745 SF**

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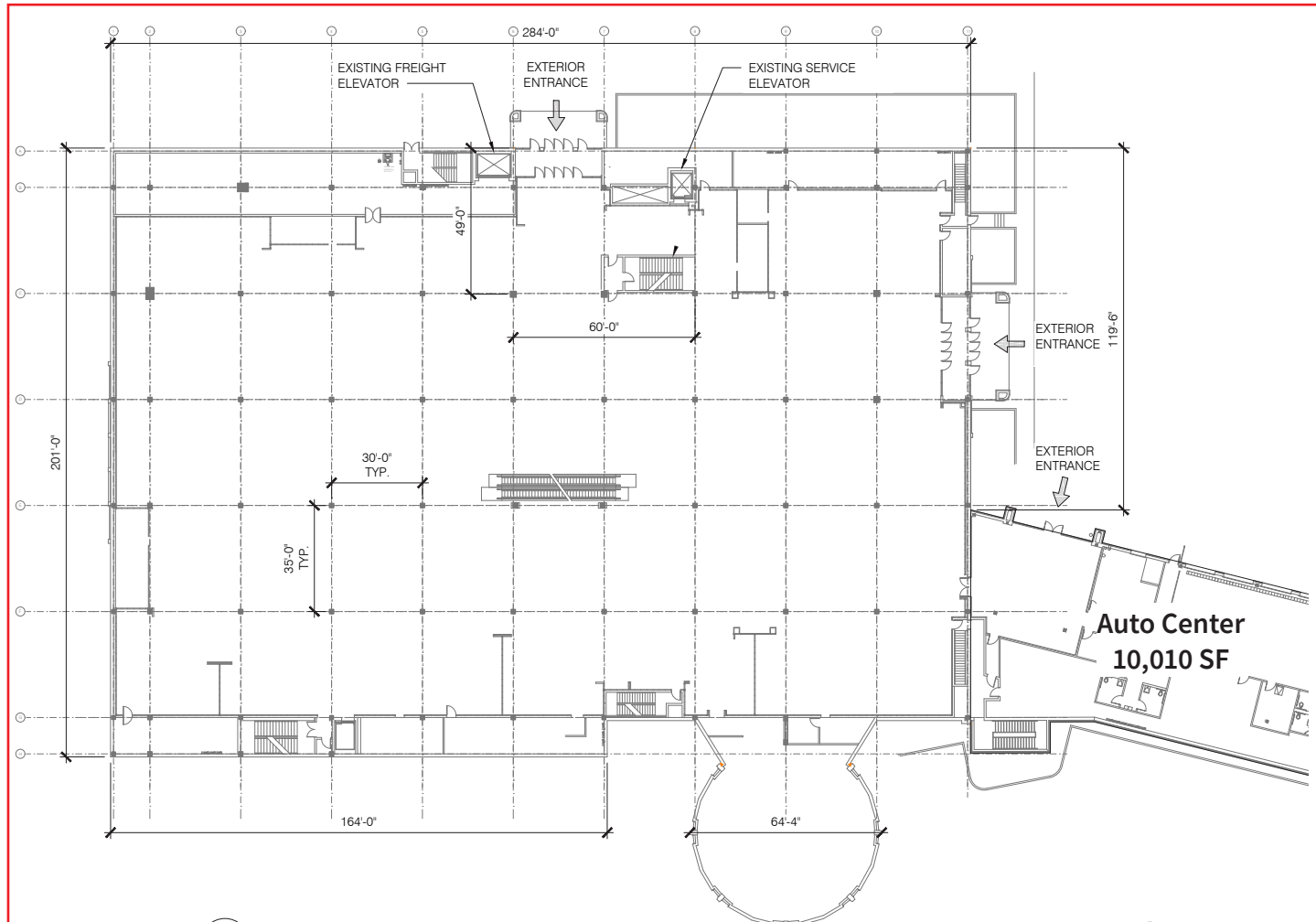
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## Floor Plan-Level 2



**59,105 SF**

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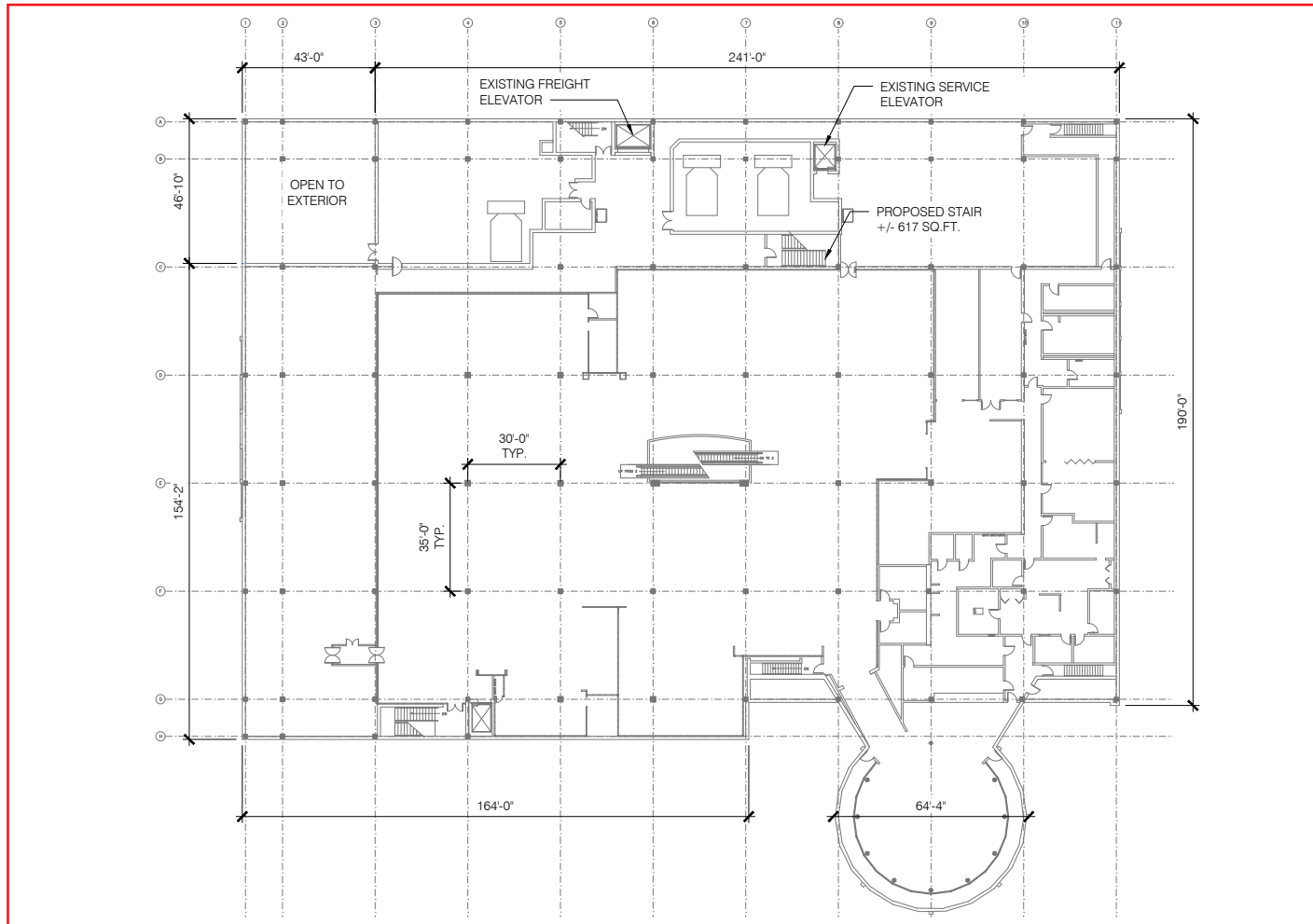
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Sears

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## Floor Plan-Level 3



**57,112 SF**

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