



Sears

8200 Sudley Road, Manassas, VA 20109

Existing Sears Available

Space

Sears (One Level): 49,849 sf

Zoning

B-1 General Business

Possession

To Be Arranged

Asking Rent

Available Upon Request

Comments

- End Cap Remaining (49,849 SF available, next to Floor & Decor)
- Ceiling heights:
 - 19'2 - Slab to Slab
 - 13'10 - Slab to Drop
- Top-tier Northern Virginia submarket with close proximity to Tysons Corner and Washington, DC
- Great visibility from Sudley Road with 39,000 VPD
- Part of Manassas Mall, which recently traded in Q1 2020 to a new operator with a renewed vision for the larger project

Demographics

| Distance | '20 Pop | Avg. HHI | Households |
|----------|---------|-----------|------------|
| 1 Mile | 14,467 | \$61,654 | 4,883 |
| 3 Miles | 92,442 | \$78,170 | 25,592 |
| 5 Miles | 180,872 | \$95,793 | 57,135 |
| 10 Miles | 456,665 | \$119,940 | 150,332 |

Co-Tenants



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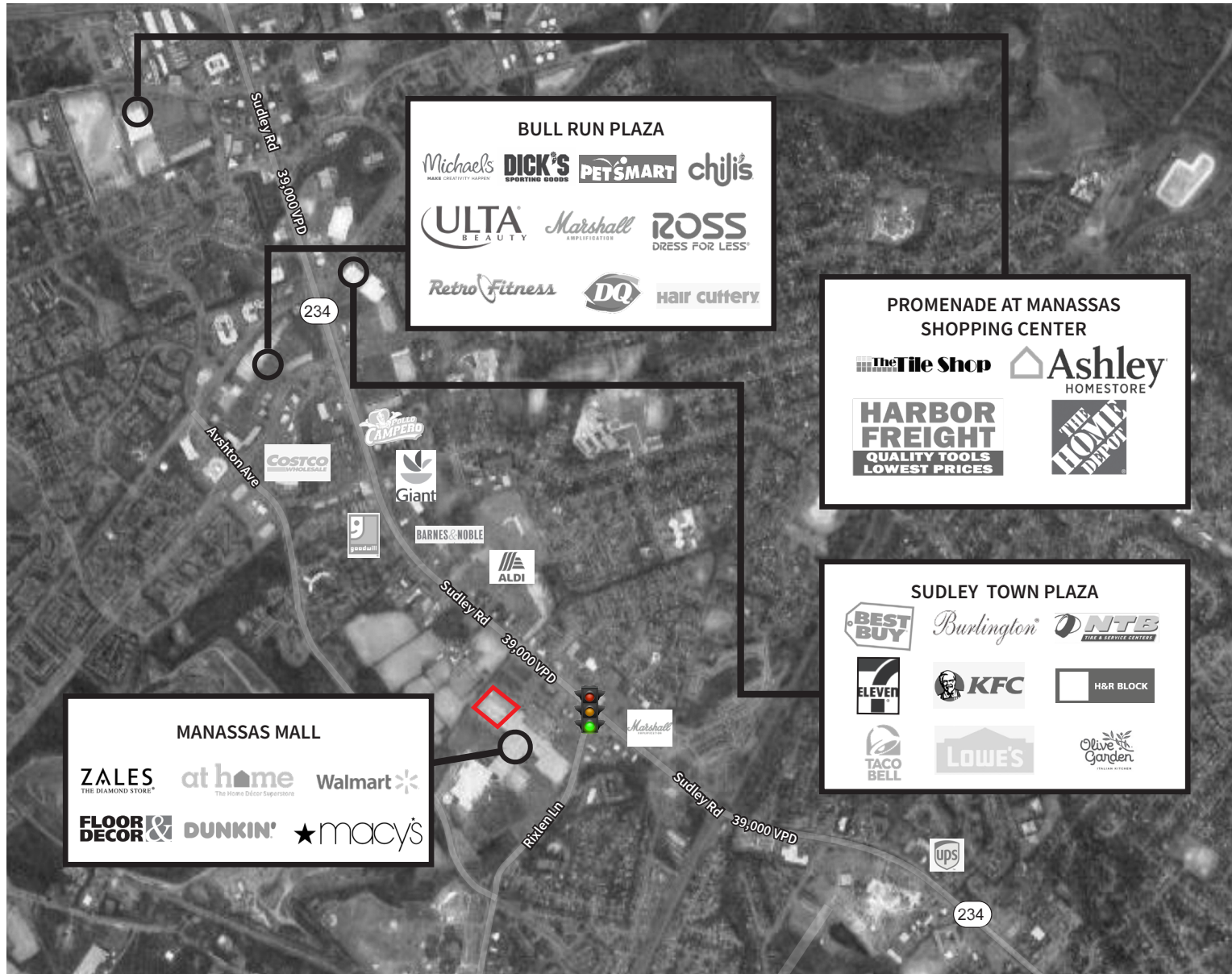
thomas.jackman@jll.com



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Market Aerial



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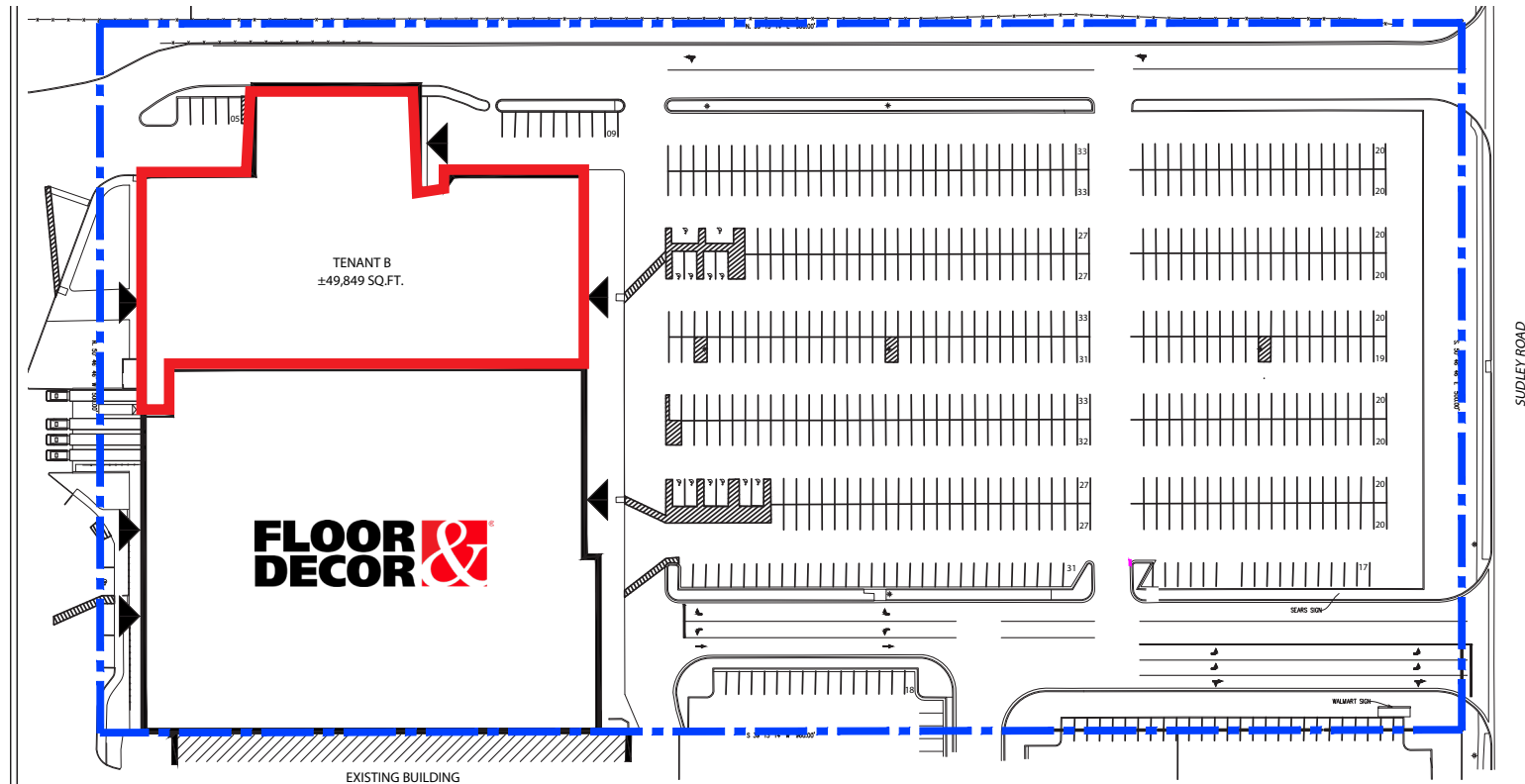
Area Retailers



Sears

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Site Plan



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