



NEARBY RETAILERS



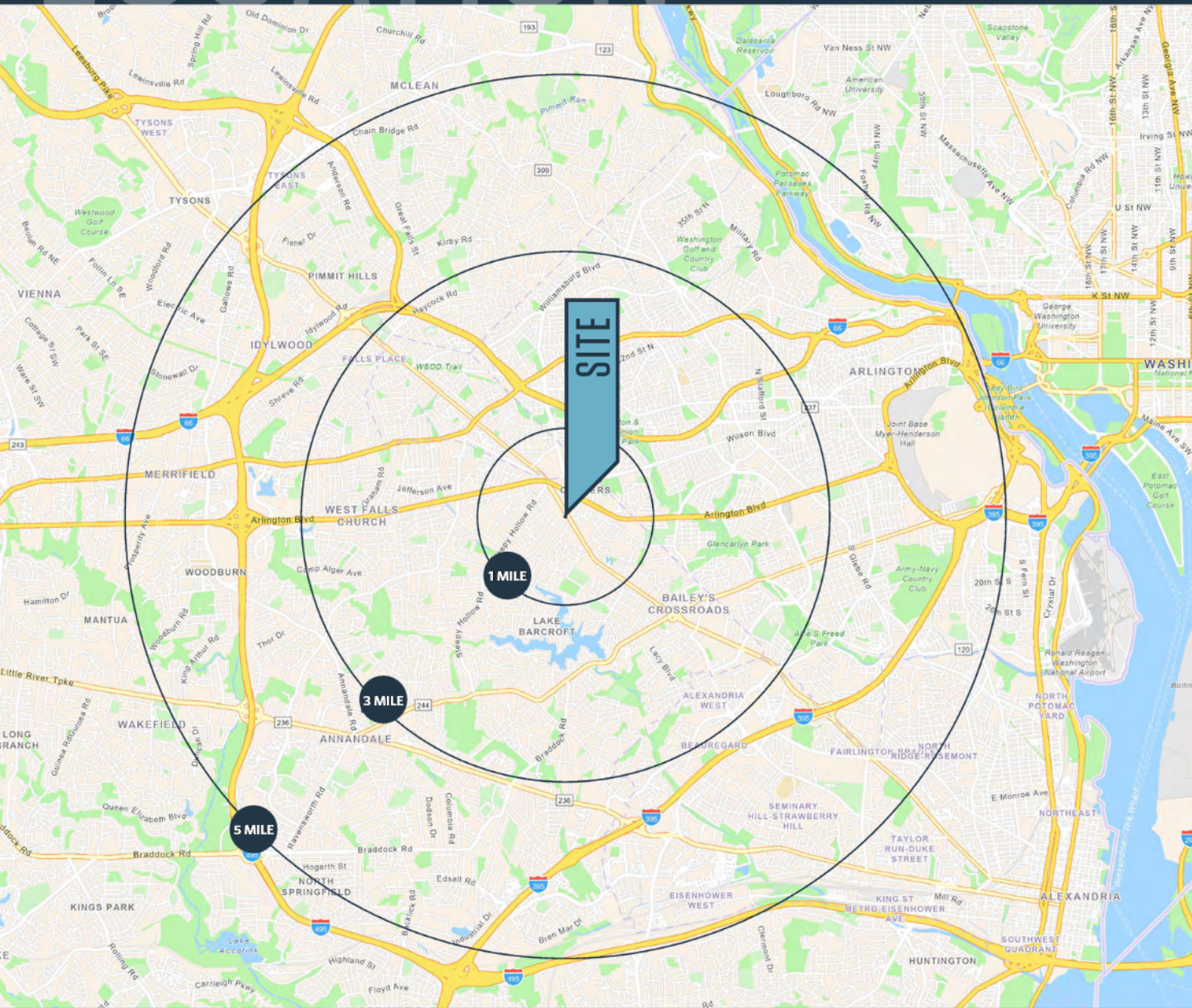
RETAIL FOR LEASE

- Three level / 5 acre opportunity (former Sears) in Falls Church / Seven Corners, VA
- Fantastic visibility at signalized intersection on Leesburg Pike (31,902 ADT)
- Located in dense submarket with strong incomes
- Zoning: C-7 General Retail
- Sears (Three Levels): 158,962 SF / Sears Auto Center: 10,010 SF

LOCATION

6211 LEESBURG PIKE

FALLS CHURCH, VA 22044, FAIRFAX COUNTY



PROPERTY HIGHLIGHTS:

- 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")

DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	23,598	226,892	587,656
Daytime Population	21,974	214,974	589,001
Households	8,722	87,321	240,957
Average HH Income	\$161,413	\$189,767	\$186,562

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Leesburg Pike	31,902 ADT
Patrick Henry Drive	8,353 ADT

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MARKET

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CLOSEUP

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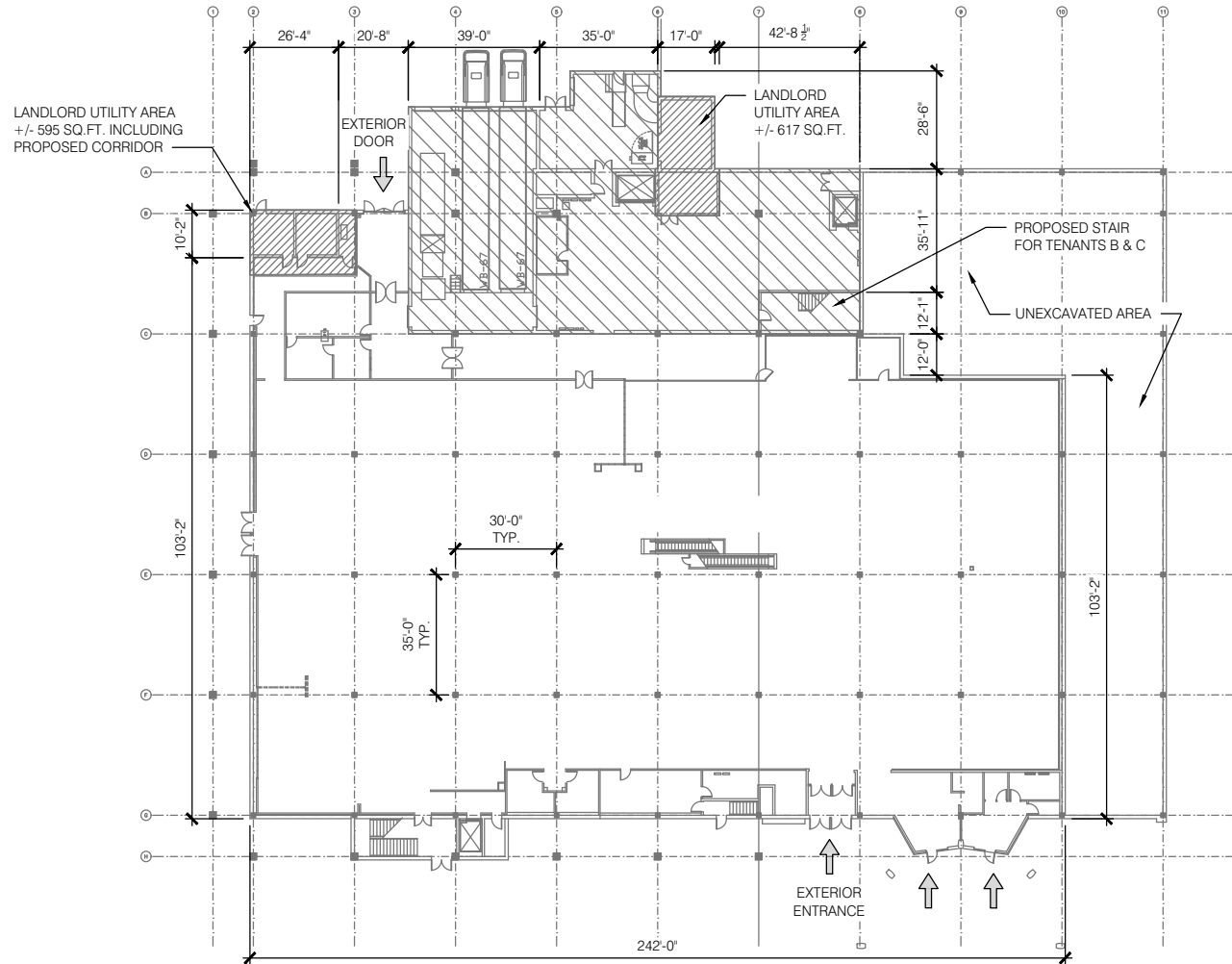


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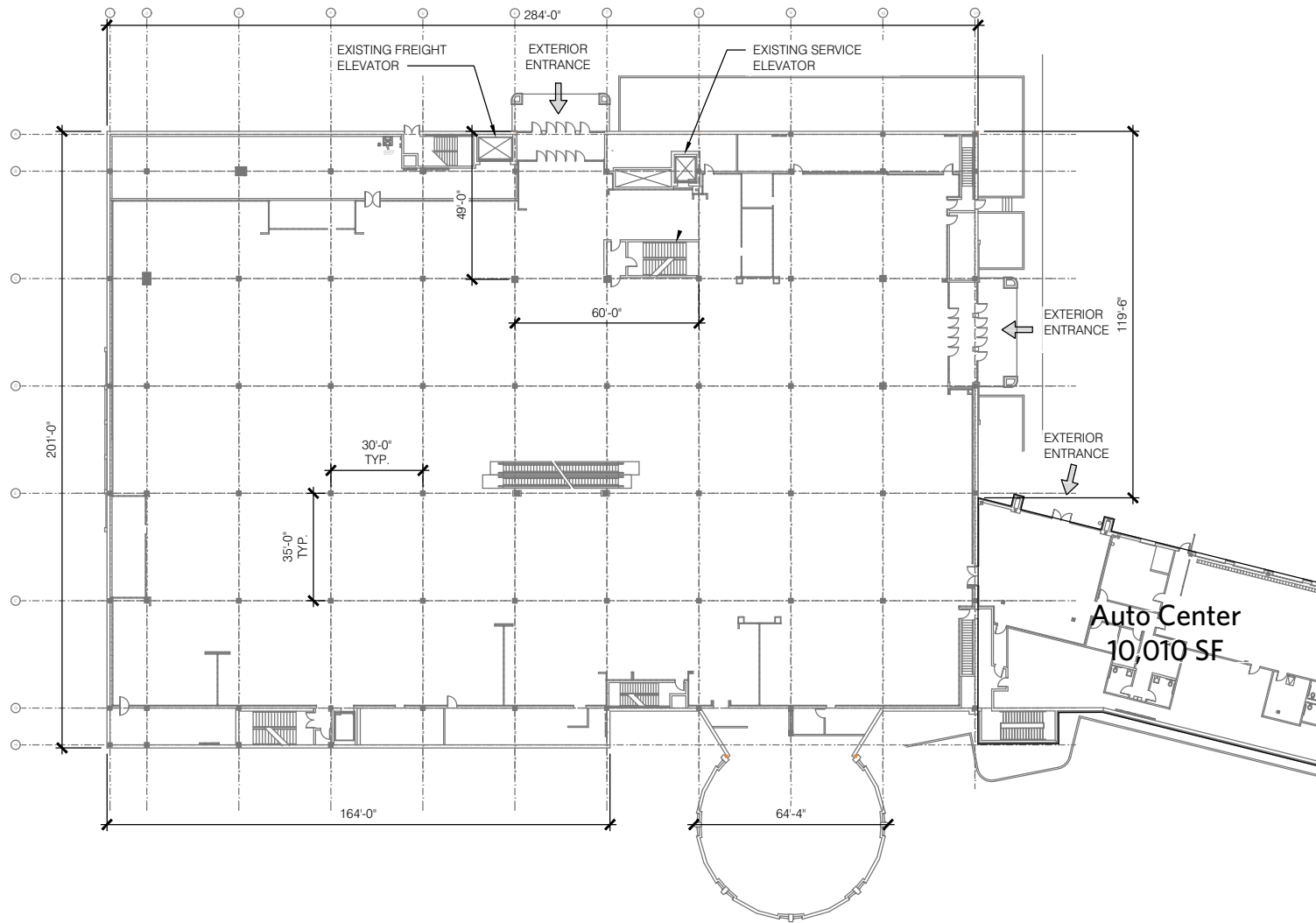


Floor Plan-Level 1



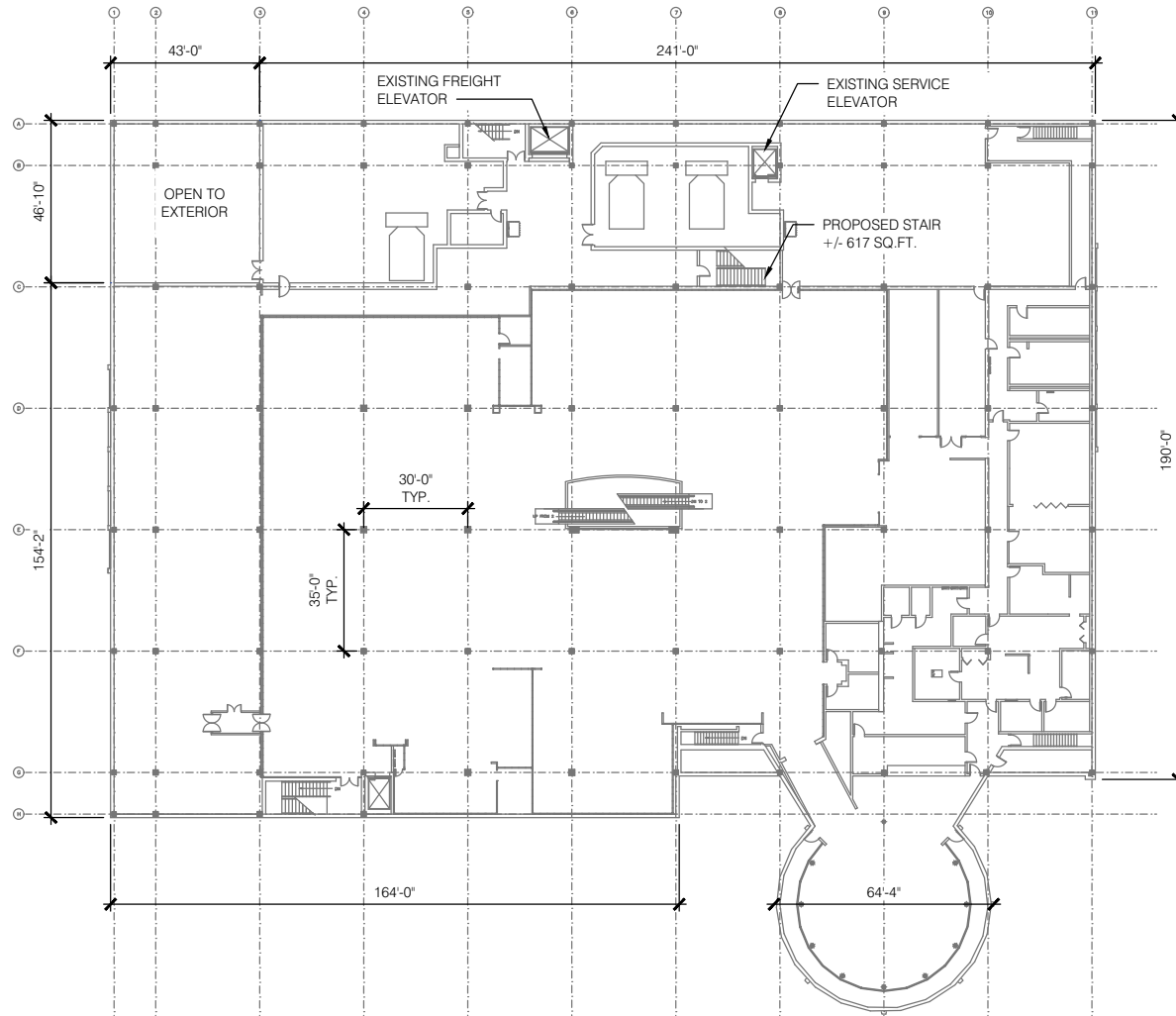
42,745 SF

Floor Plan-Level 2



59,105 SF

Floor Plan-Level 3



57,112 SF



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FOR MORE INFORMATION, PLEASE CONTACT:

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