



Sears

6211 Leesburg Pike, Falls Church, VA 22044
 Existing Sears & Sears Auto Center Available

Space	Comments
Sears (Three Levels): 159,715 sf Sears Auto Center: 10,010 sf	<ul style="list-style-type: none"> • Three level / 5 Acre opportunity (former Sears) in Falls Church / Seven Corners
Zoning C-7 General Retail	<ul style="list-style-type: none"> • Fantastic visibility at signalized intersection on Leesburg Pike (34,000 VPD)
Possession To Be Arranged	<ul style="list-style-type: none"> • Great surrounding demographics in nation's 2nd wealthiest county, Fairfax County
Asking Rent Available Upon Request	<ul style="list-style-type: none"> • Floor sizes and approximate ceiling heights (subject to verification): <ul style="list-style-type: none"> – 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") <ul style="list-style-type: none"> • 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

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



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Market Aerial



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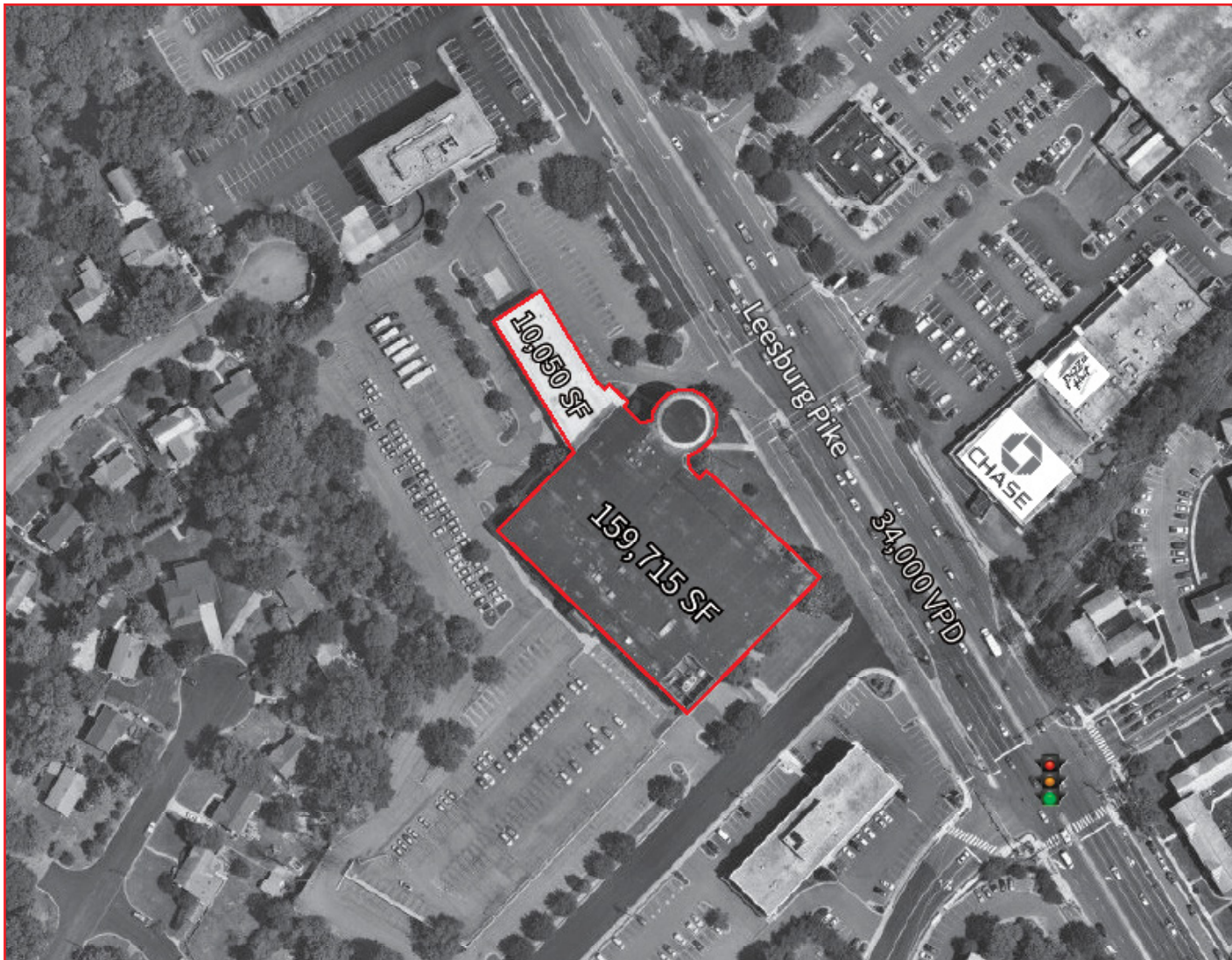
Area Retailers Map



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Site Map



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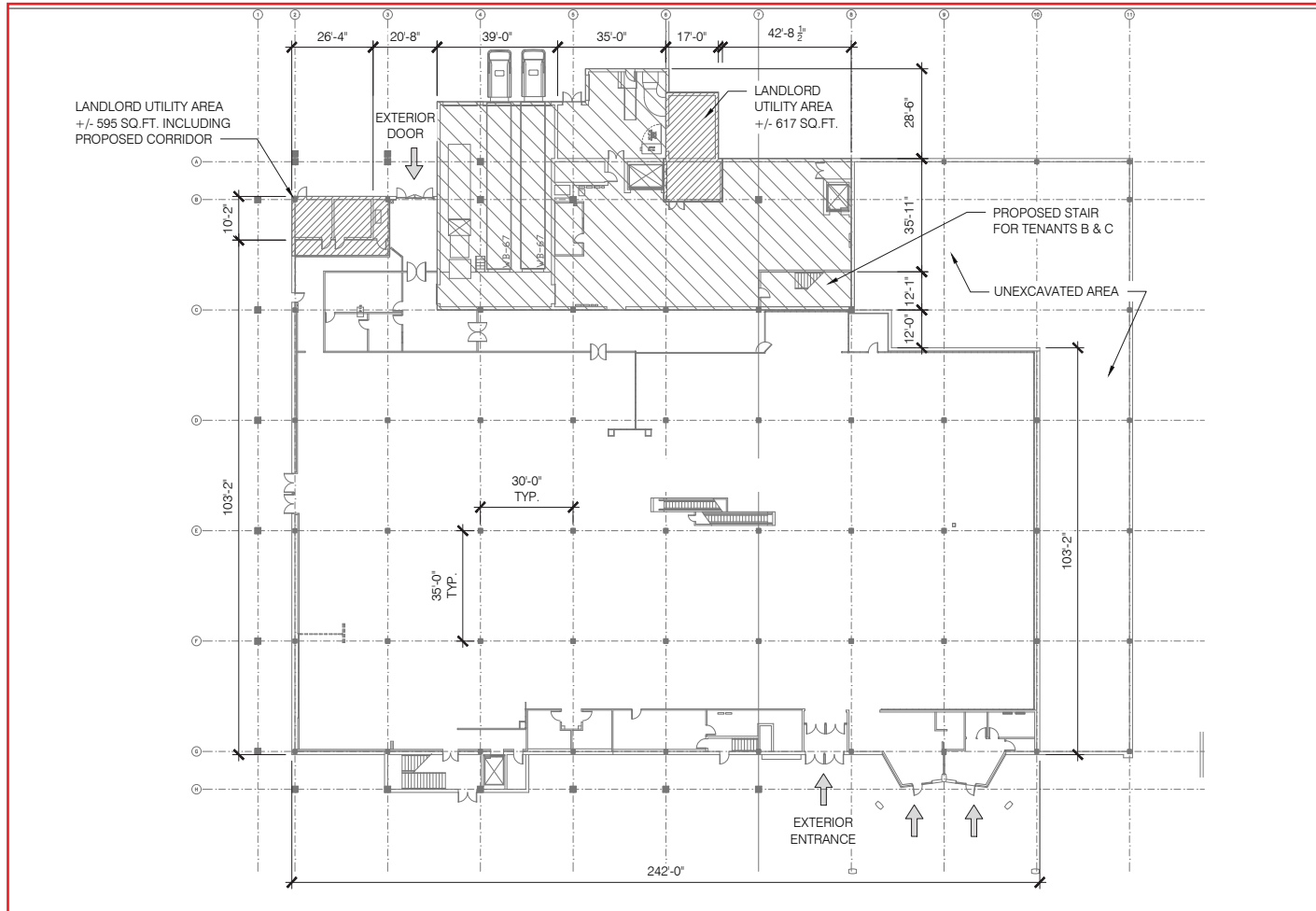
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6211 Leesburg Pike, Falls Church, VA 22044

Floor Plan-Level 1



42,745 SF

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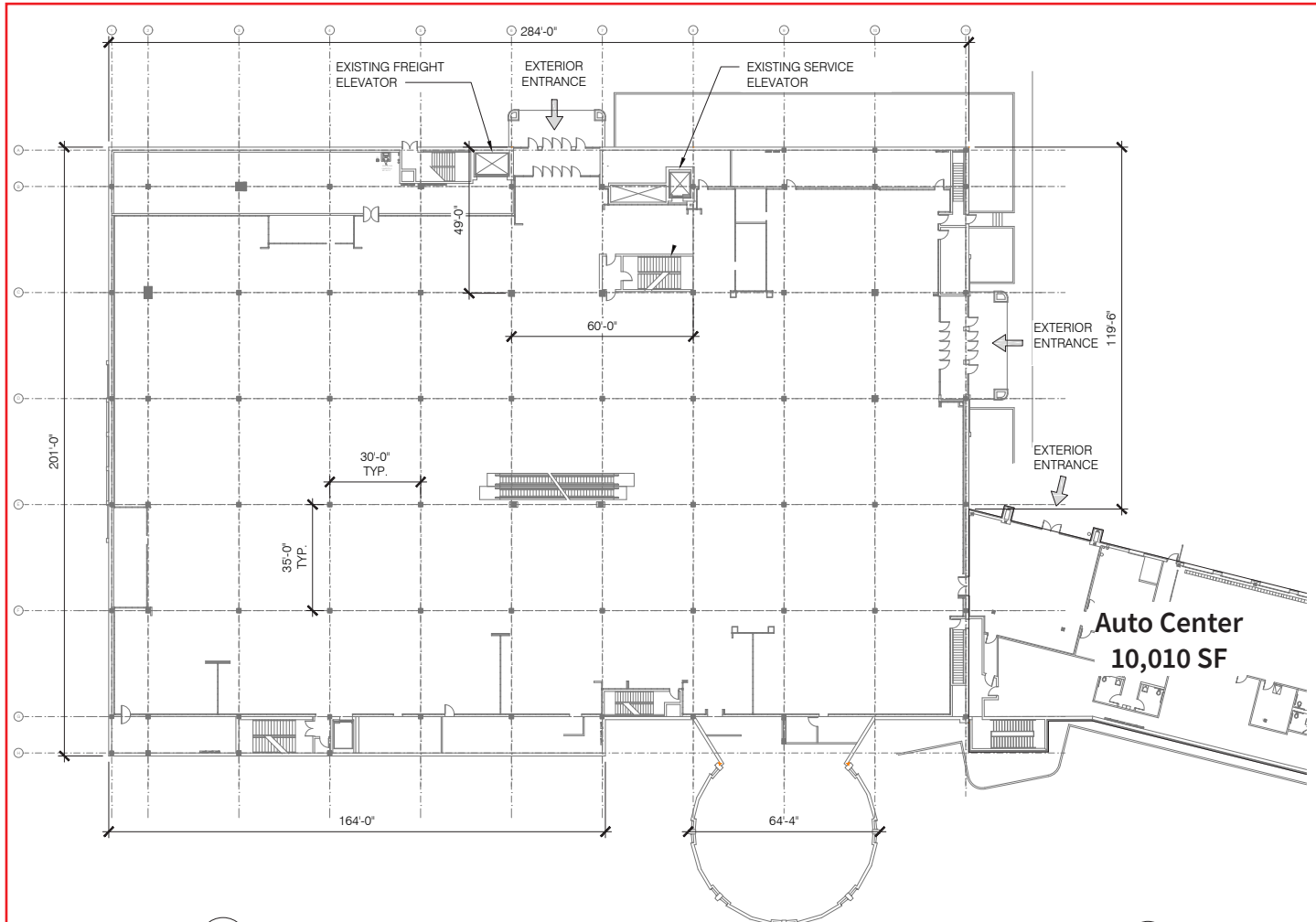
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Sears

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Floor Plan-Level 2



59,105 SF

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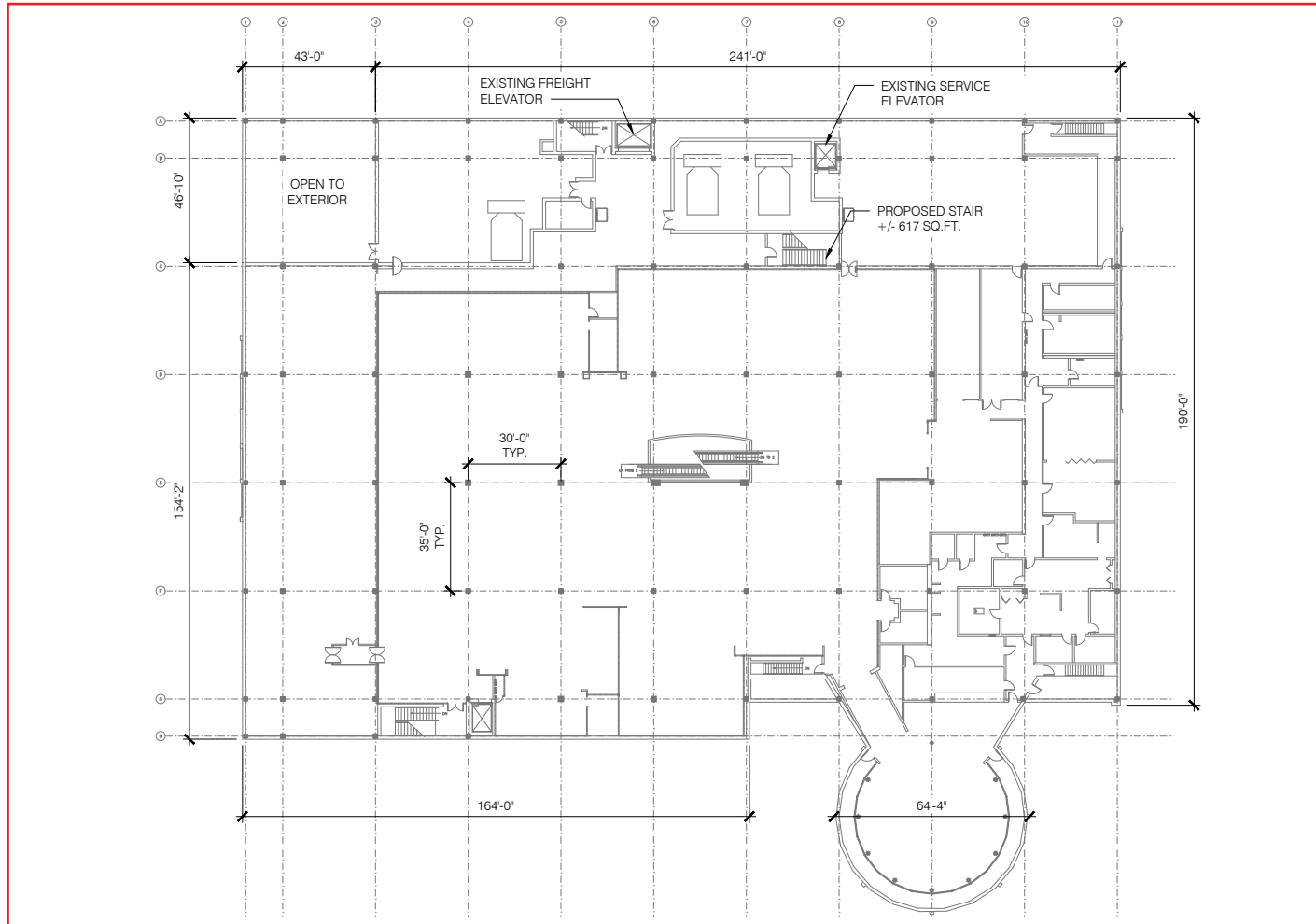
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Sears

6211 Leesburg Pike, Falls Church, VA 22044

Floor Plan-Level 3



57,112 SF

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