



# Sears

8200 Sudley Road, Manassas, VA 20109

Existing Sears Available

### Space

Sears (One Level): 128,568 sf

### Zoning

B-1 General Business

### Possession

To Be Arranged

### Asking Rent

Available Upon Request

### Comments

- Vacant 126,568 sf box to re-lease or re-position
- 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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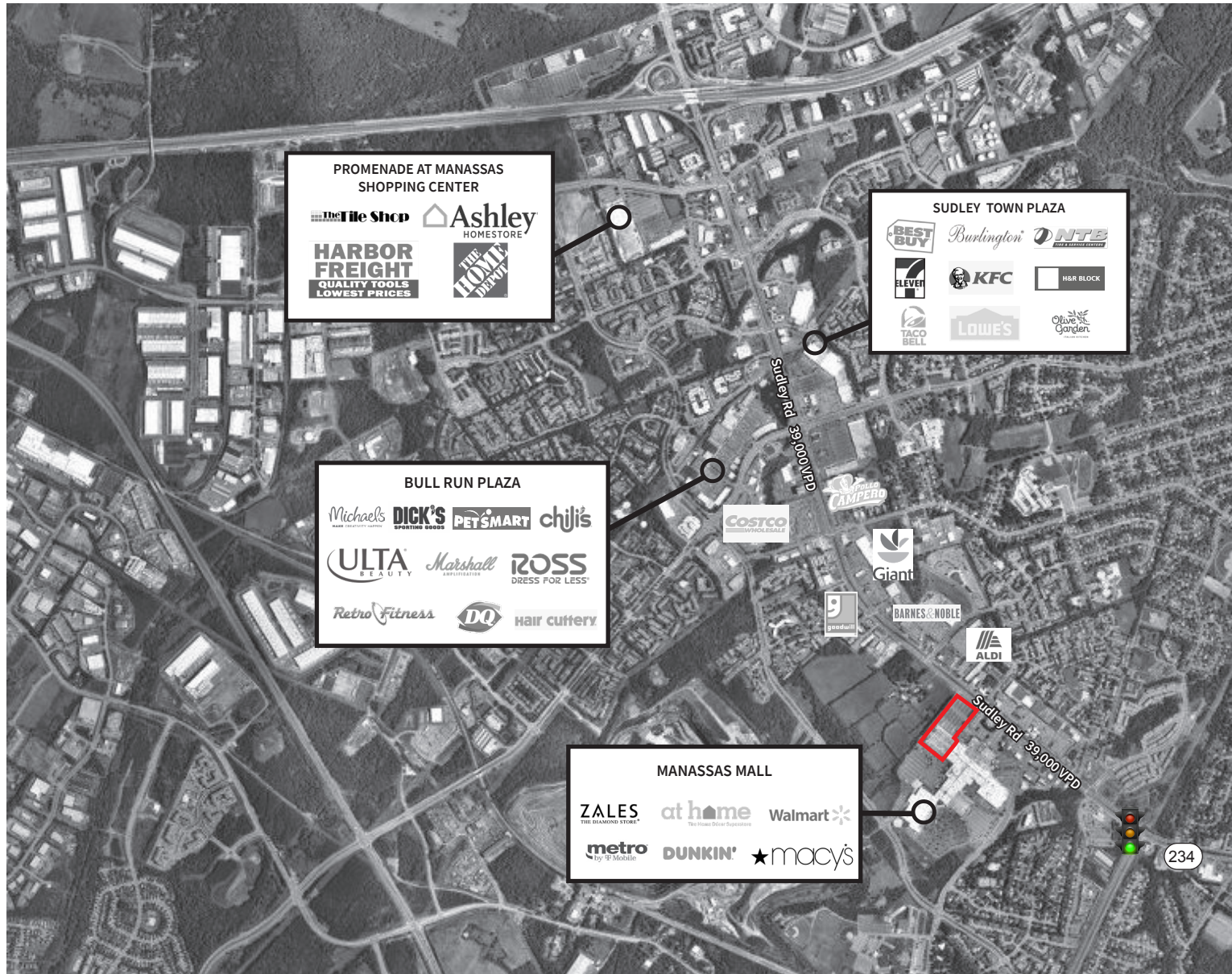
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# Sears

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Market Aerial



# Sears

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Area Retailers



Jones Lang LaSalle Brokerage, Inc. | 2020 K Street NW, Suite 1100, Washington, DC 20006

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