



Sears

11255 New Hampshire Ave, Silver Spring, MD 20904

Comments

- Former 268,394 square foot Sears on Rare 7.09 acre parcel in Montgomery County
- Divisible to size needs (demising plans available upon request)
 - Ground Floor - 141,816 SF: Slab to Slab ~21"3 (Slab to Drop ~14"11)
 - Lower Level - 126,578 SF: Slab to Slab ~16"4 (Slab to Drop ~10"11)
- Great visibility from Columbia Pike (~65,000 VPD) and New Hampshire Ave (~40,000 VPD)
- Situated facing Giant Food with profound frontage
- Best-in-class demographics, with over 411,000 people within 5 miles and average household income in excess of \$95K

Demographics

Distance	'22 Pop	Avg. HHI	Households
1 Mile	18,501	\$73,061	6,834
3 Miles	132,551	\$89,818	46,574
5 Miles	411,014	\$88,943	144,313
10 Miles	1,498,802	\$94,427	584,944

Co-Tenants



Andy Corno
+1 202 719 6137
andy.corno@jll.com

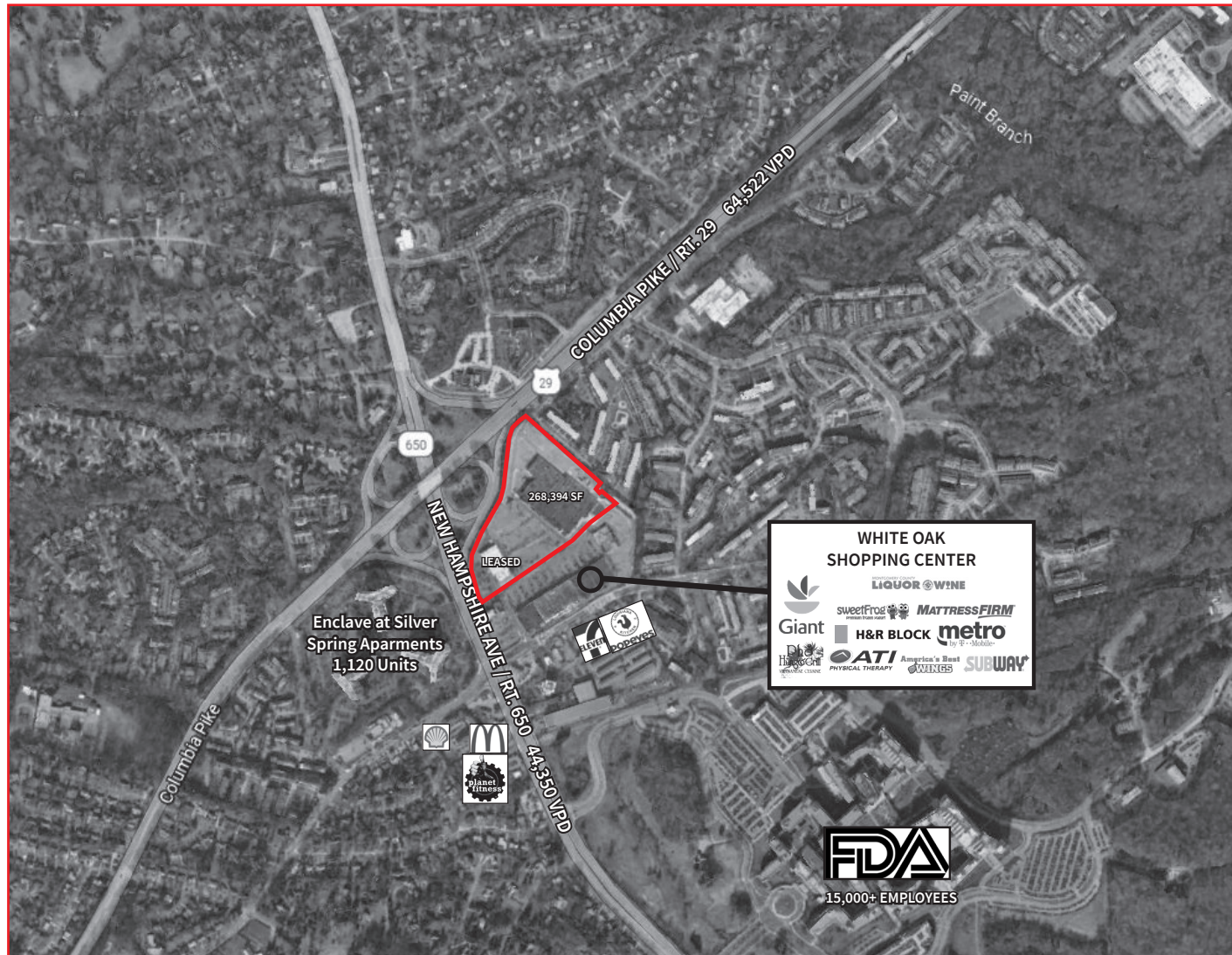
Thomas Jackman
+1 202 719 5624
thomas.jackman@jll.com



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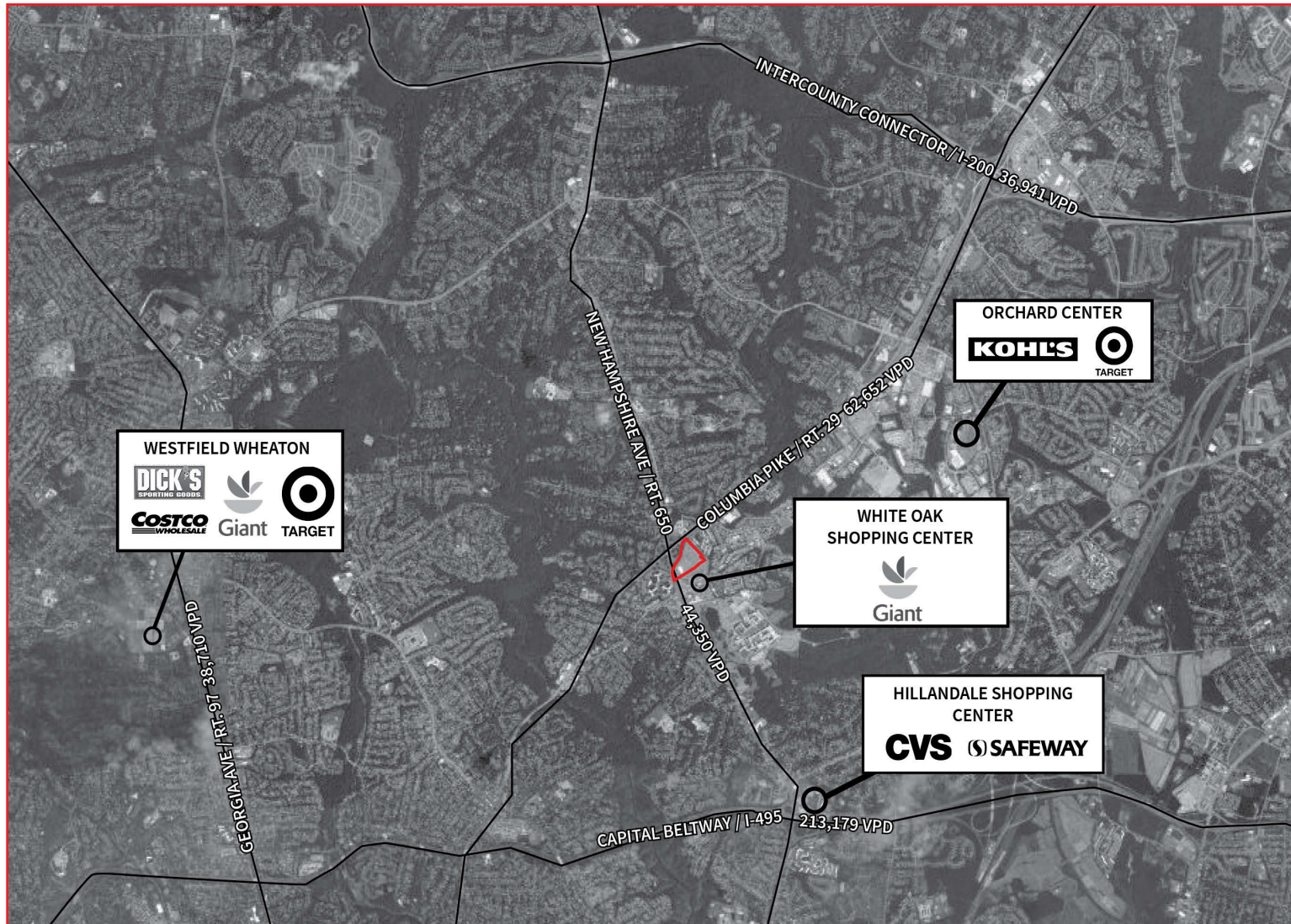
Market Aerial



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Area Retailers Map



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Site Map



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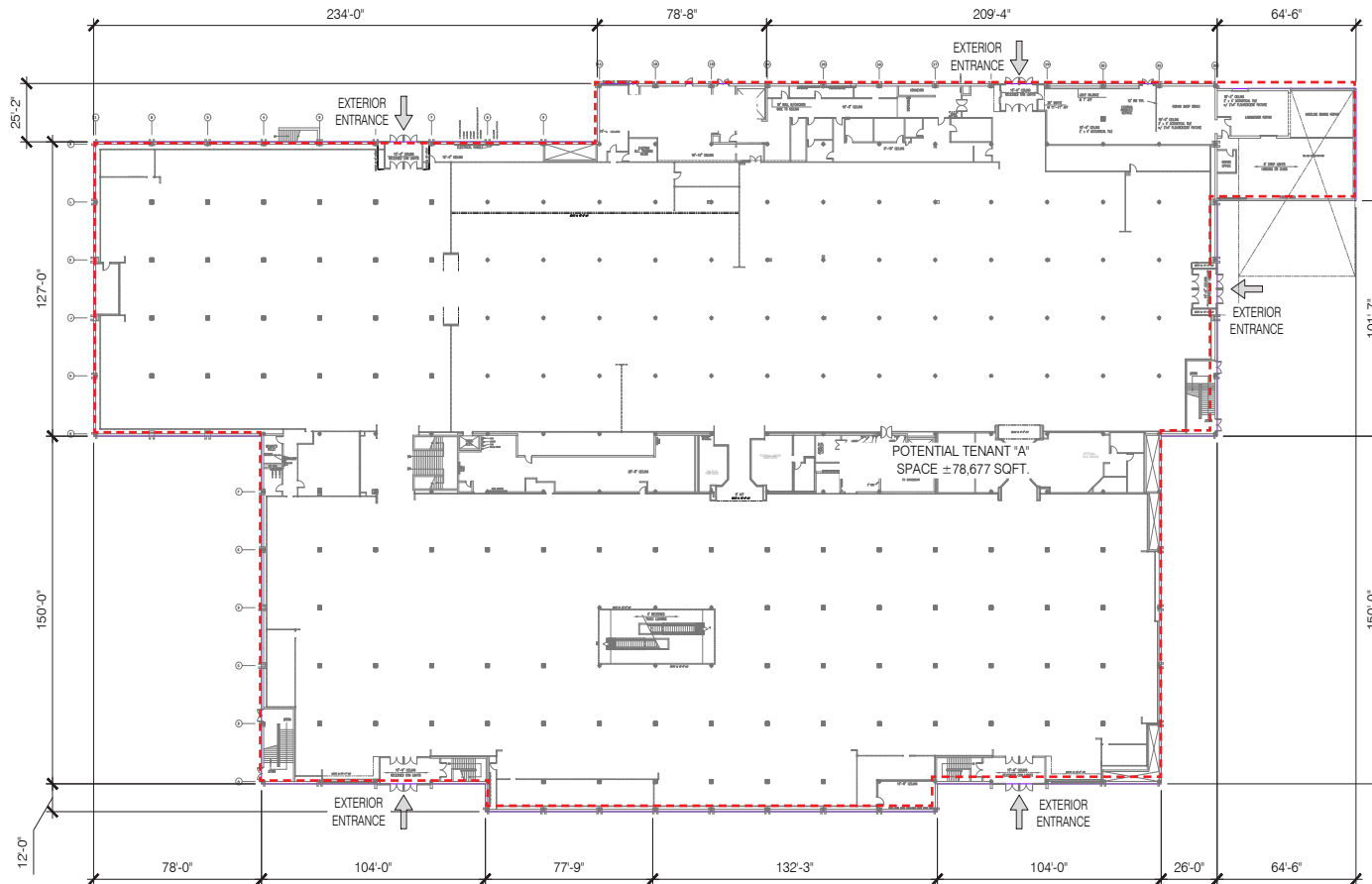
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Main Level



141,816 SF

Slab to Slab ~ 21'3"

Slab to Drop ~ 14'11"

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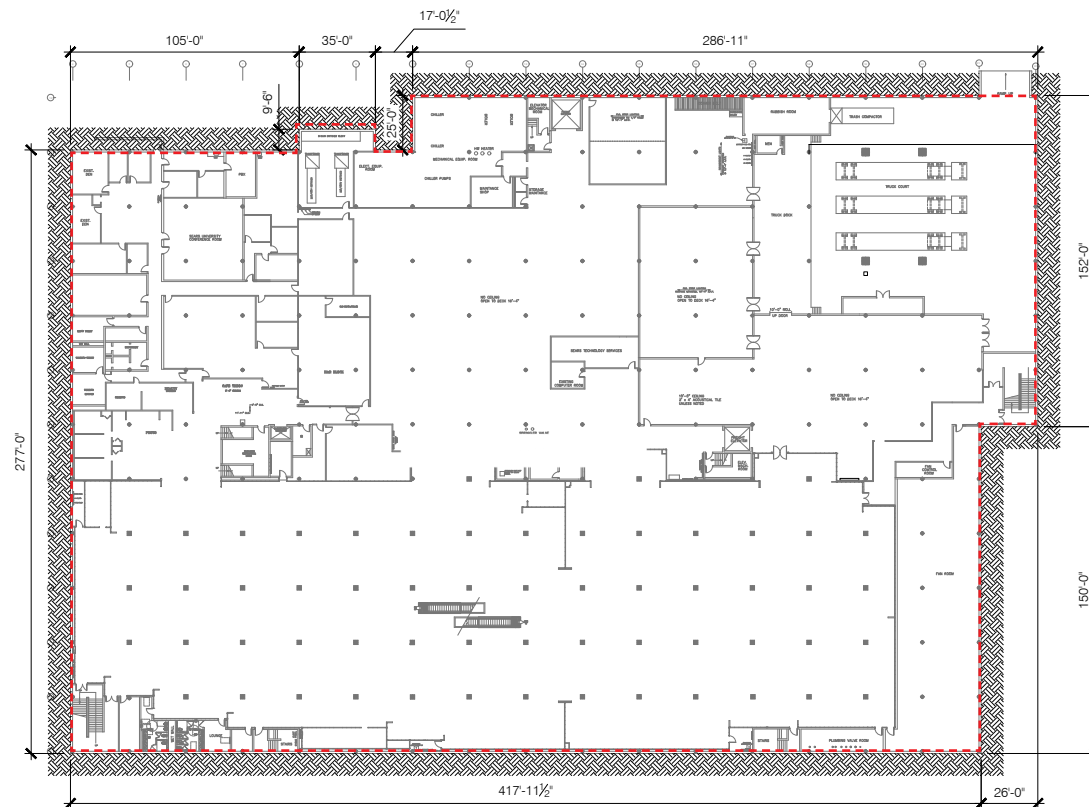
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Lower Level



126,578 SF
Slab to Slab ~ 16"4
Slab to Drop ~ 10"11

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