



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



Andy Corno

+1 202 719 6137

andy.corno@jll.com

Thomas Jackman

+1 202 719 5624

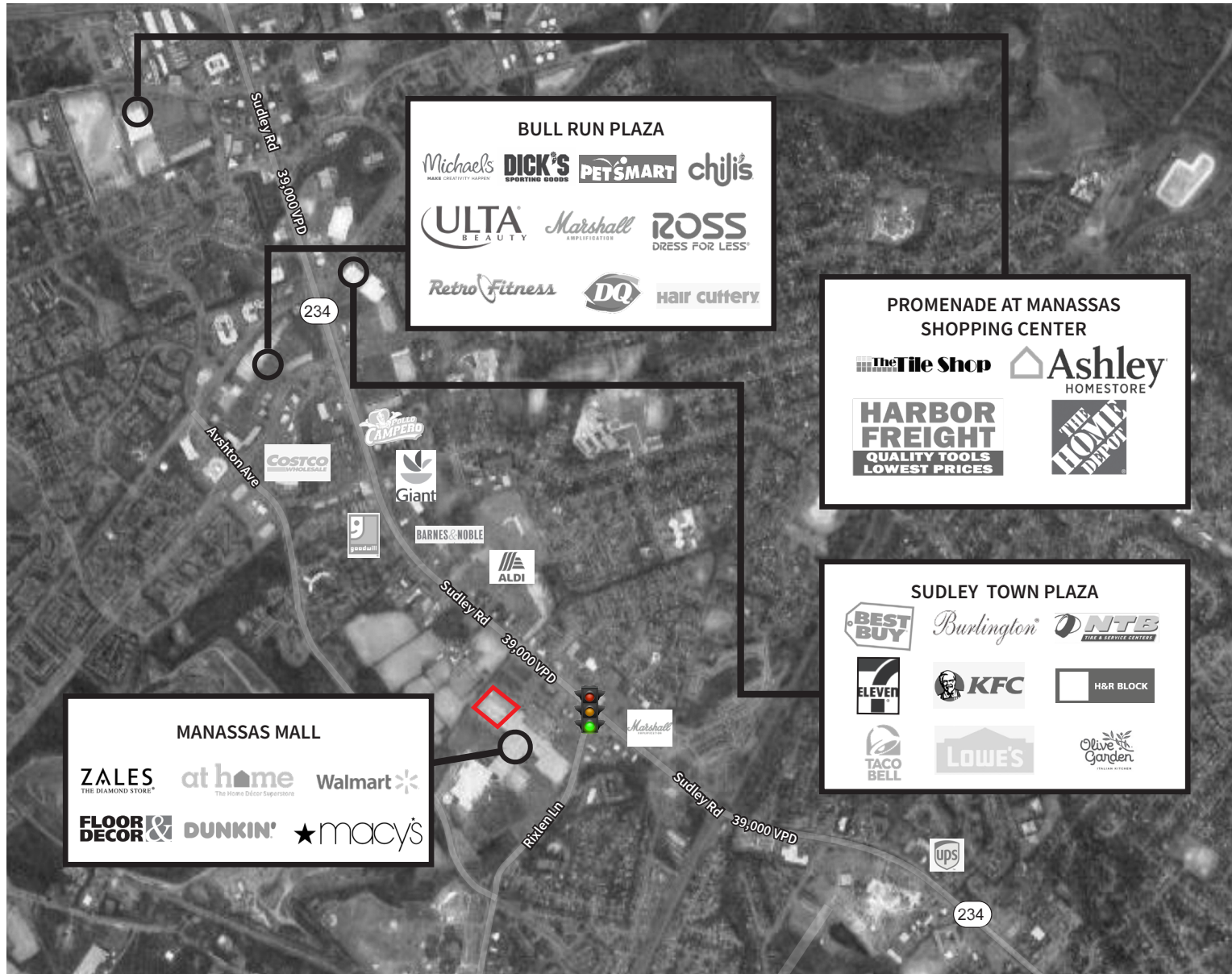
thomas.jackman@jll.com



Sears

8200 Sudley Road, Manassas, VA 20109

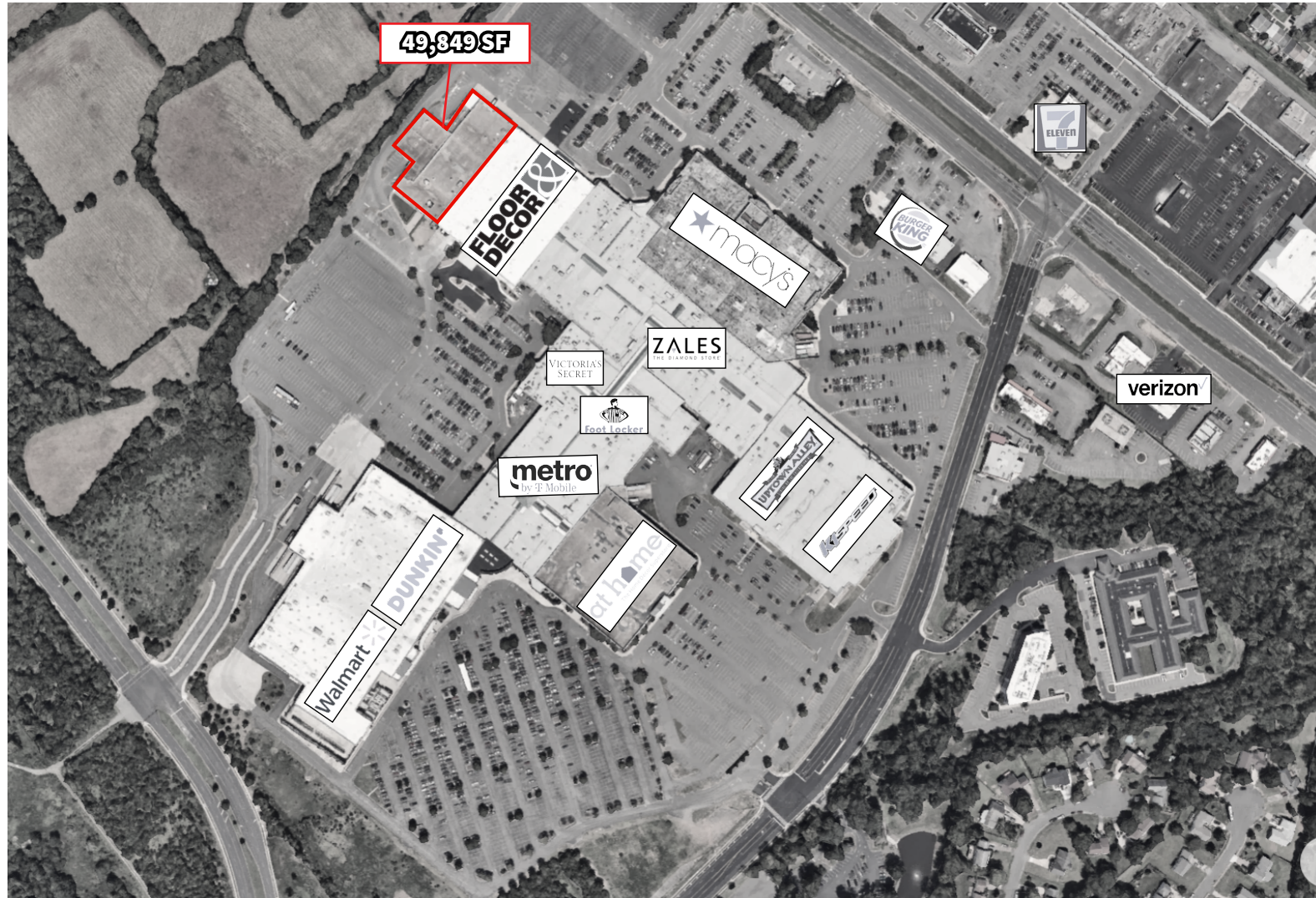
Market Aerial



Sears

8200 Sudley Road, Manassas, VA 20109

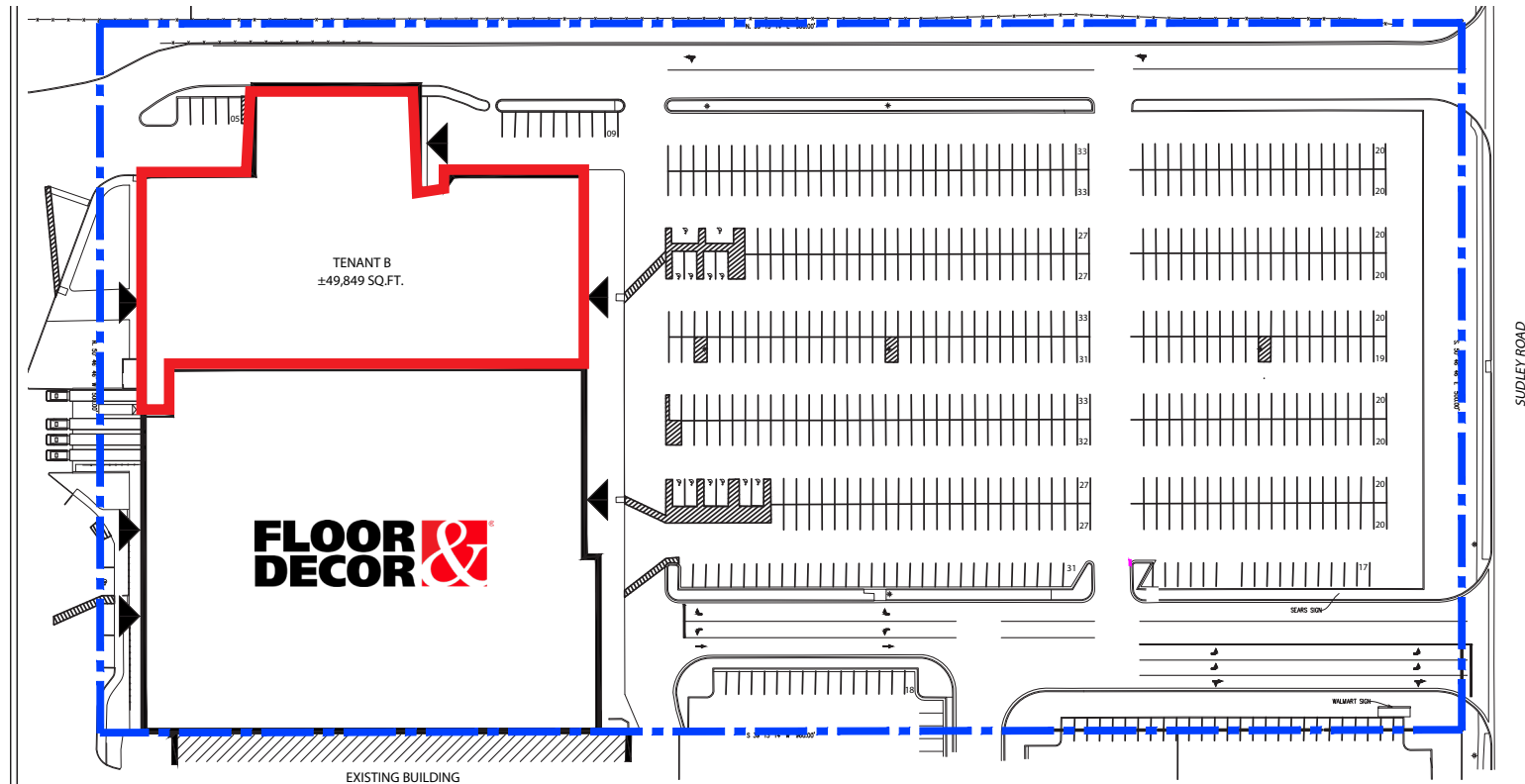
Area Retailers



Sears

8200 Sudley Road, Manassas, VA 20109

Site Plan



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

DISCLAIMER

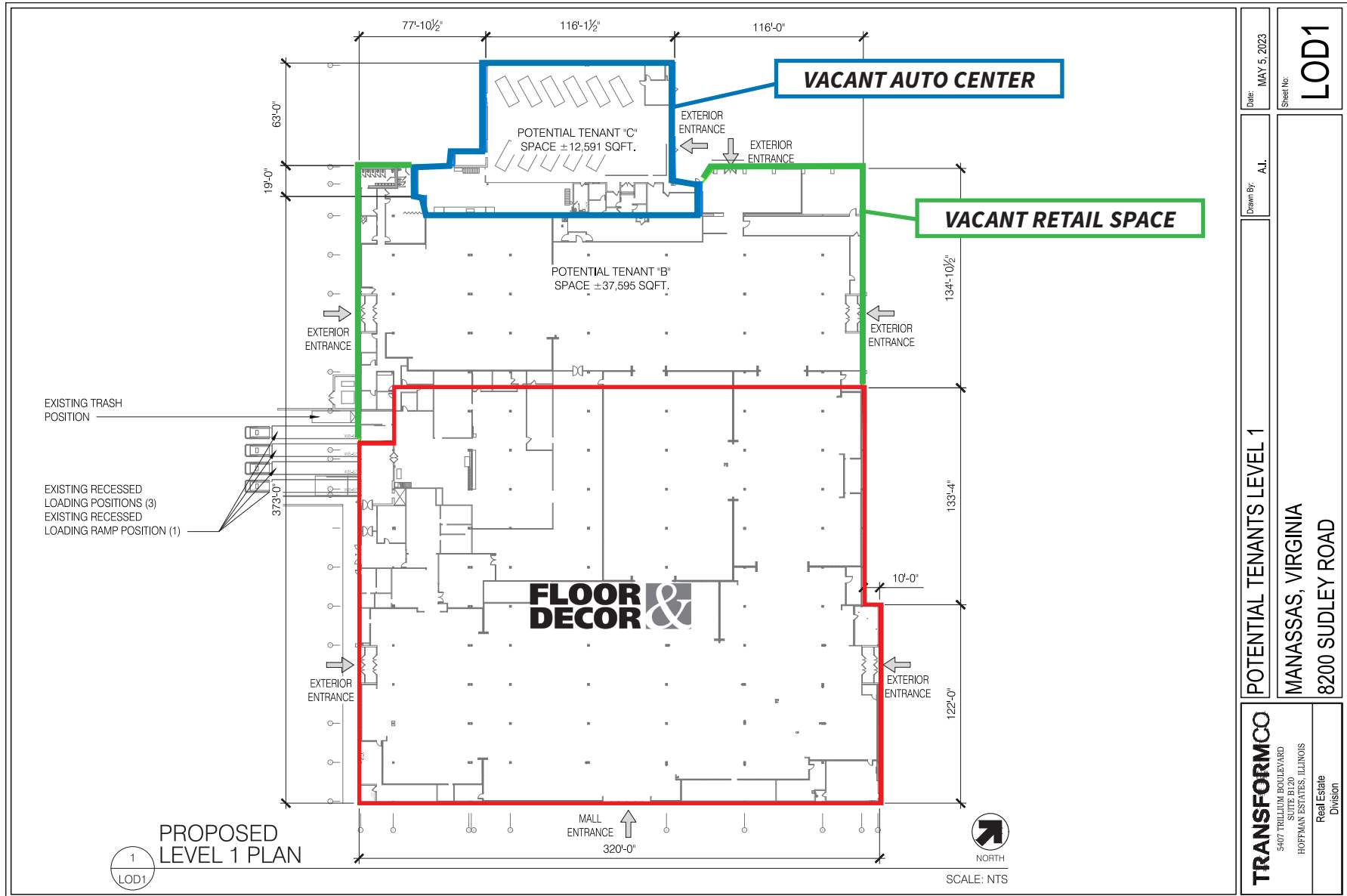
Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020 Jones Lang LaSalle IP, Inc. All rights reserved.



Sears

8200 Sudley Road, Manassas, VA 20109

Demising Plan



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

DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020 Jones Lang LaSalle IP, Inc. All rights reserved.

