



Sears

11255 New Hampshire Ave, Silver Spring, MD 20904

Space

Sears (Two Levels): 268,394 sf
Sears Auto Center: 29,027 sf

Possession

To Be Arranged

Asking Rent

Available Upon Request

Comments

- Rare 7.09 acre parcel
- 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)
- Auto Center - 29,027 SF
- Great visibility from Columbia Pike (~65,000 VPD) and New Hampshire Ave (~40,000 VPD)
- 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



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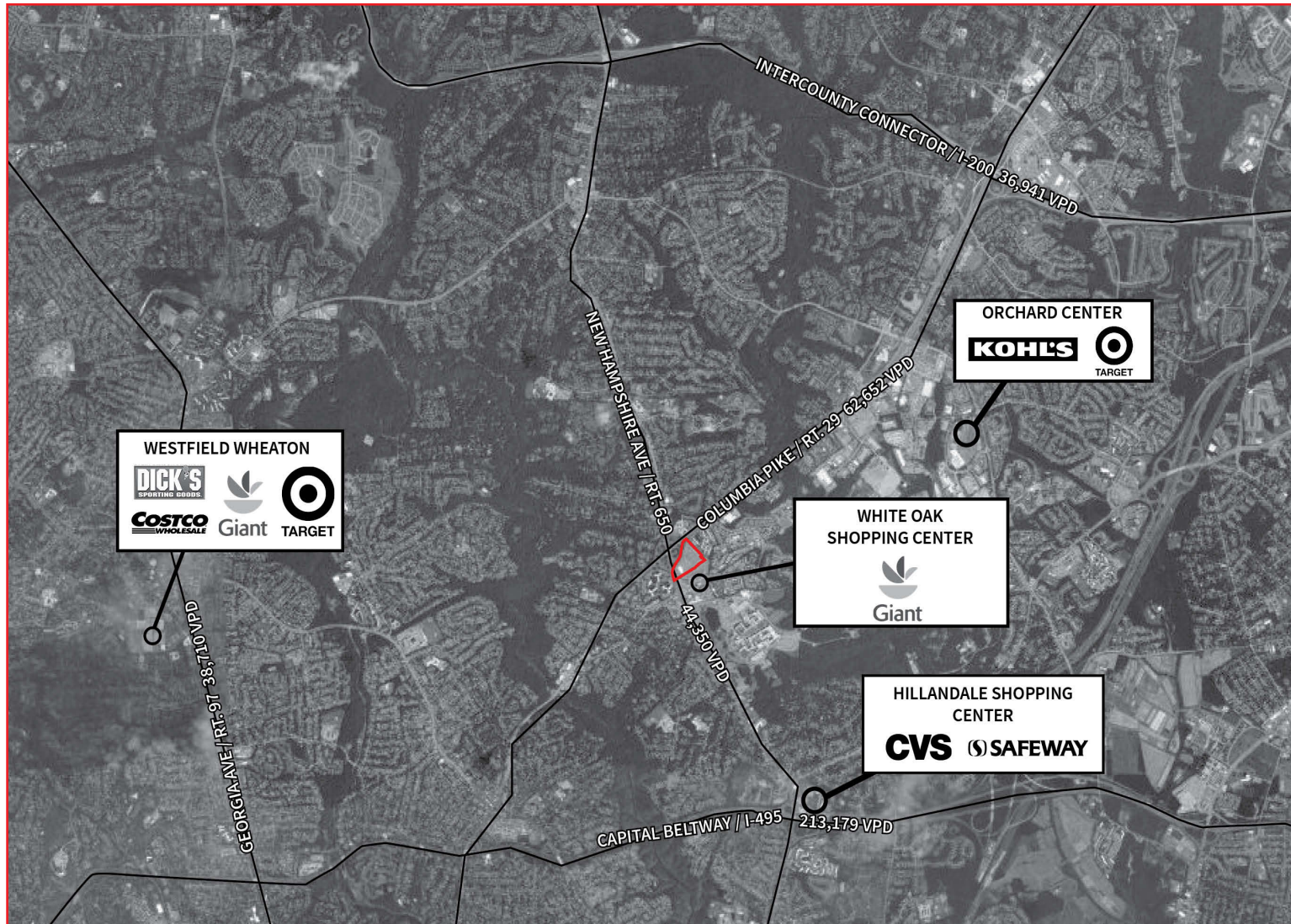
Market Aerial



Sears

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Area Retailers Map



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Site Map



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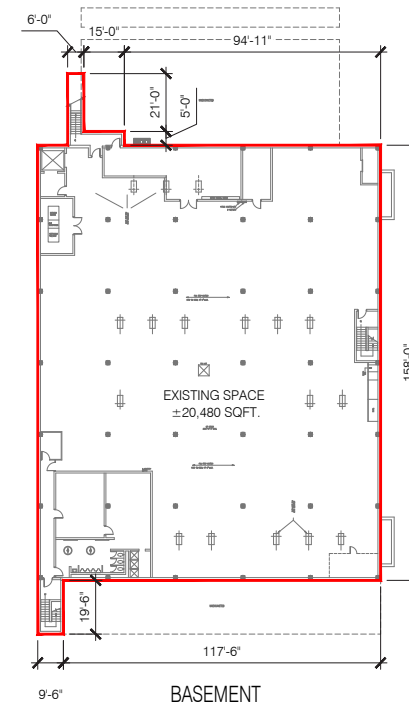
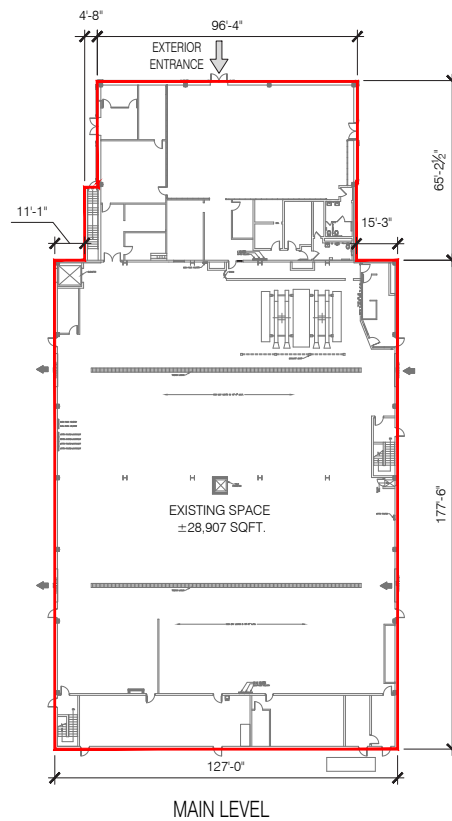
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Auto Center



29,027 SF

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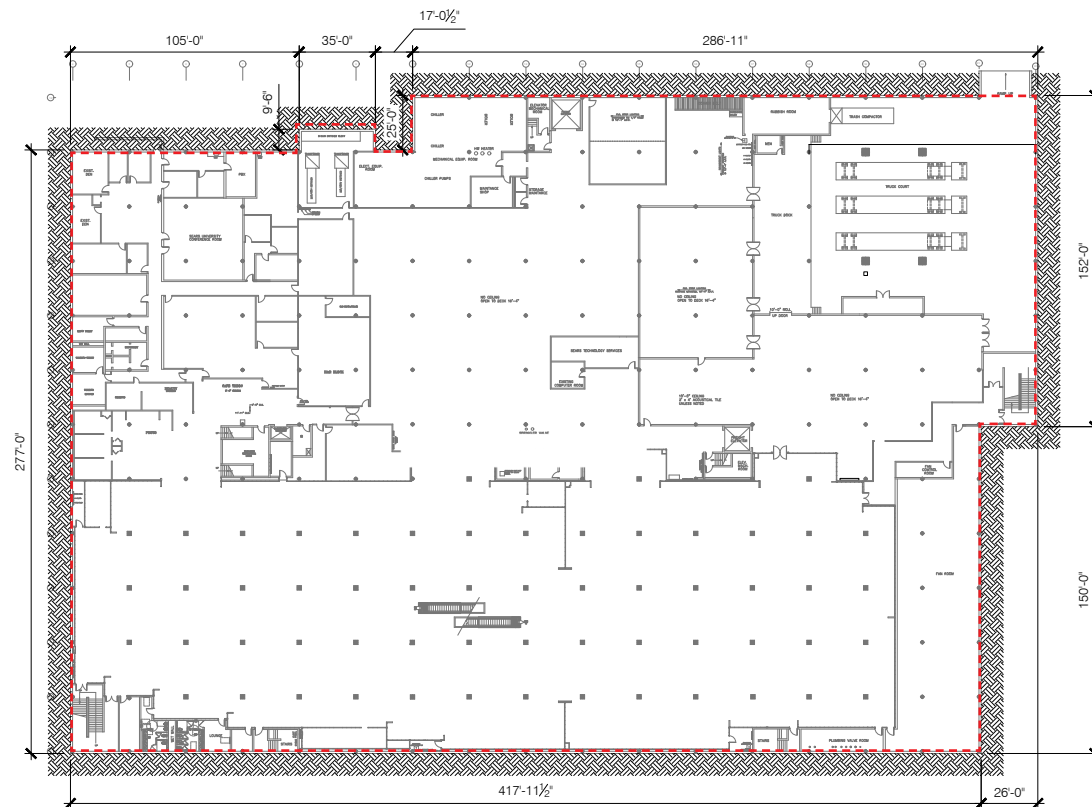
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Lower Level



126,578 SF
Ceiling Height - 10"

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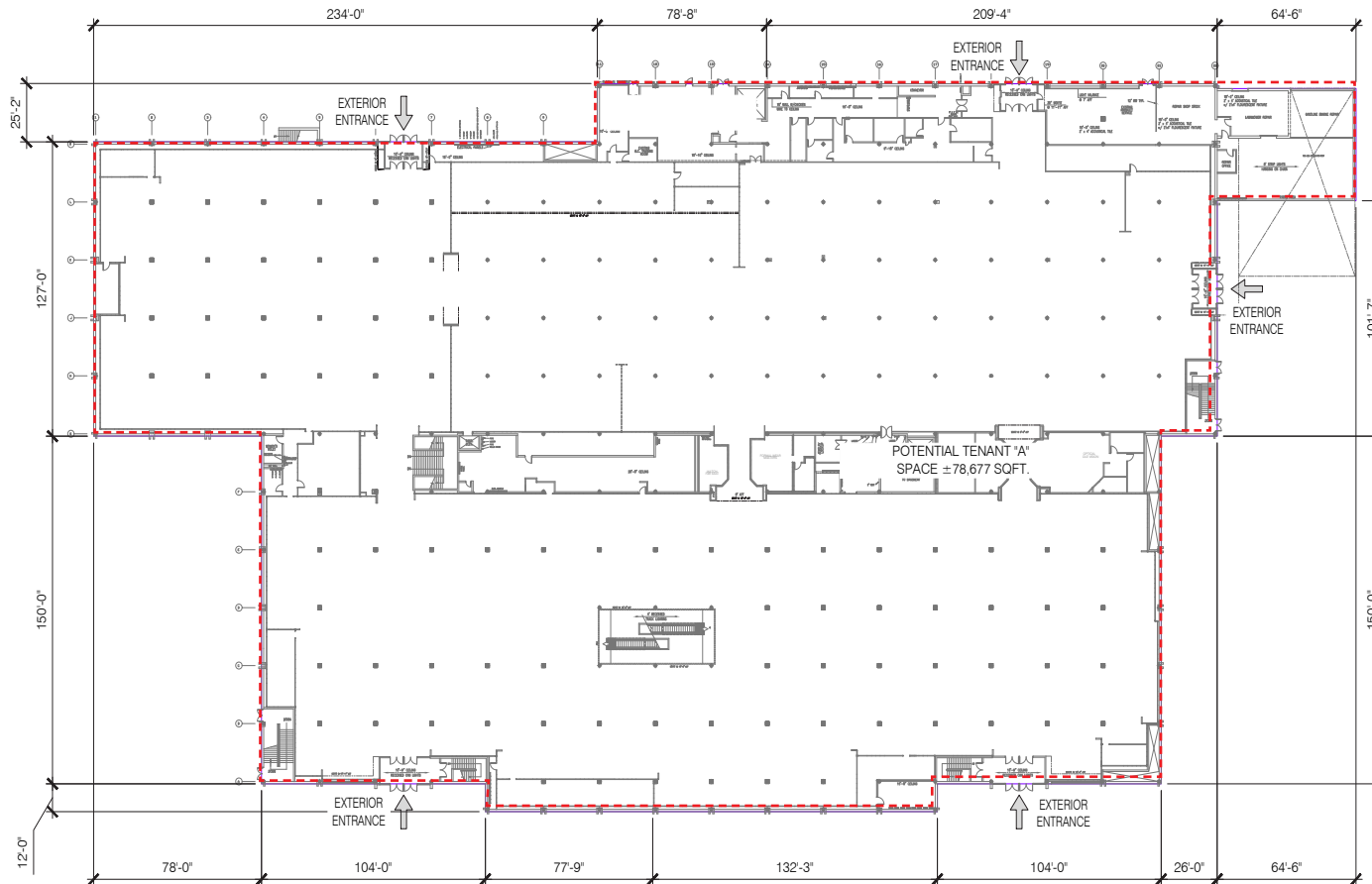
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Sears

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Main Level



141,816 SF
Ceiling Height - 14"

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