

6100 Arlington Blvd | Falls Church, VA 22044

**FOR SALE**

**Building Size**  
18,875 SF

**Land**  
2.67 Acres



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**HIGHLIGHTS:**

- New PetSmart lease- Current term expires 2/28/2027
- Proven Strong PetSmart store performance- open since 1994 and Tenant has renewed and amended lease several times
- Located adjacent to 160,000 SF Target store in affluent Falls Church, VA
- Excellent visibility and access off of Route 50 (Arlington Boulevard)
- Area co-tenants include:          
- Delivery of Fee Simple Interest and Debt Free
- NOI of \$348,243.75 with increases
- Landlord (purchaser) responsible for roof and structure



**ASKING PRICE:**  
\$6,000,000.00



**2017 TRAFFIC COUNTS**  
Arlington Blvd: 50,000 AADT



**DEMOGRAPHICS\***

	1-miles	3-miles	5-miles	10-miles
Population	26,020	240,094	587,905	1,875,481
Households	9,580	96,130	244,088	765,225
Avg HH Income	\$138,092	\$148,750	\$144,708	\$148,769
Employees	14,234	152,407	168,445	357,145

\*Demographics are 2017 Estimates © 2017 SITES USA, INC.

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# ZOOM-IN AERIAL & LOCATOR MAP

