Next REALTY MID-ATLANTIC

PETSMART FOR SALE

6100 Arlington Blvd | Falls Church, VA 22044

CLICK TO DOWNLOAD THE CONFIDENTIALITY AGREEMENT

FOR SALE

Building Size
18,875 SF
Land
2.67 Acres

HIGHLIGHTS:

- PetSmart location open since 1994
- Proven Strong PetSmart store performance
- Tenant has renewed multiple times with current term through 2027
- Three (3), five (5) year options to renew with outside expiration of 2042
- 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: BJ's, ROSS DRESS FOR LESS, Michaels, The Home Depot, 24 Hour Fitness, Burlington Coat Factory, Shoppers, Safeway, JO-ANN fabric and craft stores, OFF BROADWAY SHOES
- Delivery of Fee Simple Interest and Debt Free
- NOI of $348,243.75 with increases
- Landlord (purchaser) responsible for roof and structure

CALL FOR ASKING PRICE

2019 TRAFFIC COUNTS

Arlington Blvd: 37,305 AADT

DEMOGRAPHICS*

	1-mile	3-mile	5-mile	10-mile
Population	26,178	244,339	594,330	1.9 M
Households	9,646	98,537	248,102	780,491
Avg HH Income	$100,297	$118,421	$117,340	$116,191
Employees	7,076	96,642	291,907	1.31 M

*Demographics are 2019 Estimates © 2019 SITES USA, INC.

Interested in more information? Please Contact:

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ZOOM-IN AERIAL & LOCATOR MAP