

FOR LEASE

13,674 SF
Storefront Retail Space

Building & Pylon
Signage Available



403 A Baltimore Pike
Bel Air, MD 21014

VESTIAN

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

403 A Baltimore Pike

Property Overview

Pep Boys owns this properties, so there is no limit to the amount of term that can be offered. Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or plasma centers, day care for children, doggie day care, discount retail, mattresses/furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

- Highly visible from all directions
- 95 parking spaces
- Size of space can be flexible up to 13,488 SF
- Situated on 2.01 acres
- Ceiling Height- 22'

Nearby Retailers



CONTACT

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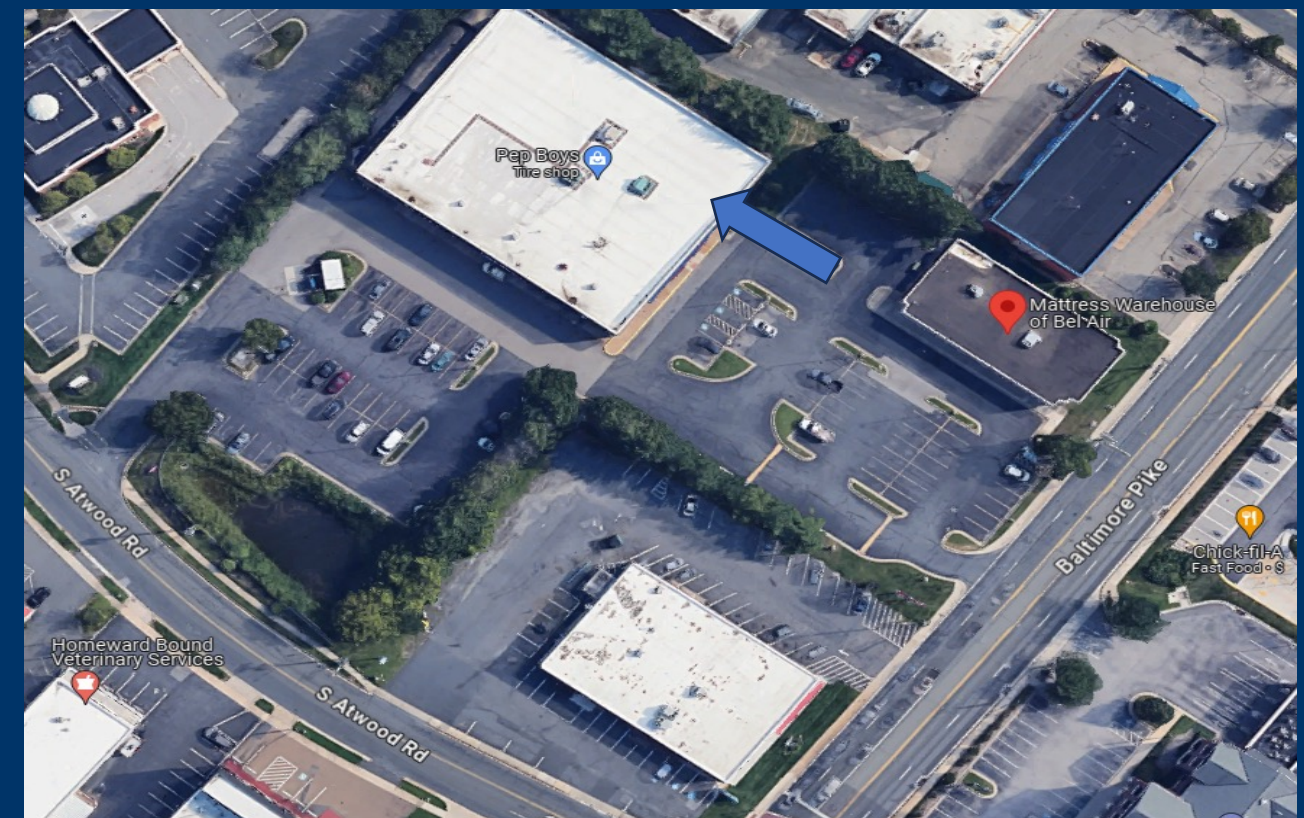
Ryan Myers

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403 A Baltimore Pike

PROPERTY OVERVIEW

Address	403 A Baltimore Pike Bel Air, MD 21014
Available SF	13,674 SF Storefront Retail Space
Occupied SF	8,682 SF Auto Service Space
Total Building SF	22,356 SF
Year Built	1993
Possession	Immediate
Signage	Building & Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none">• Building Height 21'• Sprinklered• HVAC throughout• Gas Service• Municipal Water/Sewer



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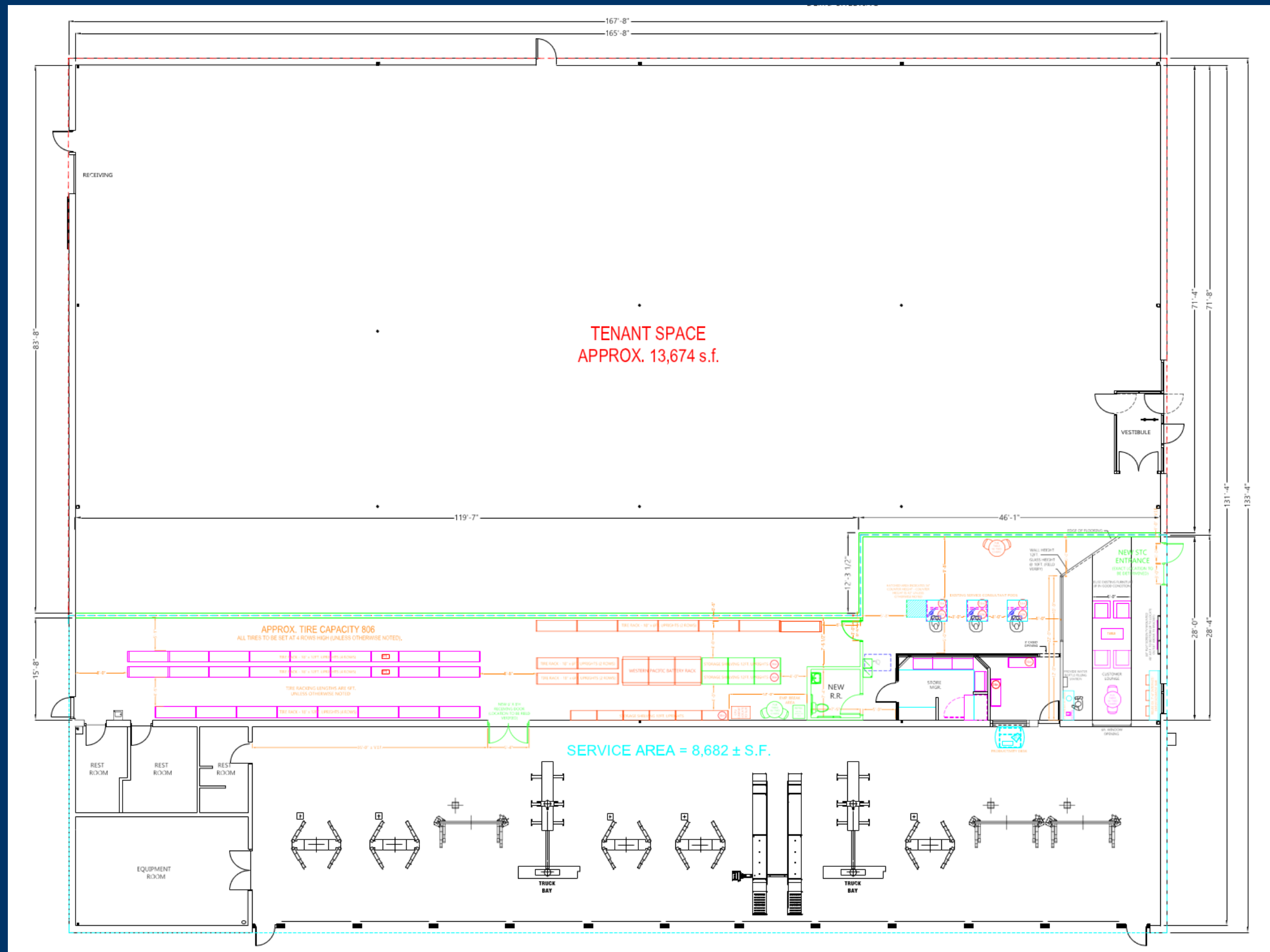
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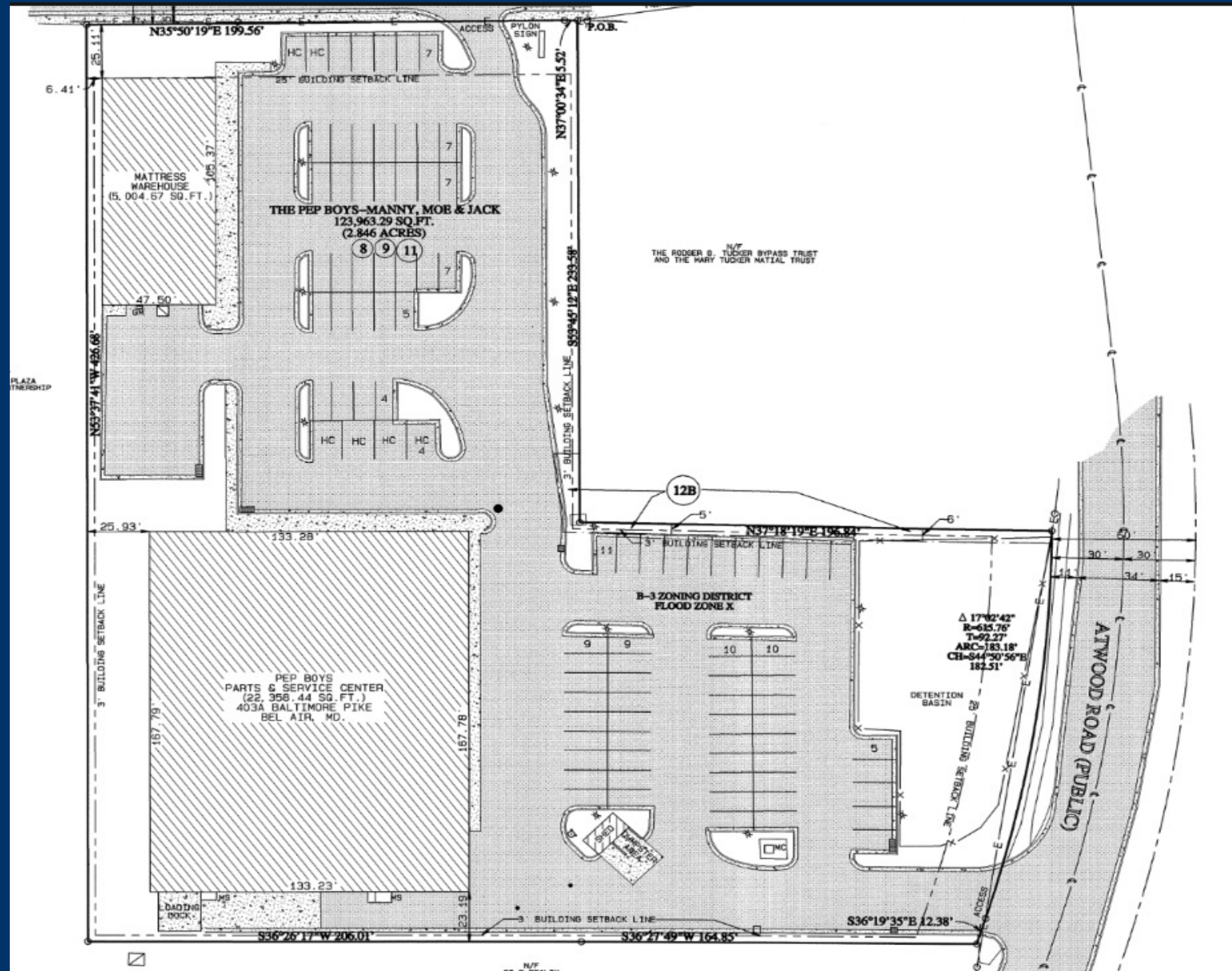
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Building & Pylon Signage Renderings



**Signage renderings provided for illustrative purposes only.
Actual design and placement may vary based on location and specific property requirements.*

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**FOR LEASING INFORMATION,
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