

FOR LEASE

10,728 SF
Storefront Retail Space

Building & Pylon
Signage Available



3390 Crain Highway
Waldorf, MD 20603

VESTIAN

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

3390 Crain Highway

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
- 88 parking spaces
- Size of space can be flexible up to 10,728 SF
- Situated on 2.20 acres
- Ceiling Height- 22"

Nearby Retailers



GIANT

JCPenney

★ macy's



HYUNDAI



HONDA

 **TOYOTA**



CONTACT

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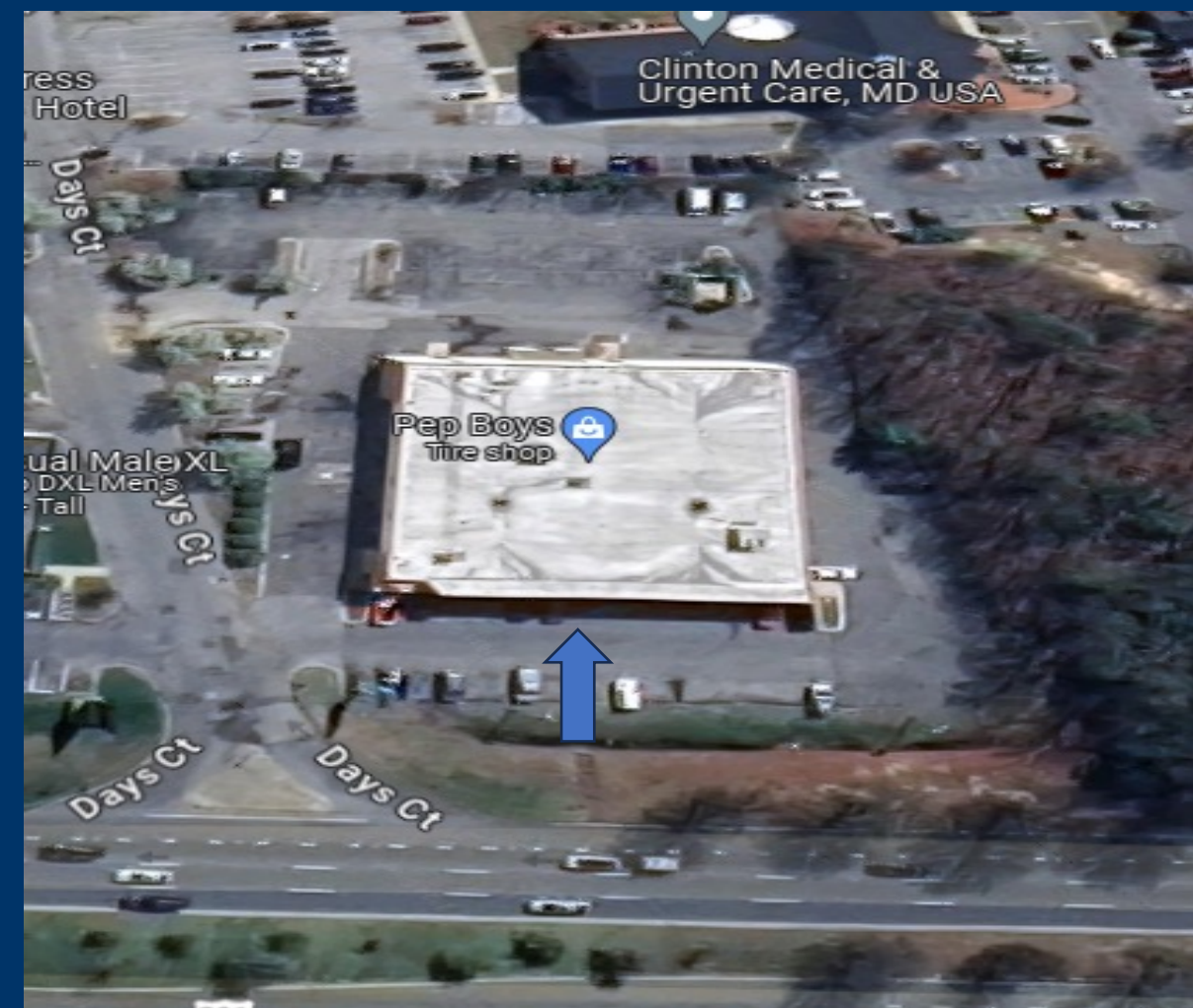
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3390 Crain Highway

PROPERTY OVERVIEW

Address	3390 Crain Highway Waldorf, MD 20603
Available SF	10,728 SF Storefront Retail Space
Occupied SF	7,323 SF Auto Service Space
Total Building SF	17,393 SF
Year Built	1986
Possession	Immediate
Signage	Building & Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none">• Dedicated Main Entrance• Building Height 22'• Sprinklered• HVAC throughout• Gas Service• Municipal Water/Sewer



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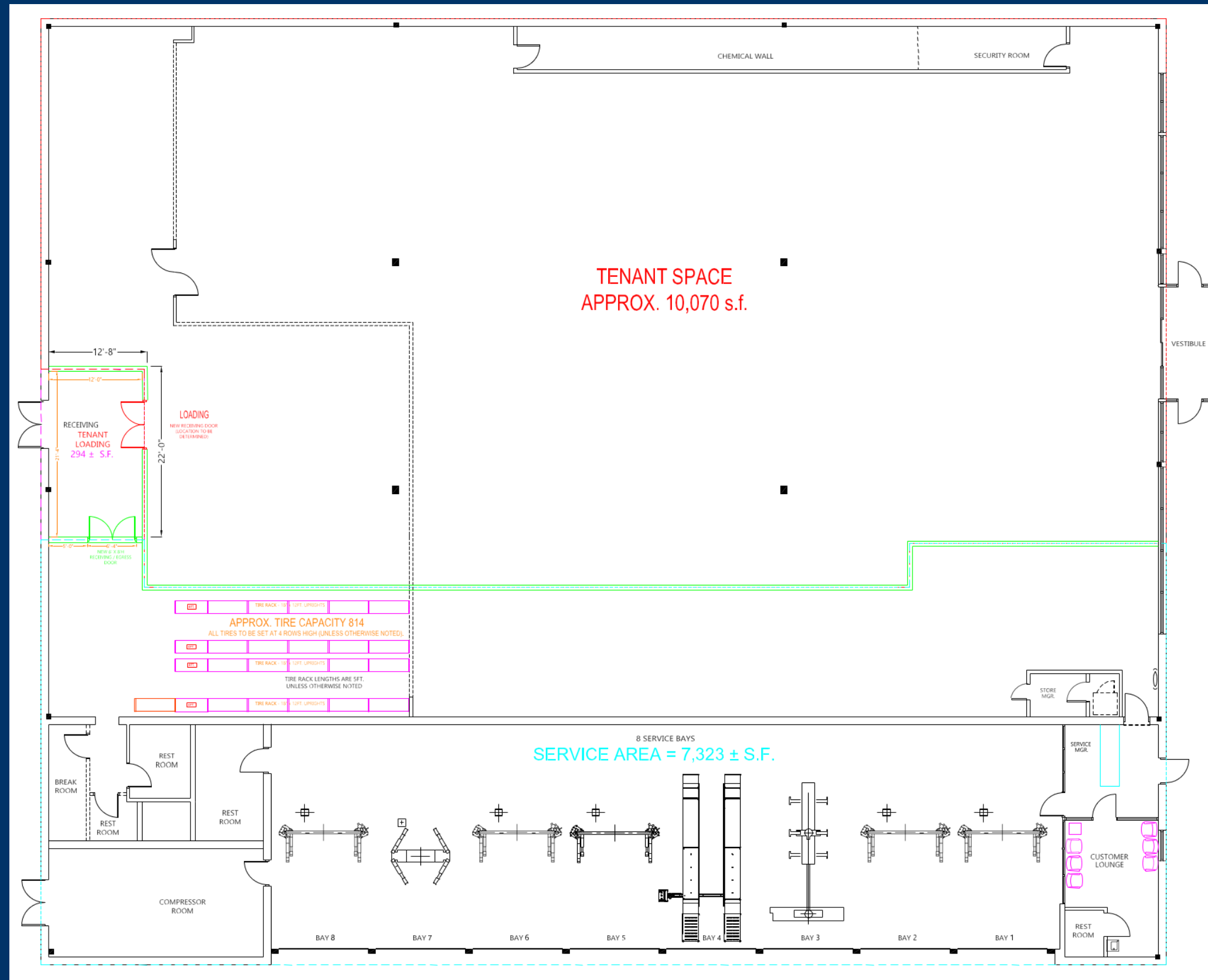
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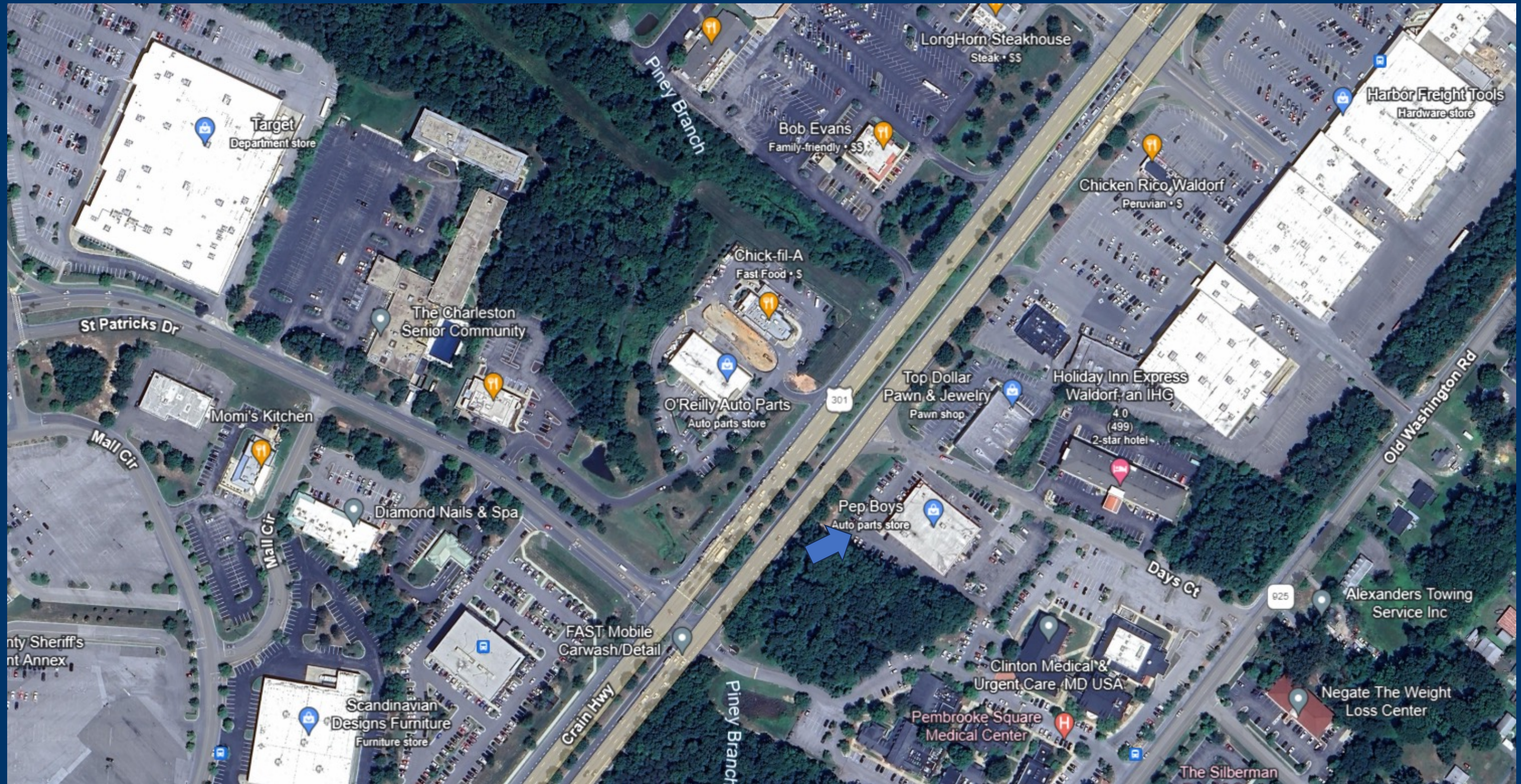
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Building & Pylon Signage Renderings



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

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