

FOR LEASE

11,010 SF
Storefront Retail Space



Building & Pylon
Signage Available

1911 West Street
Annapolis, MD 21401

VESTIAN

Bennett Williams
COMMERCIAL REAL ESTATE

1911 West Street

PROPERTY OVERVIEW

Address	1911 West Street Annapolis, MD 21401
Available SF	11,010 SF Storefront Retail Space
Occupied SF	10,906 SF Auto Service Space
Total Building SF	21,916 SF
Year Built	1995
Possession	Immediate
Signage	Building & Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none">• Dedicated Main Entrance• Building Height 21'• Sprinklered• HVAC throughout



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Property Overview

Pep Boys holds these properties under long term ground leases. 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, 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.

Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

- Highly visible from all directions
- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible

Nearby Retailers



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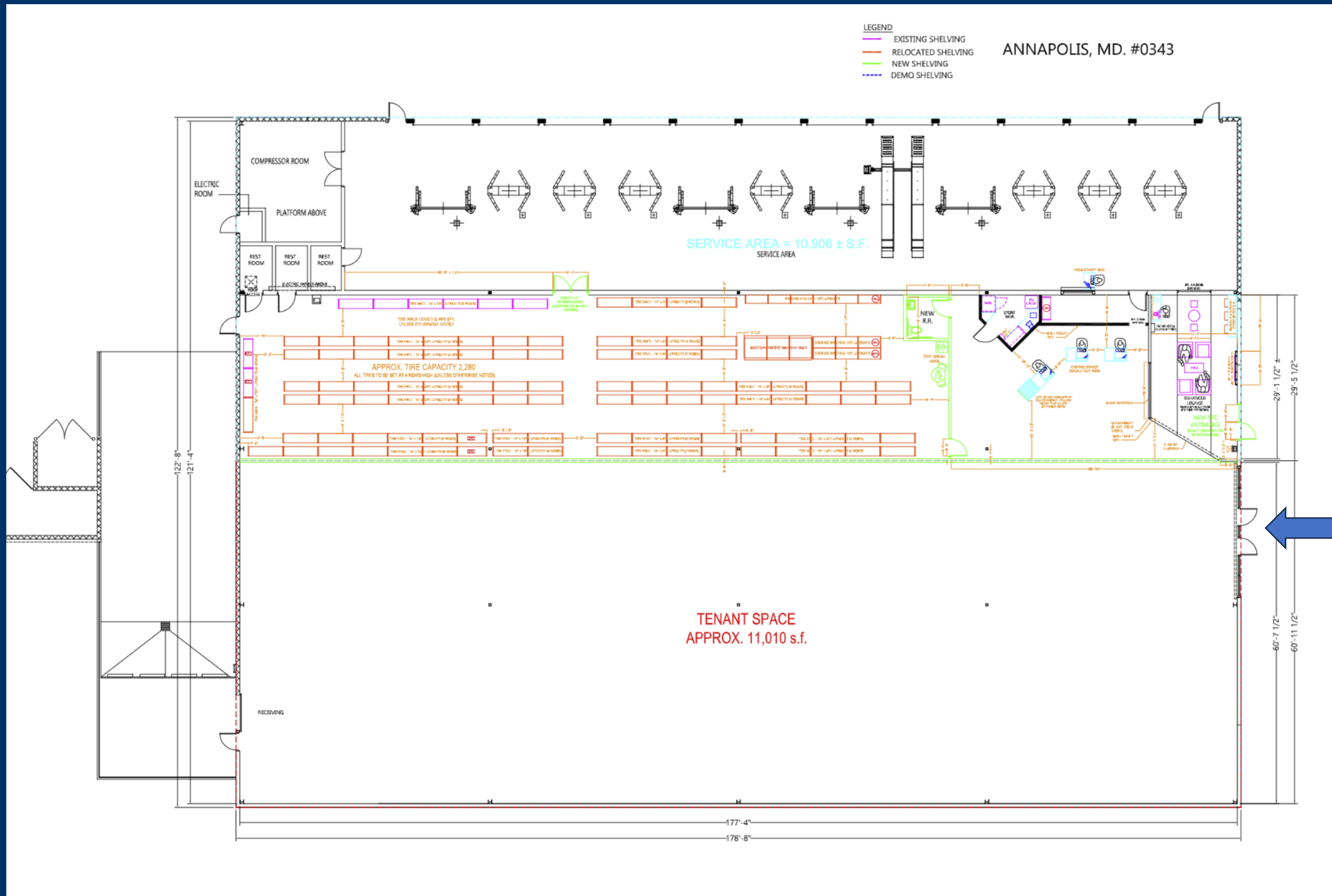
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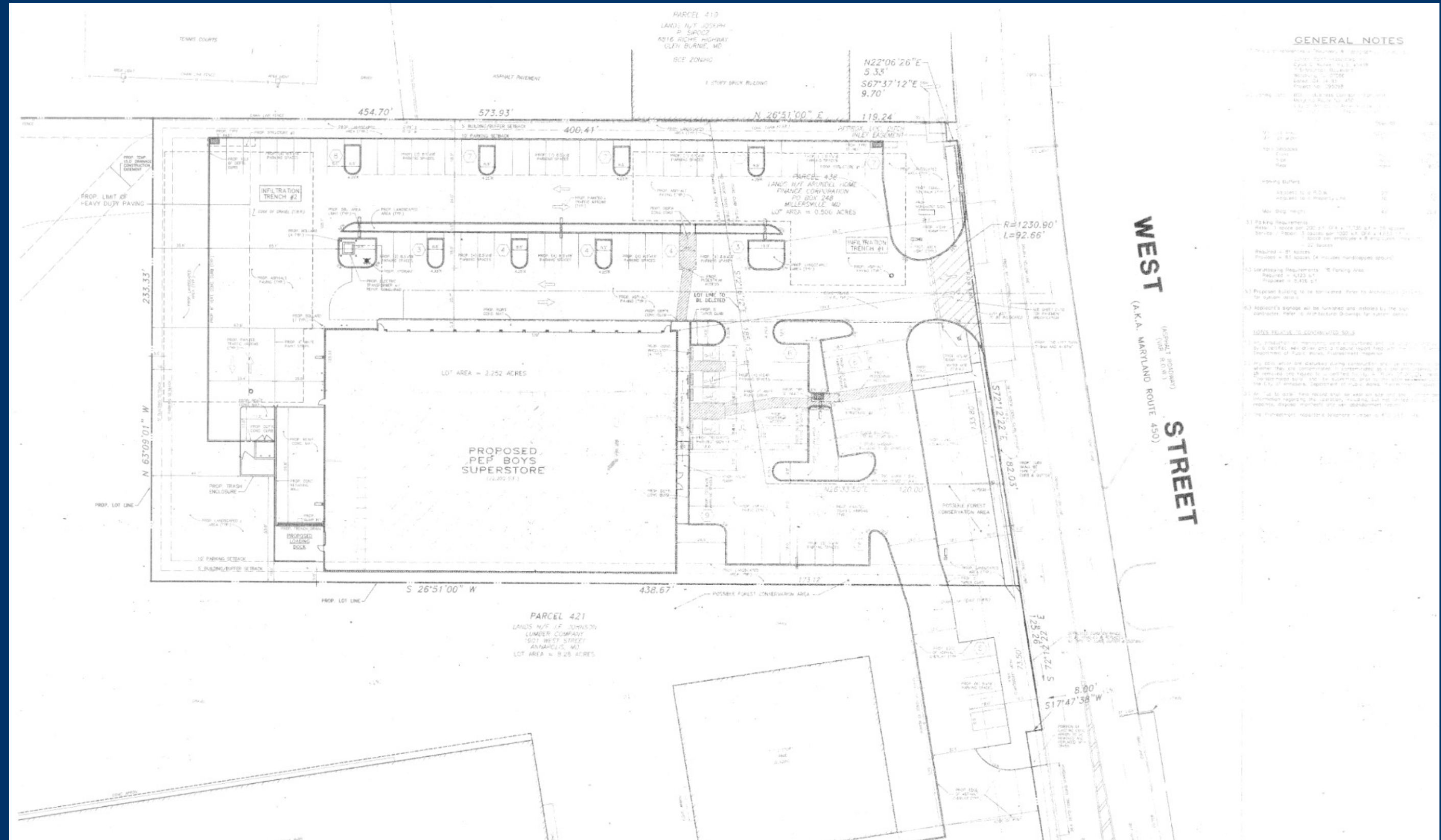
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GENERAL NOTES

1. This plan was prepared by Bennett Williams & Bennett, Inc. on the basis of the information provided by the applicant and the surveyor.
2. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The applicant is responsible for obtaining all necessary easements and rights-of-way from the appropriate authorities.
4. The applicant is responsible for obtaining all necessary utility easements and rights-of-way from the appropriate authorities.
5. The applicant is responsible for obtaining all necessary environmental permits and approvals from the appropriate authorities.
6. The applicant is responsible for obtaining all necessary zoning permits and approvals from the appropriate authorities.
7. The applicant is responsible for obtaining all necessary fire department permits and approvals from the appropriate authorities.
8. The applicant is responsible for obtaining all necessary health department permits and approvals from the appropriate authorities.
9. The applicant is responsible for obtaining all necessary police department permits and approvals from the appropriate authorities.
10. The applicant is responsible for obtaining all necessary other permits and approvals from the appropriate authorities.

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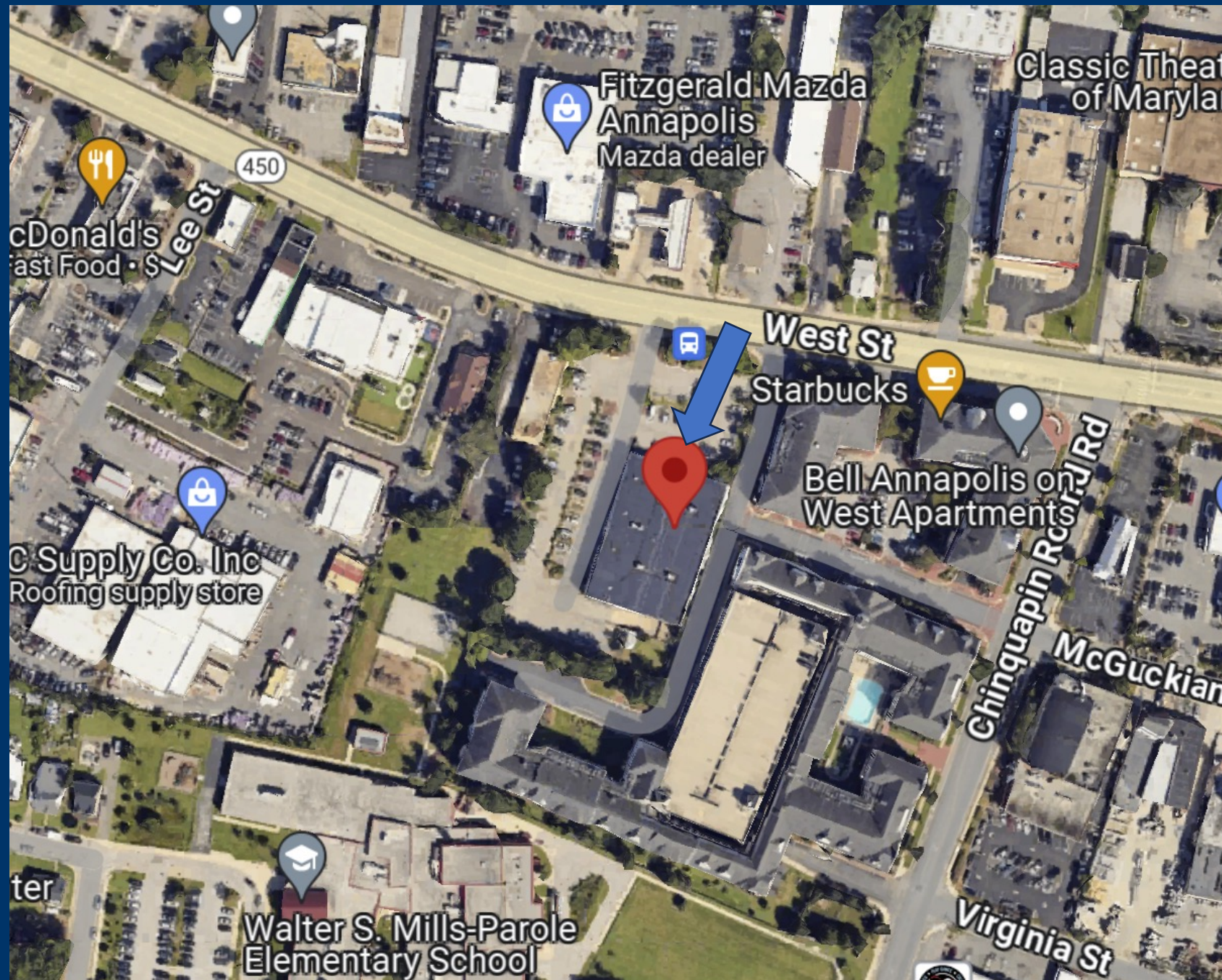
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Building & Pylon Signage Renderings



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

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