

FOR LEASE

10,145 SF
Storefront Retail Space



982 W Street Rd
Warminster, PA 18974

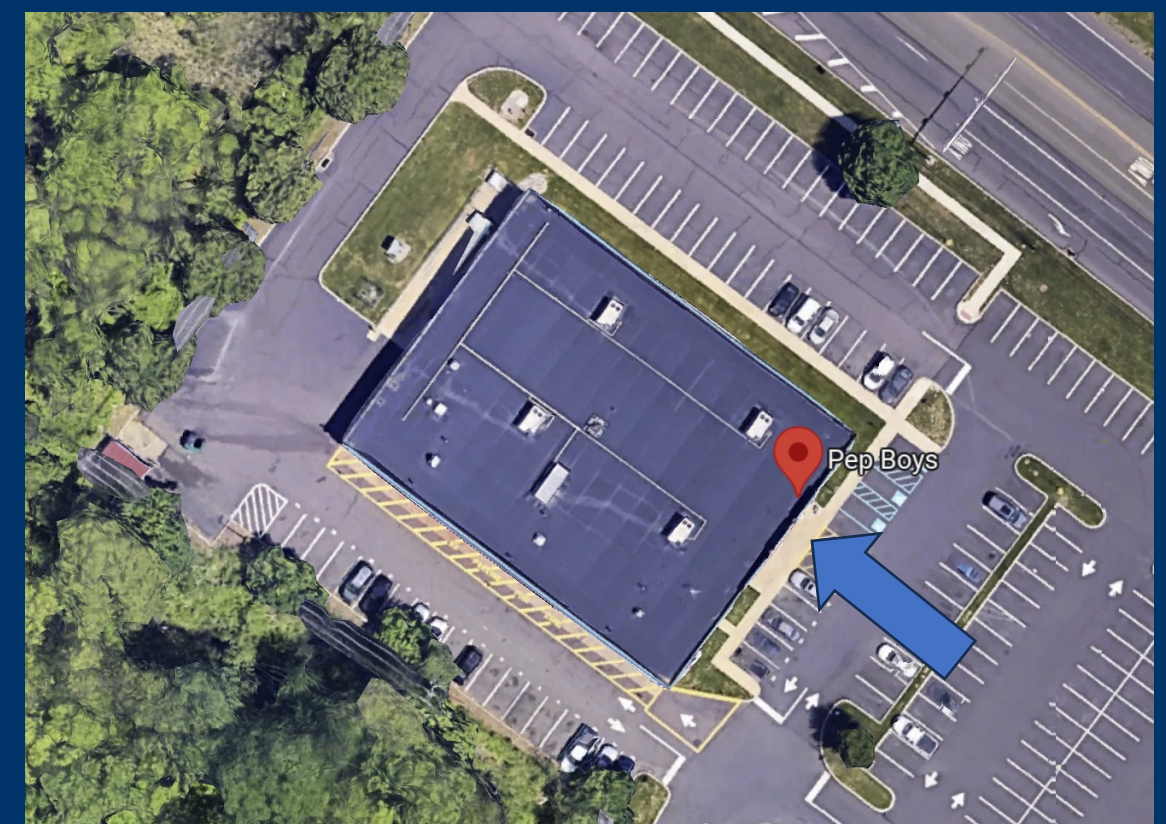
VESTIAN

Bennett Williams
COMMERCIAL REAL ESTATE

982 W Street Rd

PROPERTY OVERVIEW

Address	982 W Street Rd Warminster, PA 18974
Available SF	10,145 SF Storefront Retail Space
Occupied SF	8,416 SF Auto Service Space
Total Building SF	18,516 SF
Possession	Immediate
Signage	Pylon signage unavailable
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none">• Dedicated Main Entrance• Sprinklered• HVAC throughout



CONTACT

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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



hair cuttery

MATTRESS
Warehouse SM



GIANT [®]



Advance / **Auto Parts** 

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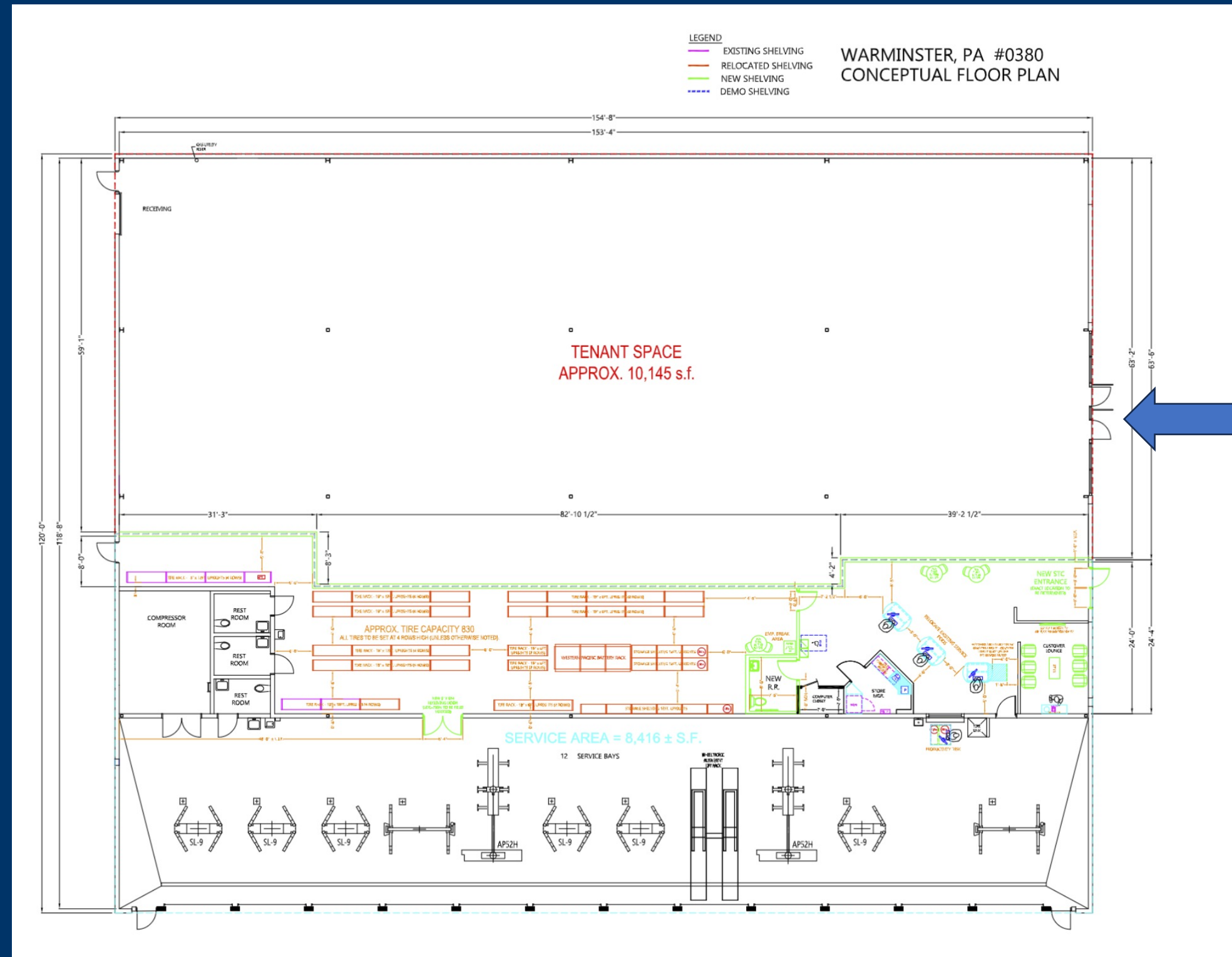
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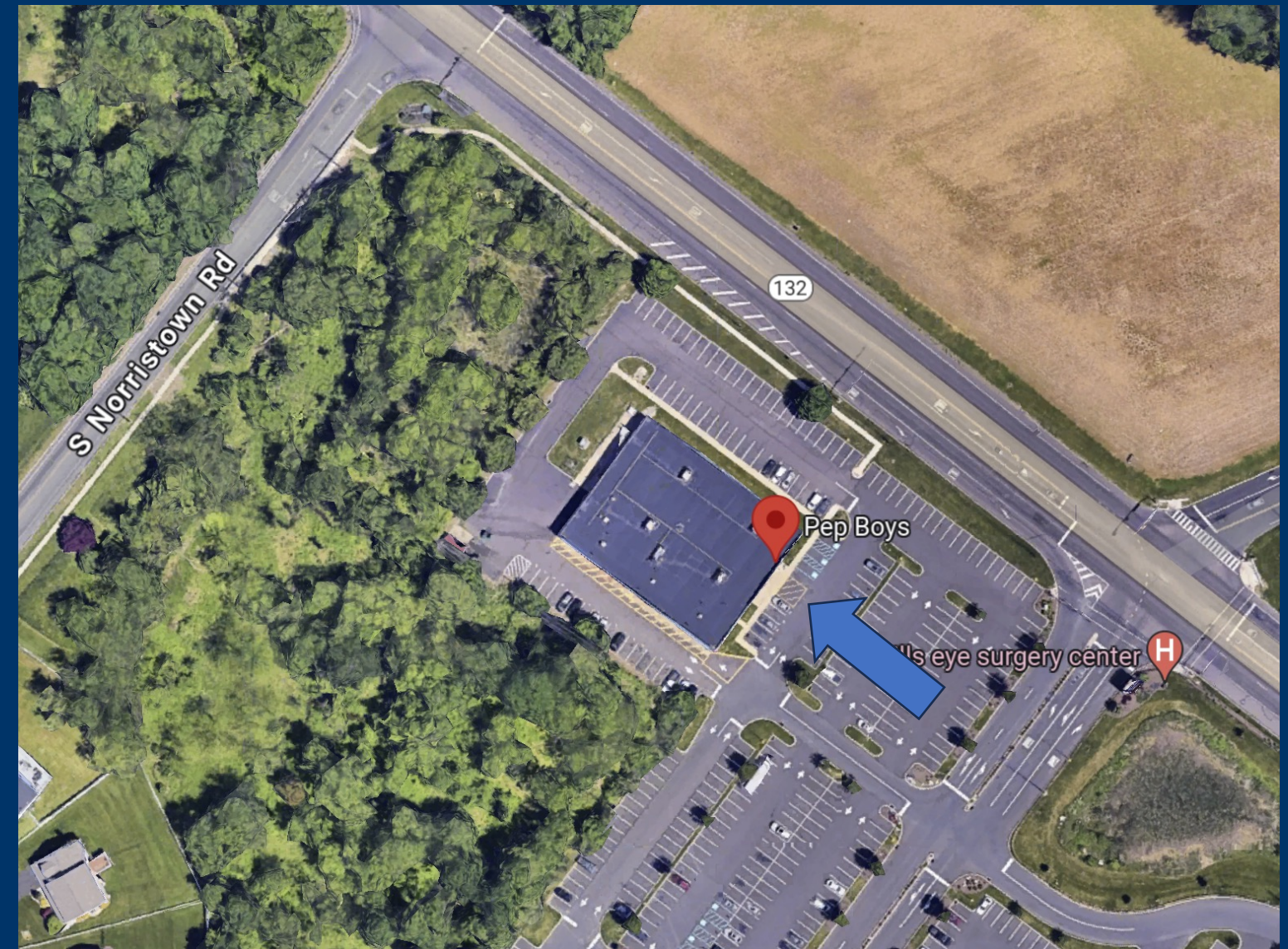
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Building & Pylon Signage Renderings



**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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