

# FOR LEASE

9,735 SF  
Storefront Retail Space

Building & Pylon  
Signage Available



1628 N Salisbury Blvd  
Salisbury, MD 21801

VESTIAN

Bennett WILLIAMS  
COMMERCIAL REAL ESTATE



# 1628 N Salisbury Blvd

## PROPERTY OVERVIEW

Address	1628 Salisbury Rd Salisbury, MD 21801
Available SF	9,735 SF Storefront Retail Space
Occupied SF	8,825 SF Auto Service Space
Total Building SF	18,560 SF
Year Built	1997
Possession	Immediate
Signage	Building & Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none"><li>• Dedicated Main Entrance</li><li>• Building Height 21'</li><li>• Sprinklered</li><li>• HVAC throughout</li></ul>



### CONTACT

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## Property Overview

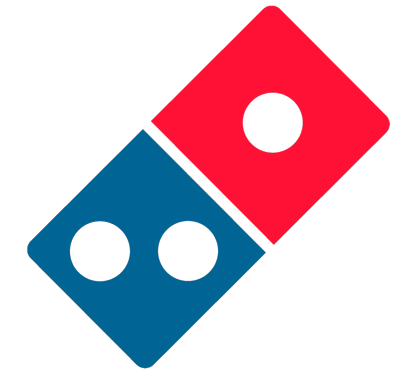
Pep Boys holds these properties under long term ground leases. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

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

The logo for Family Dollar, featuring the words "FAMILY" in red and "DOLLAR" in yellow, with a small icon of a family of three between the words.The logo for CarMax, featuring the word "CARmax" in a bold, blue, sans-serif font, with a registered trademark symbol (®) to the upper right. Below the text is a horizontal dashed yellow line.The logo for Dollar General, featuring the words "DOLLAR GENERAL" in a bold, black, sans-serif font, centered within a yellow rectangular background.

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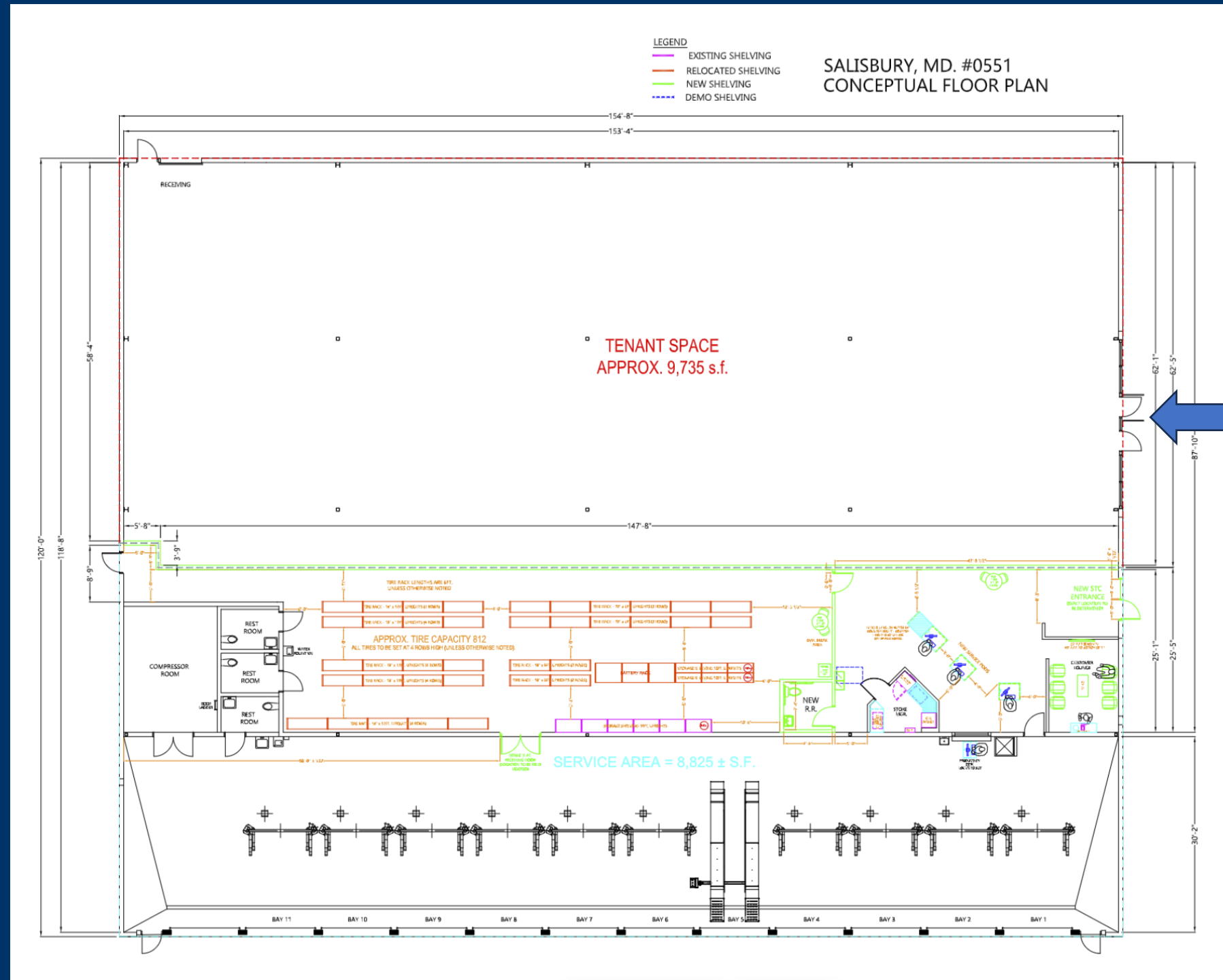
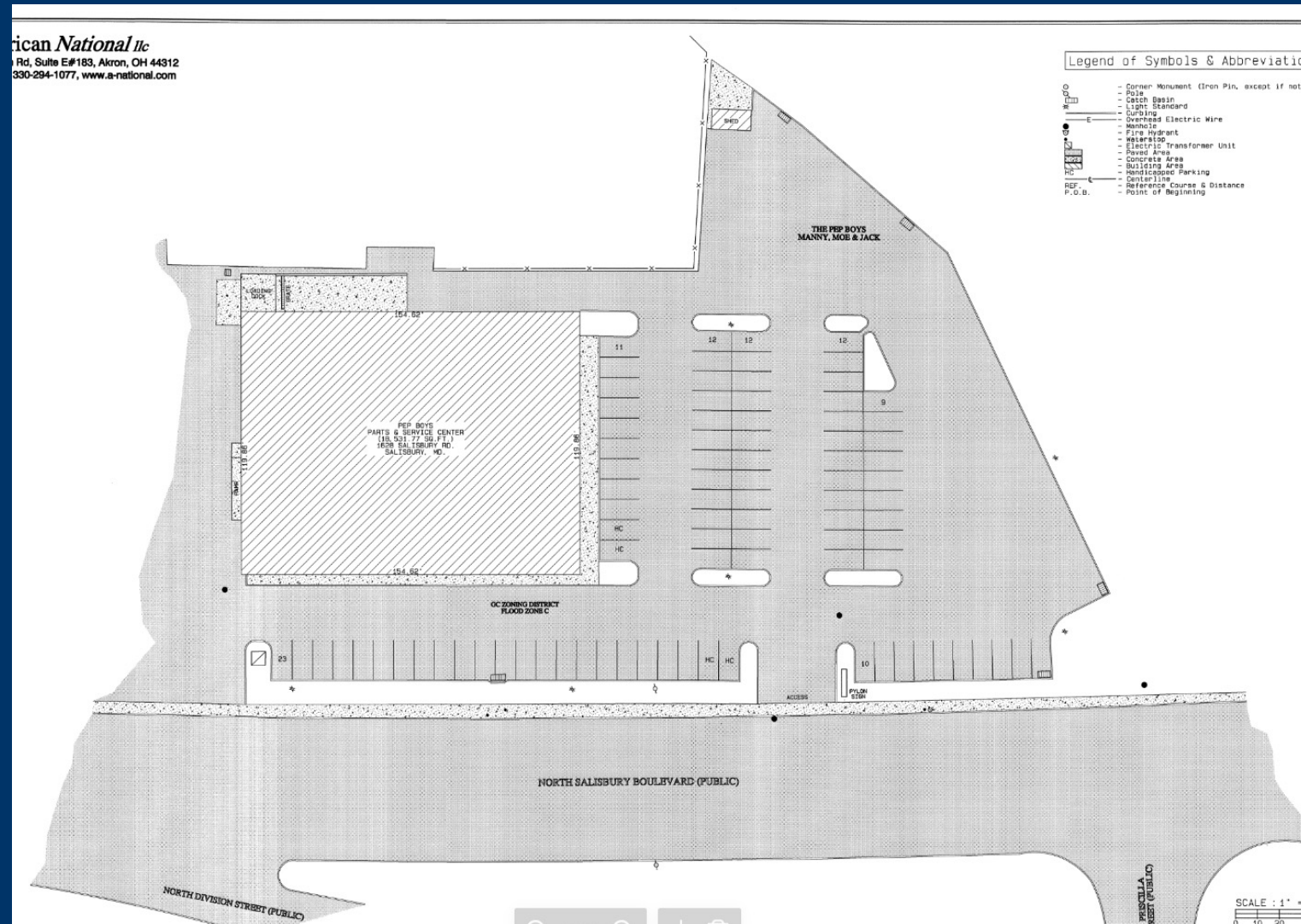
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# Signage Renderings



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

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