

# FOR LEASE

9,936 SF  
Storefront Retail Space

Building & Pylon  
Signage Available



1120 W Patrick St  
Frederick, MD 21703

VESTIAN

Bennett WILLIAMS  
COMMERCIAL REAL ESTATE

# 1120 W Patrick St

## PROPERTY OVERVIEW

Address	1120 W Patrick St Frederick, MD 21703
Available SF	9,936 SF Storefront Retail Space
Occupied SF	7,204 SF Auto Service Space
Total Building SF	17,200 SF
Year Built	1987
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



### CONTACT

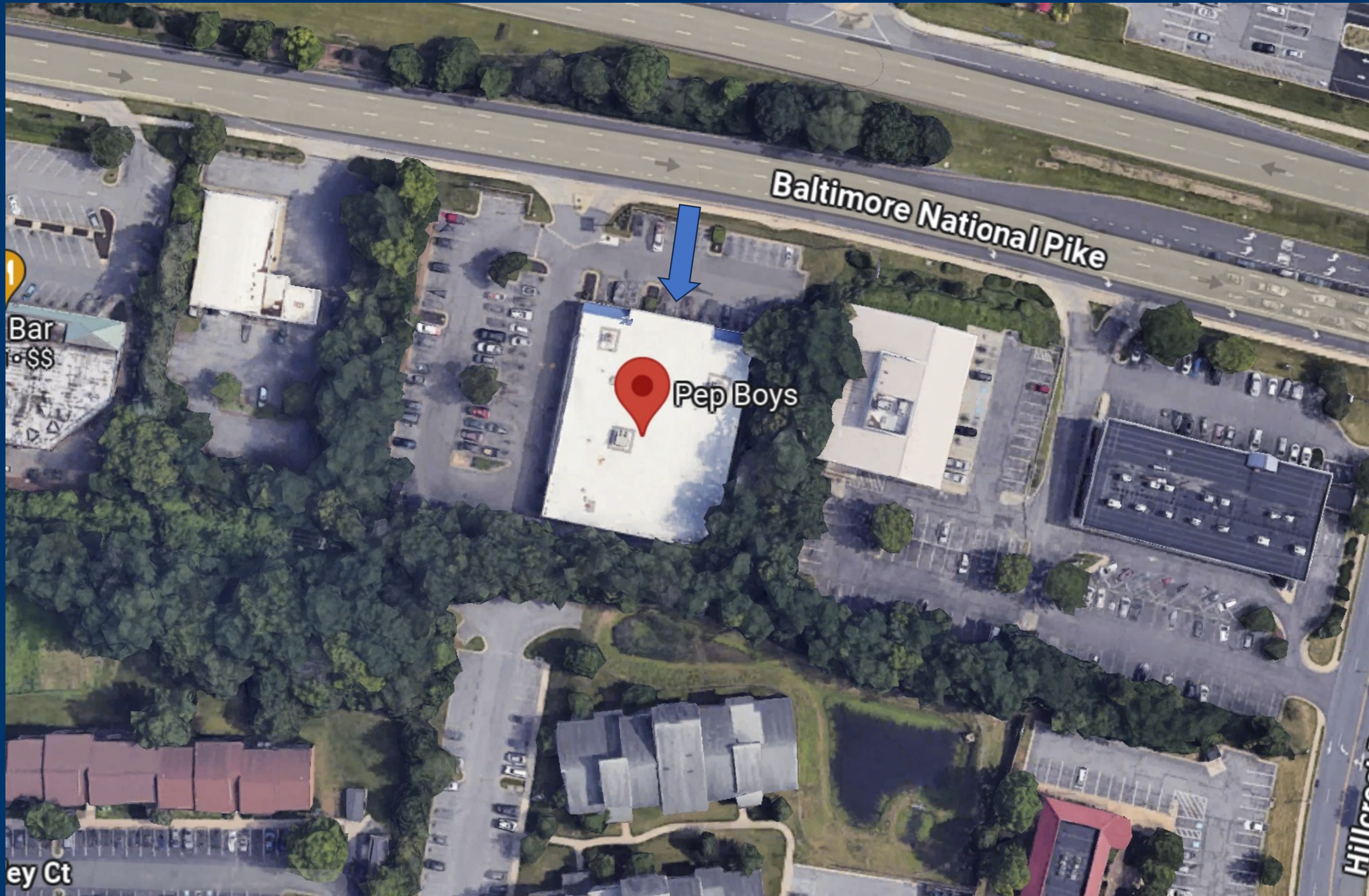
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# Market Overview



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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, CONTACT

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