

FOR LEASE

19,028 SF
Storefront Retail Space

Building & Pylon
Signage Available



4500 St. Barnabas
Marlow Heights, MD 20748

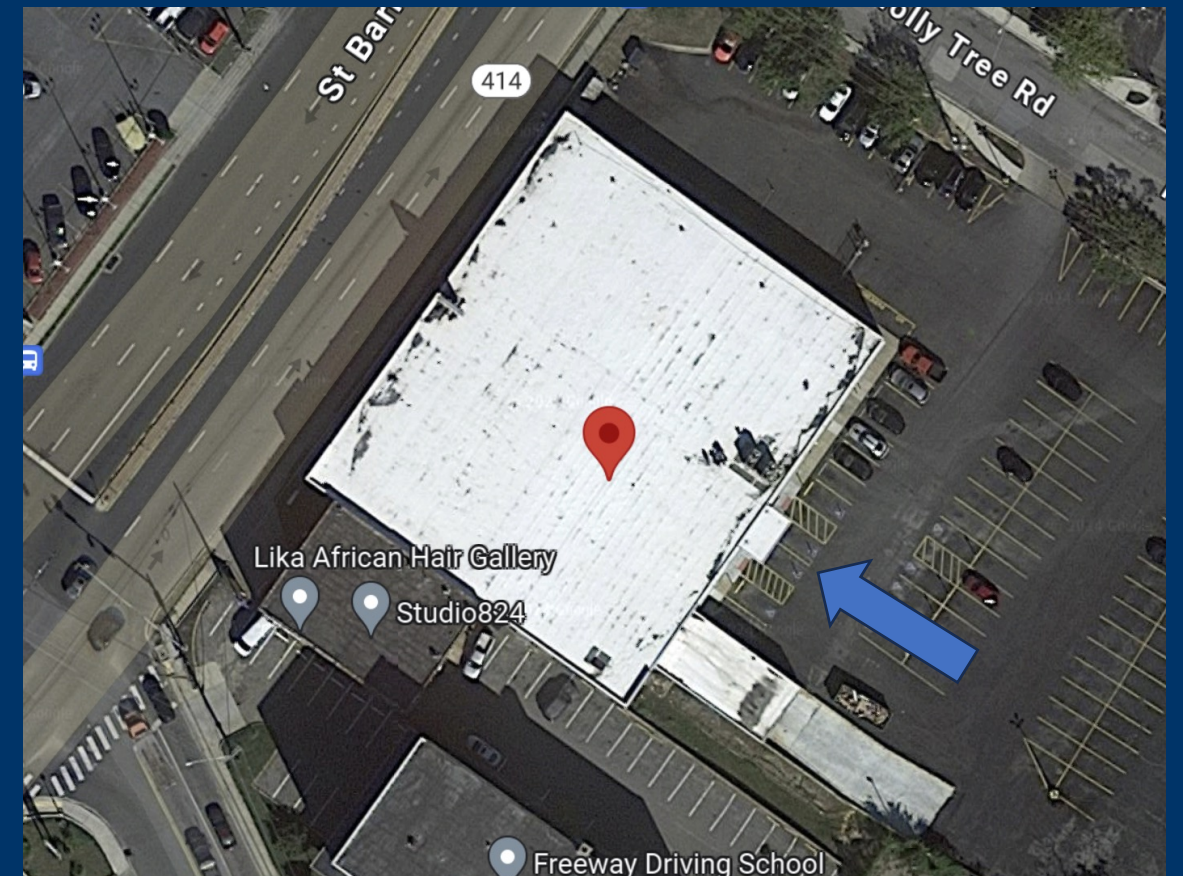
VESTIAN

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

4500 St. Barnabas

PROPERTY OVERVIEW

Address	1120 W Patrick St Frederick, MD 21703
Available SF	19,028 SF Storefront Retail Space
Occupied SF	7,172 SF Auto Service Space
Total Building SF	26,200 SF
Year Built	1964
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



CONTACT

Don Gill
Patrick Kobilca

847.630.1070 | gill@vestian.com
708.431.8894 | kobilca@vestian.com

Abe Khan
Francesco Conigliaro

717.843.5555 | akhan@bennettwilliams.com
717.843.5555 | fconigliaro@bennettwilliams.com

4500 St. Barnabas

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.

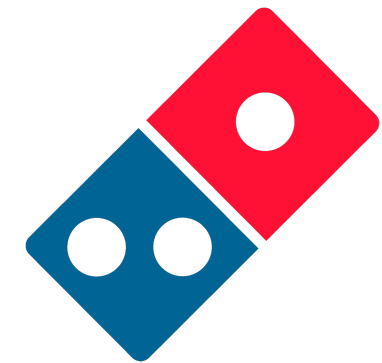
- Highly visible from all directions
- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible

Nearby Retailers

Checkers



GIANT



CONTACT

Don Gill

847.630.1070 | gill@vestian.com

Patrick Kobilca

708.431.8894 | kobilca@vestian.com

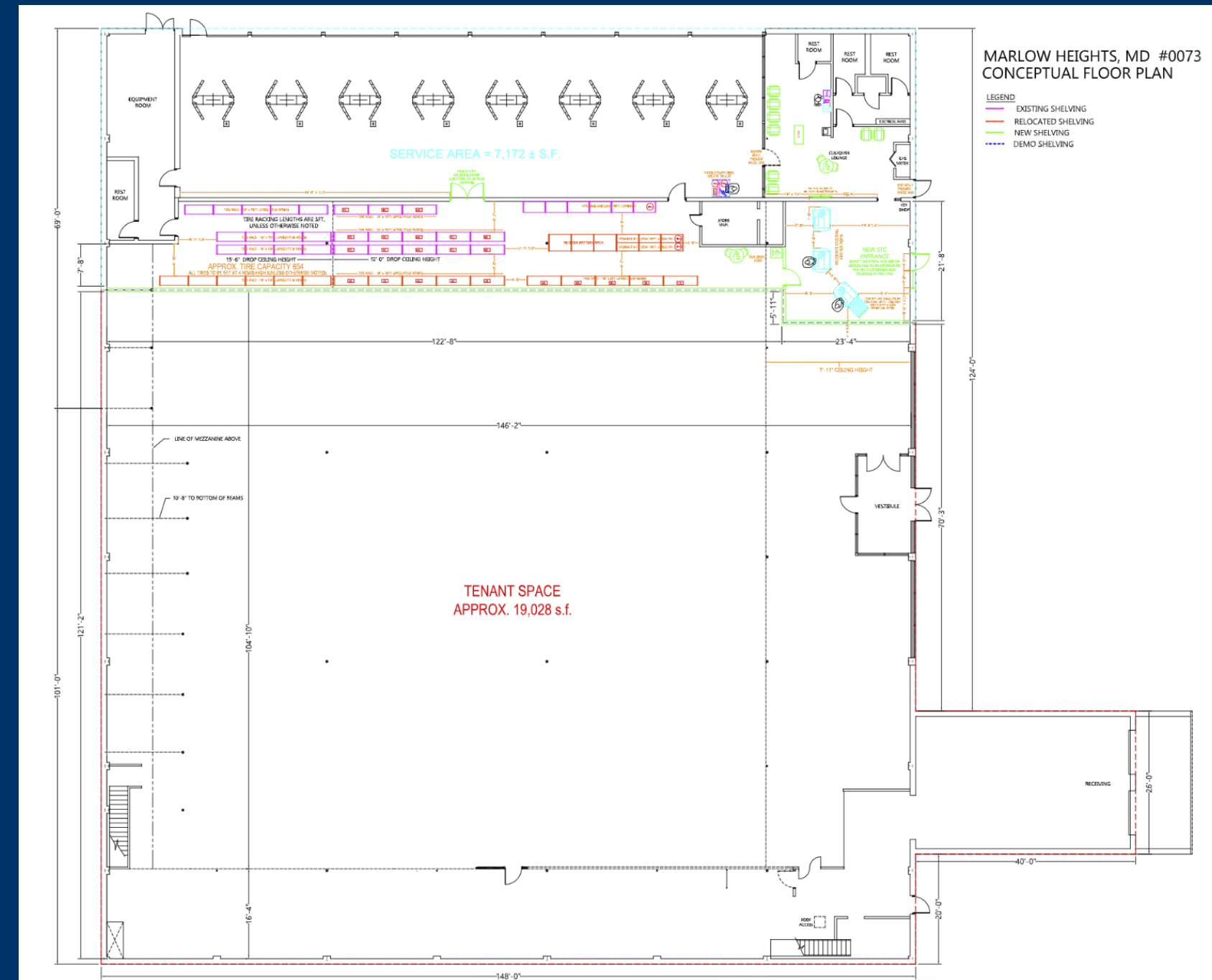
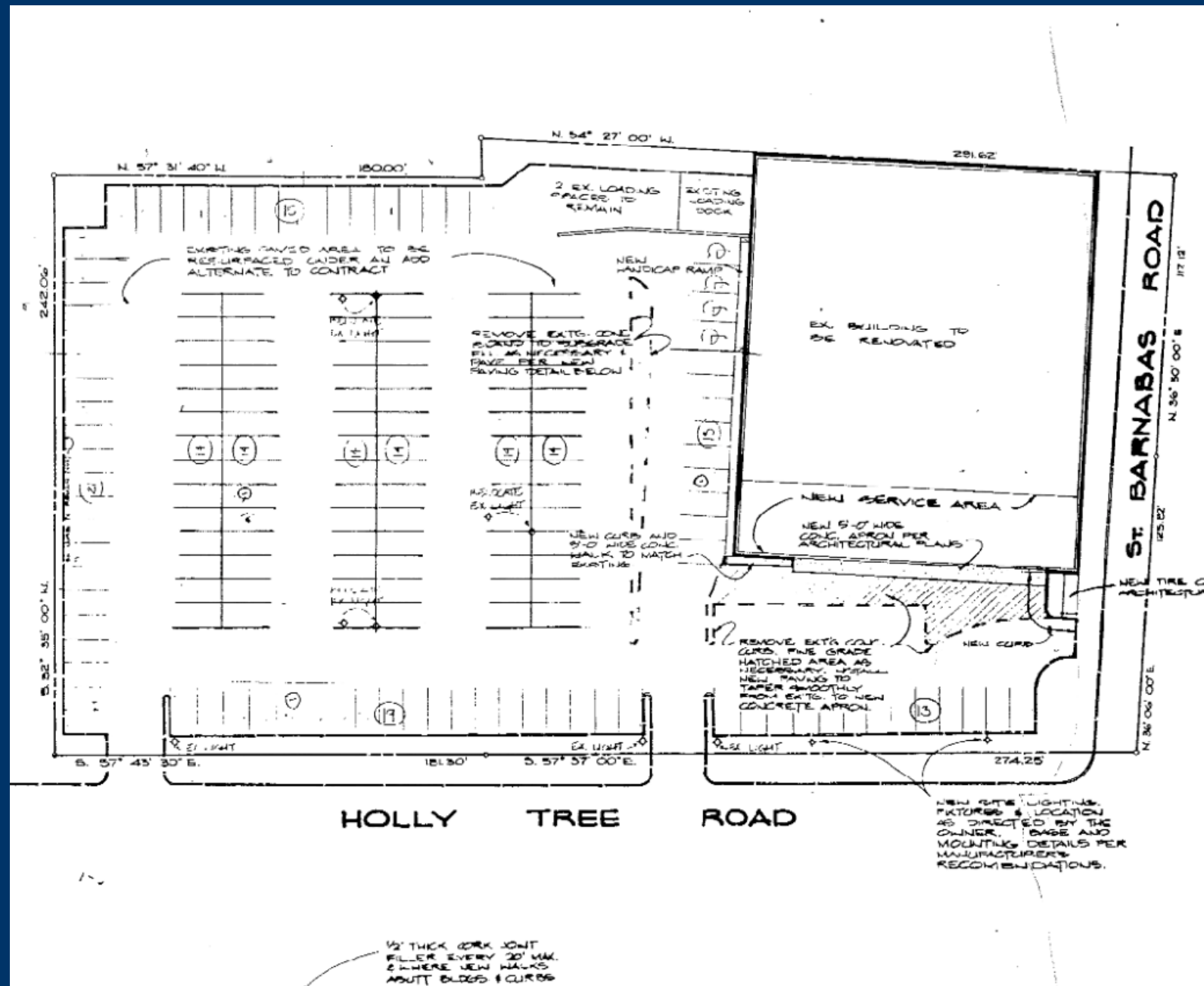
Abe Khan

717.843.5555 | akhan@bennettwilliams.com

Francesco Conigliaro

717.843.5555 | fconigliaro@bennettwilliams.com

4500 St. Barnabas



CONTACT

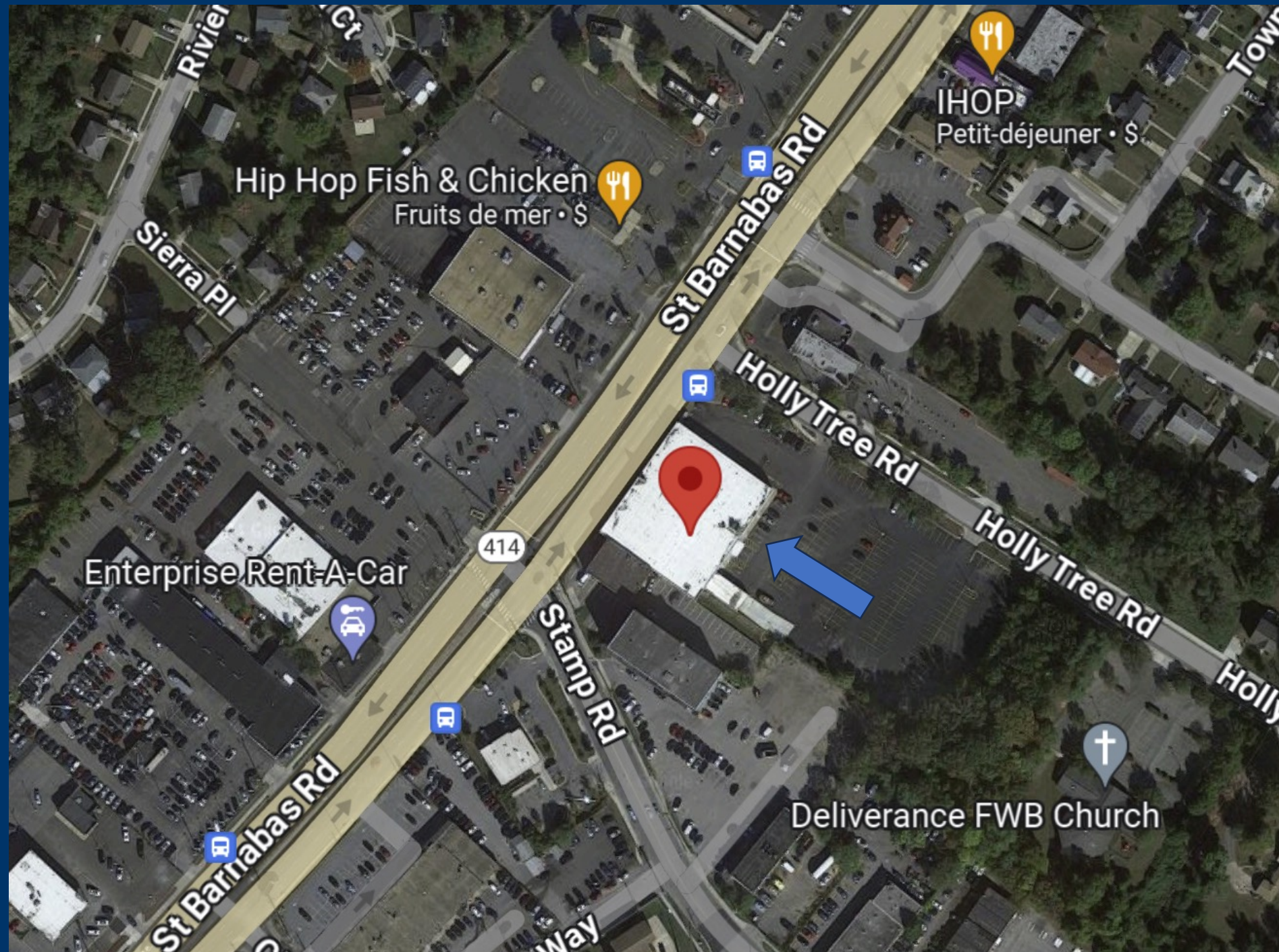
Don Gill
Patrick Kobilca

847.630.1070 | gill@vestian.com
708.431.8894 | kobilca@vestian.com

Abe Khan
Francesco Conigliaro

717.843.5555 | akhan@bennettwilliams.com
717.843.5555 | fconigliaro@bennettwilliams.com

4500 St. Barnabas



CONTACT

Don Gill
Patrick Kobilca

847.630.1070 | gill@vestian.com
708.431.8894 | kobilca@vestian.com

Abe Khan
Francesco Conigliaro

717.843.5555 | akhan@bennettwilliams.com
717.843.5555 | fconigliaro@bennettwilliams.com

Signage Renderings



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

CONTACT

Don Gill
Patrick Kobilca

847.630.1070 | gill@vestian.com
708.431.8894 | kobilca@vestian.com

Abe Khan
Francesco Conigliaro

717.843.5555 | akhan@bennettwilliams.com
717.843.5555 | fconigliaro@bennettwilliams.com



**FOR LEASING INFORMATION,
CONTACT**

V E S T I A N

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

Don Gill

847.630.1070

gill@vestian.com

Patrick Kobilca

708.431.8894

kobilca@vestian.com

Abe Khan

717.843.5555

akhan@bennettwilliams.com

Francesco Conigliaro

717.843.5555

fconigliaro@bennettwilliams.com

©2024 Vestian. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Vestian and the Vestian logo are service marks of Vestian Global Workplace Services, LLC. All other marks displayed on this document are the property of their respective owners.