

FOR LEASE

11,395 SF
Storefront Retail Space



7311 Gov. Ritchie Hwy
Glen Burnie, MD 21061

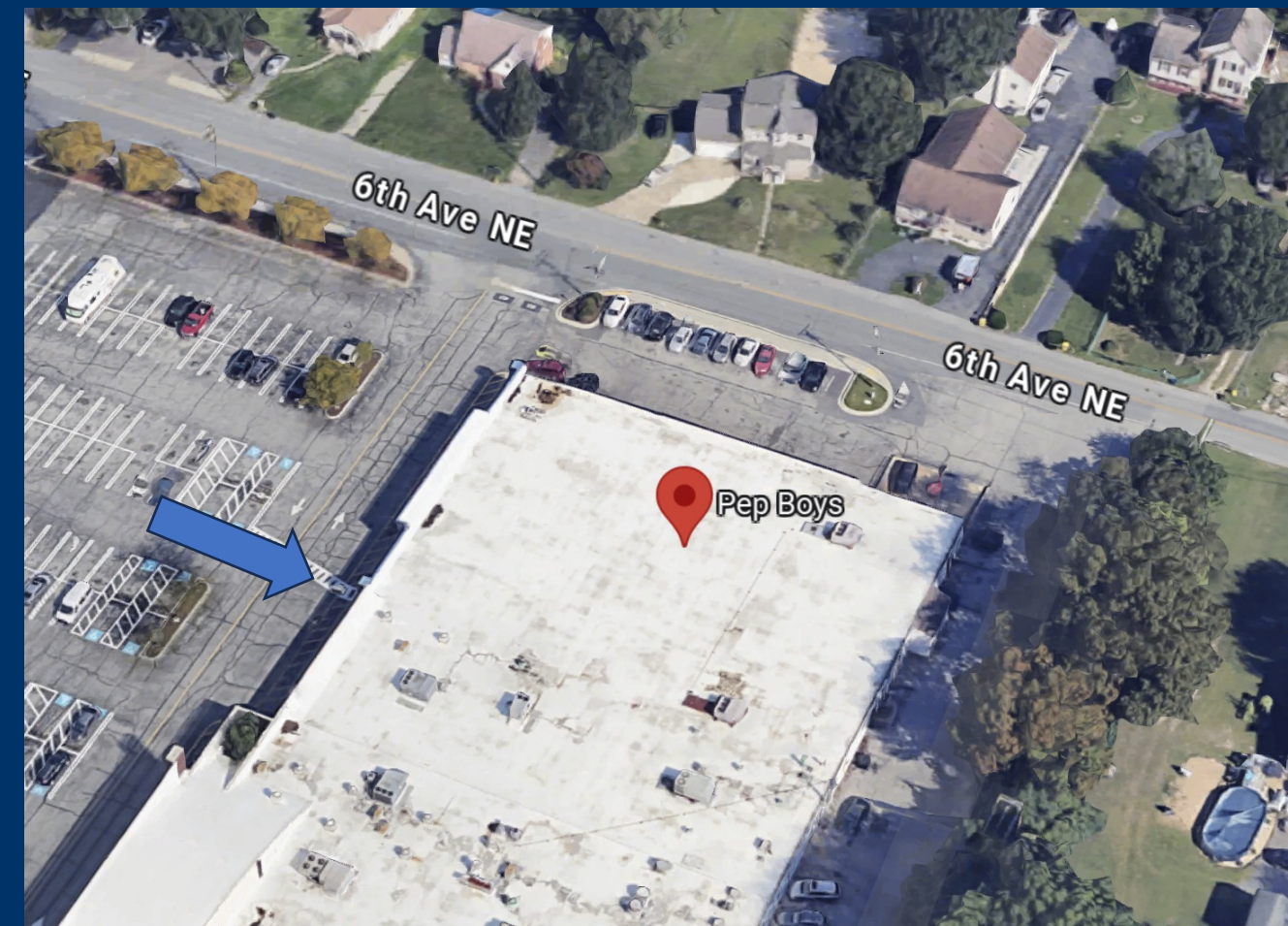
VESTIAN

Bennett Williams
COMMERCIAL REAL ESTATE

7311 Gov. Ritchie Hwy

PROPERTY OVERVIEW

Address	7311 Gov. Ritchie Hwy Glen Burnie, MD 21061
Available SF	11,395 SF Storefront Retail Space
Occupied SF	8,930 SF Auto Service Space
Total Building SF	20,325 SF
Year Built	1967
Possession	Immediate
Signage	Building & Pylon Signage Unavailable
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

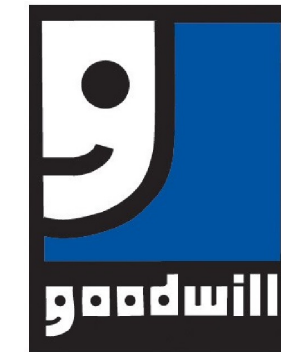
Pep Boys holds these properties under long term ground leases. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

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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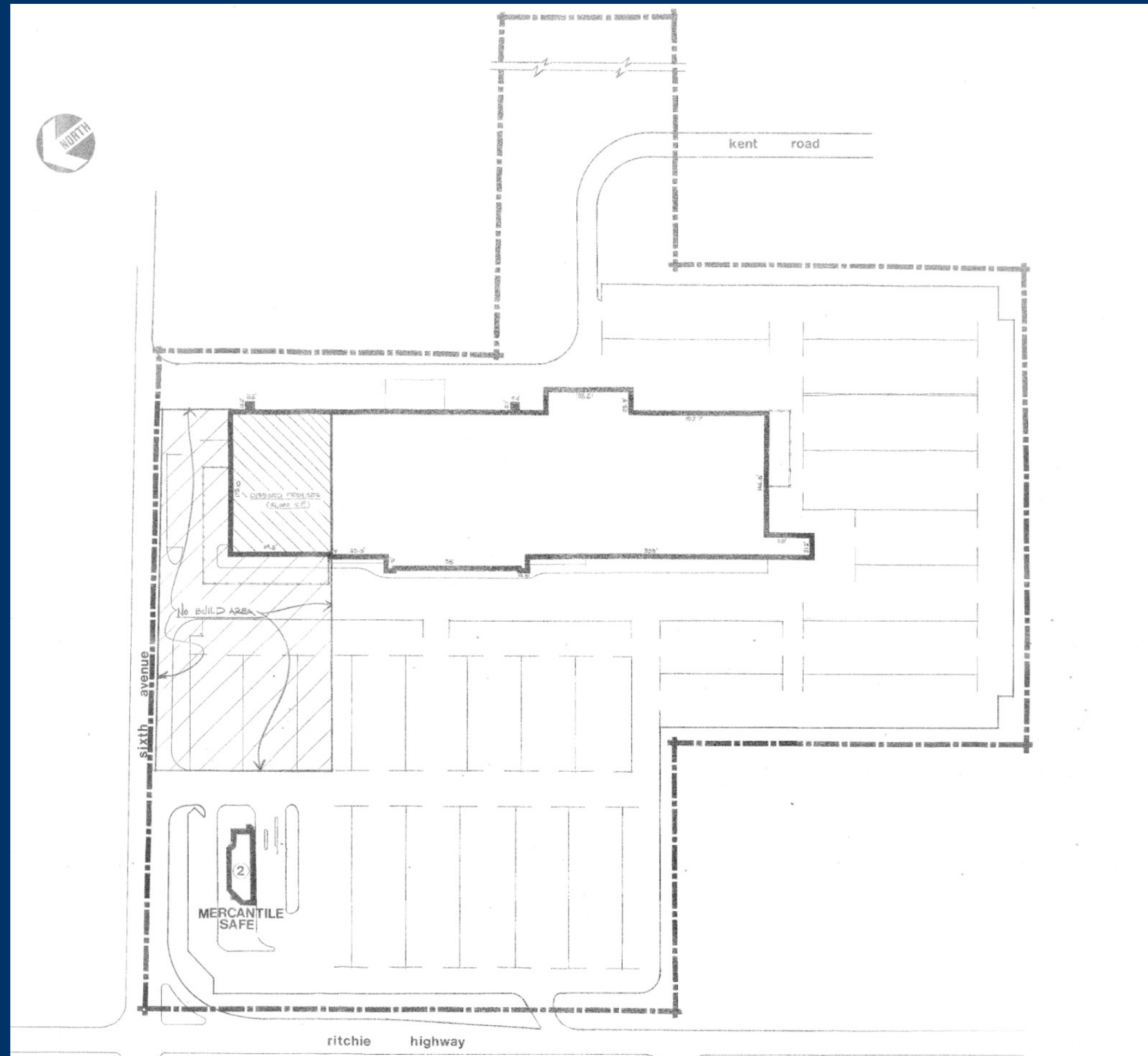
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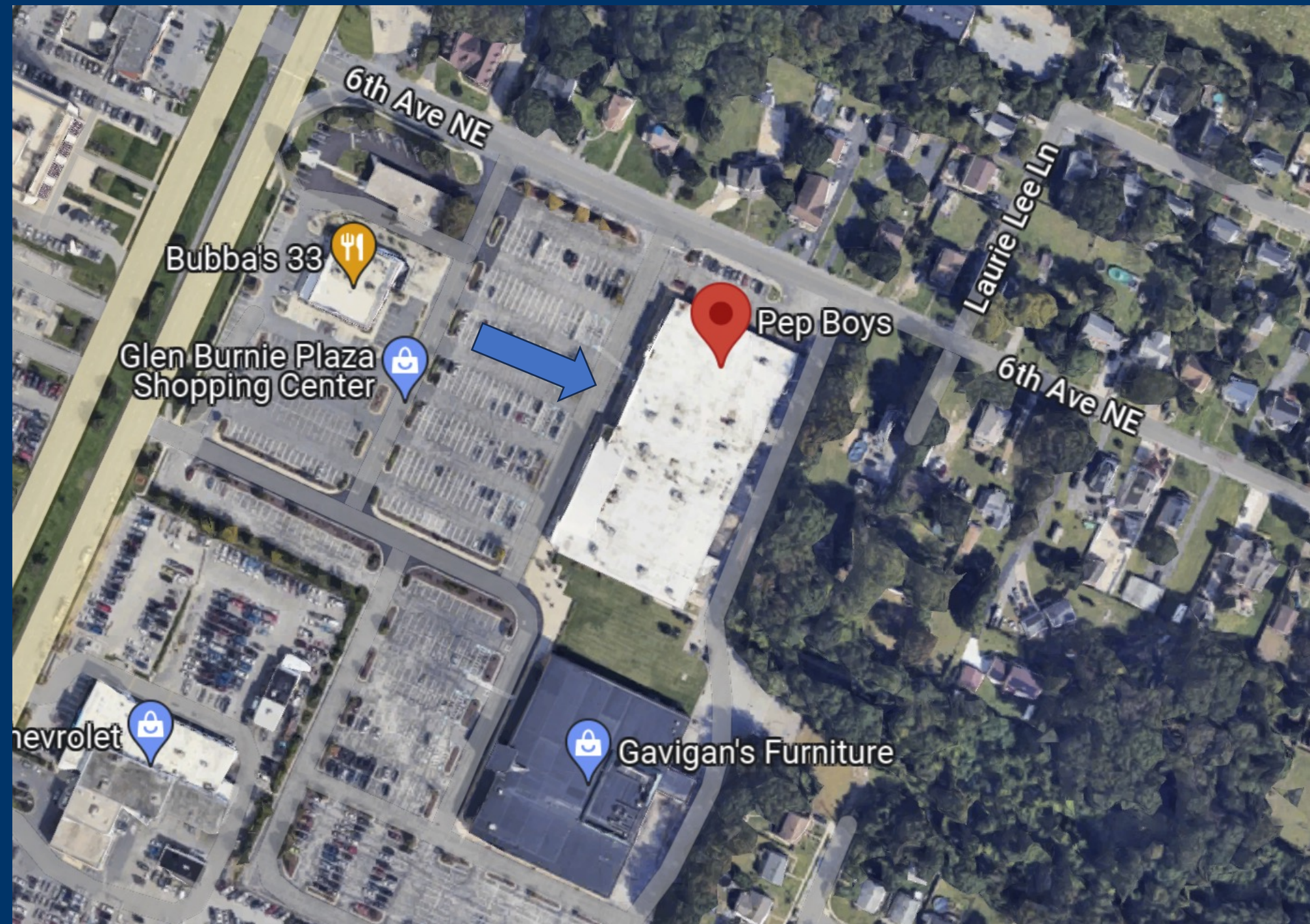
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**FOR LEASING INFORMATION,
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