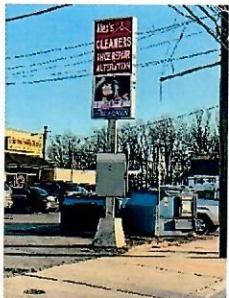




Exterior view of building



Pylon sign



Interior view – laminate floors



2 shampoo bowls can remain

## Retail Building – 1,230 s.f. - For Lease

**11409 A Amherst Avenue, Wheaton, MD 20902**

**AVAILABLE:** +/- 1,230 s.f. and currently operating as a hair salon. Space contains wide open retail space with some half walls (see floor plan), 9' drop ceiling with lights, laminate floor, 2 shampoo bowls, three stylist stations, stackable washer and dryer, utility sink, hot water heater, storage room and a 1/2 bathroom. Current tenant will move out once a replacement tenant is found.

**SIGNAGE:** There is excellent signage available on the building facade facing Amherst Ave. and a pilon sign visible from University Blvd.

**ZONING:** CR (Commercial Residential) A wide variety of retail / office / medical / restaurant uses are permitted. No convenience store, food sale or alcoholic beverage uses are permitted for off-site consumption.

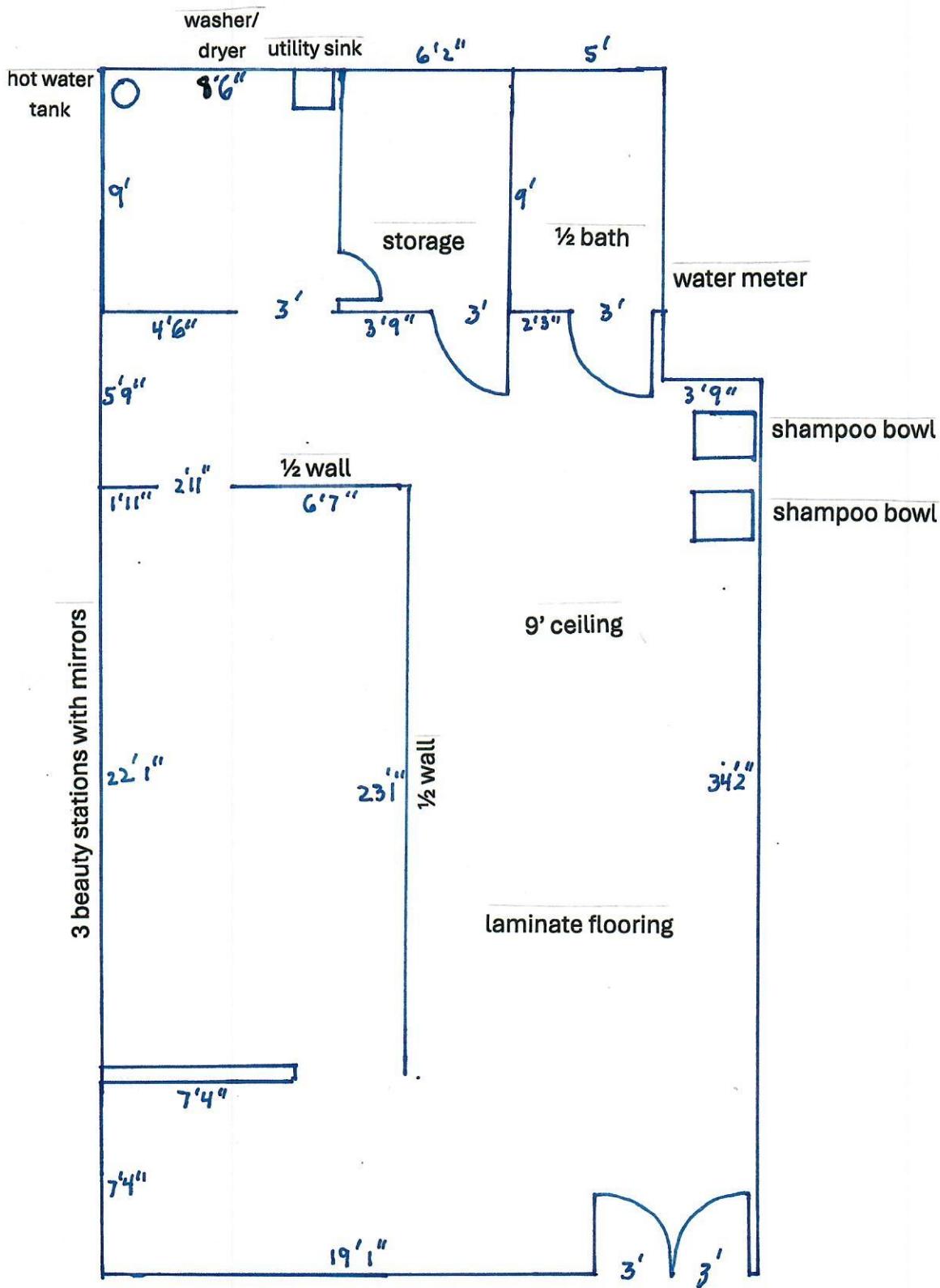
**LEASE PRICE:** Total rent is \$3,446 per month, plus utilities. Breakdown is \$29.25 p.s.f. (\$3,000 per month) + NNN fees of landlord insurance +/- 1.08 p.s.f. & real estate tax of +/- \$3.27 p.s.f.

**LOCATION:** Located about a hundred feet from the intersection of University Blvd. and Amherst Ave. and next to the Wheaton Post Office.

**PARKING:** Tenant will have 2 on-site parking spaces. There are significant metered parking spaces along Amherst Avenue directly in front of the property. The site is located in a parking district. There is no required on-site parking. There are also several County surface lots and the Metro garage nearby. The Wheaton Metro Station is 3 blocks away.

# 11409-A Amherst Ave. Wheaton, Md. 20902

This is an approximate interior sketch of the space for lease.  
If exact measurements are required one should remeasure for accuracy.



2 parking spaces in front