

# FOR LEASE

8,737 SF  
Storefront Retail Space

Building & Pylon  
Signage Available



1804 University Blvd  
West Hyattsville, MD 20783

VESTIAN

Bennett WILLIAMS  
COMMERCIAL REAL ESTATE

# 1804 University Blvd

## Property Overview

Pep Boys owns this properties, so there is no limit to the amount of term that can be offered. Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

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, mattresses/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.

- Highly visible from all directions
- 84 parking spaces
- Size of space can be flexible up to 8,737 SF
- Situated on 1.85 acres
- Ceiling Height- 22'

## Nearby Retailers



### CONTACT

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Ryan Myers

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## PROPERTY OVERVIEW

Address	1804 University Blvd West Hyattsville, MD 20783
Available SF	8,737 SF Storefront Retail Space
Occupied SF	7,474 SF Auto Service Space
Total Building SF	17,370 SF
Year Built	1988
Possession	Immediate
Signage	Building & Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none"><li>• Building Height (to deck) 22'</li><li>• Sprinklered</li><li>• HVAC throughout</li><li>• Gas Service</li><li>• Municipal Water/Sewer</li></ul>



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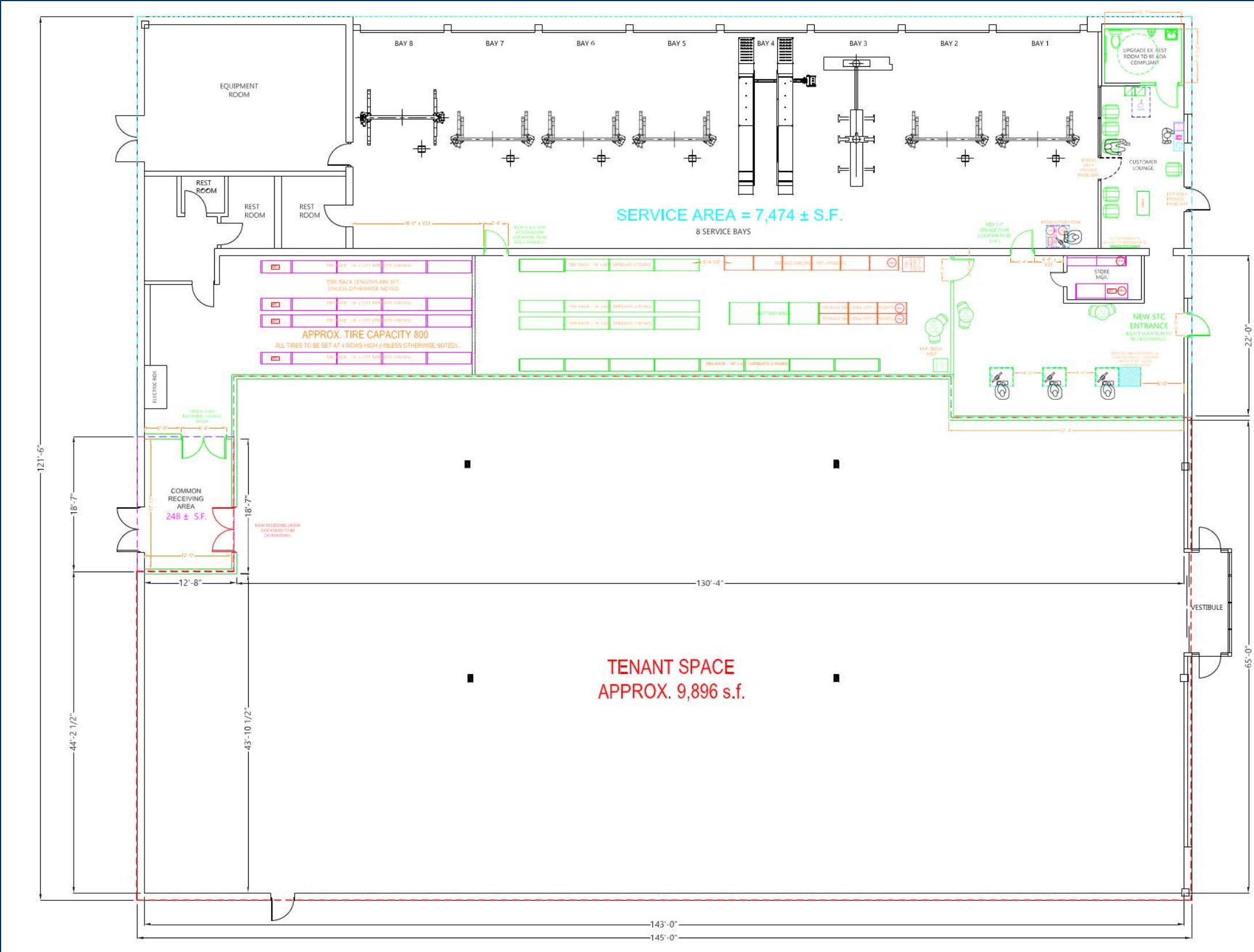
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# Building & Pylon Signage Renderings



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

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