

RETAIL / FLEX SITE FOR SALE

1100 Westminster Pike - Reisterstown, MD 21136



High visibility location with opportunity for signage

Existing 2-story building with service basement (built in 1951) is in shell condition, ready for buyer's fit out and branding

Well and septic, public natural gas and electricity

New sump pump, vapor barrier and waterproofing (2025); Composition shingle and flat rubber membrane roof (2016)

Taxes: \$9,175.66 (2026)

HIGHLIGHTS

- 8,316 SF building on 1.95 acres
- BL zoning allows variety of uses
- 44,747 AADT (Westminster Pike)
- 420' frontage
- 90+ parking spaces



FOR MORE INFORMATION PLEASE CONTACT:

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410-561-5568

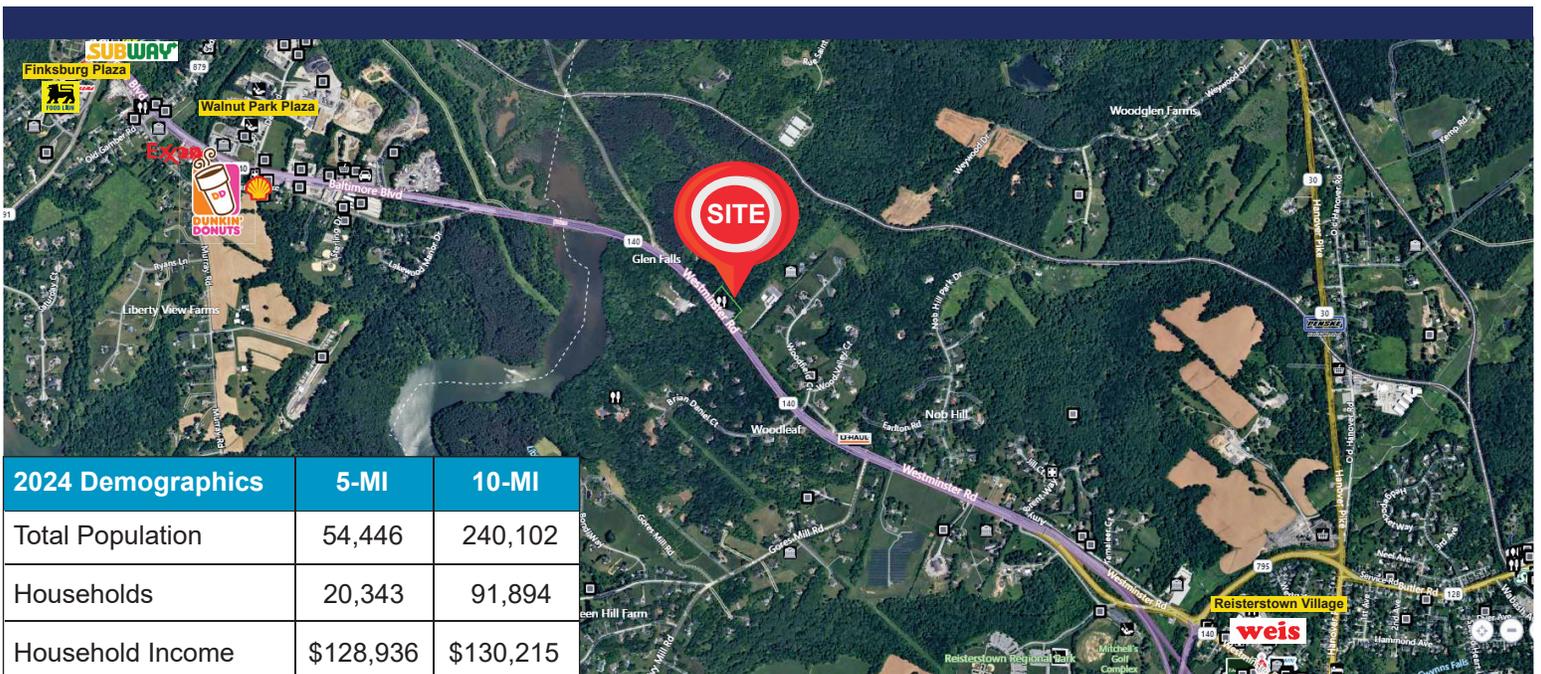
1100 WESTMINSTER PIKE RETAIL / FLEX SITE FOR SALE



BL (BUSINESS LOCAL) ZONING DESCRIPTION

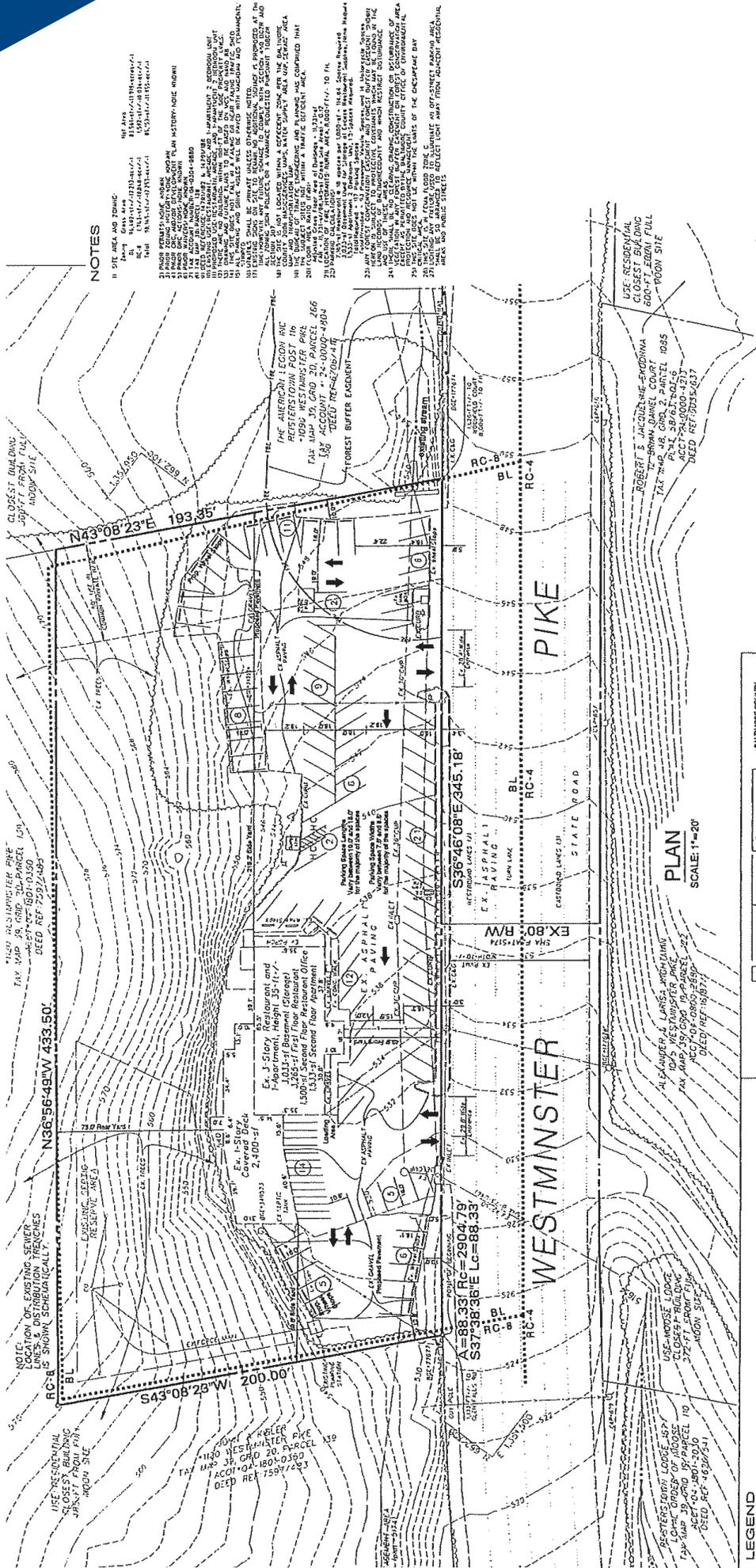
Typical uses permitted by right: retail sales, personal services, restaurant, bank, office, tavern, food store and medical clinic.

Typical uses permitted by special exception: arcade, car wash, service garage, hotel/motel, funeral establishment, golf course, driving range, animal boarding place Class A, and theater.



1100 WESTMINSTER PIKE

Site Plan



LEGEND

- EXISTING 2-FT CONTOURS
- EXISTING 5-FT CONTOURS
- EXISTING SEWER PIPES
- VEHICULAR TRAFFIC DIRECTIONAL ARROW
- EXISTING BUILDING
- PROPOSED WHEEL STOP
- PROPOSED WHEEL STOP
- NUMBER OF PARKING SPACES IN A GROUP
- VEHICULAR TRAFFIC DIRECTIONAL ARROW
- EXISTING BUILDING

PLAN
SCALE: 1"=20'

OWNER / DEVELOPER
Bluetner Calvin
Bluetner Robin
1100 Westminister Pike
Rehoboth, MD 21135-4621
Tax acct. # 04-0304-9880

EXISTING DOUBLE SIDED FREESTANDING SIGN ELEVATIONS SCALE: 1"=4'

FRONT AND BACK ELEVATION OF SIGN	15'
FRONT AND BACK ELEVATION OF SIGN	15'
FRONT AND BACK ELEVATION OF SIGN	15'
FRONT AND BACK ELEVATION OF SIGN	15'

NOTES

II SITE AREA AND ZONING

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, AIR QUALITY, AND SOILS. THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT WILL CONTINUE TO REVIEW THIS PLAN FOR THE CONTINUED USE OF THE PROPERTY AND TO OBTAIN THE NECESSARY EASEMENT, A FOREST BUFFER PROTECTION PLAN (FBP-03-007) WAS APPROVED AS PART OF THIS VARIANCE PROCESS.

2. SPECIAL HEARING REQUEST:
 1. SPECIAL HEARING FOR A VARIANCE FROM THE ZONING MAP TO ALLOW A RESTAURANT AND ACCOMPANYING OFFICE BUILDING TO BE CONSTRUCTED ON THE PROPERTY.
 2. SPECIAL EXCEPTION FOR AN ARCHADE IN COMBINATION WITH A RESTAURANT.
 3. SPECIAL EXCEPTION TO ALLOW LIVING QUARTERS IN A COMMERCIAL BUILDING.

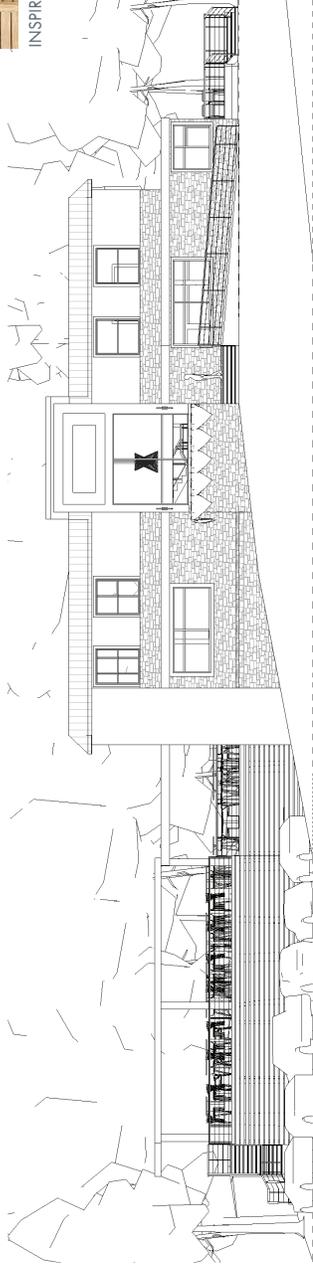
DESIGN AND D DATE: 05/26/2007
 PROJECT NO.: 04-0304-9880
 BALTIMORE COUNTY, MARYLAND
 COLLECTION DISTRICT NO. 2
 NO. 1 OF 1

1100 WESTMINSTER PIKE

Conceptual Restaurant Elevations



INSPIRATION



FRONT ELEVATION



ENTRY PERSPECTIVE



WEST PERSPECTIVE

WITH DARK GREY METAL TILE CLADDING WITH DARK GREY TILE CLADDING AT VERTICAL ELEMENT, BLACK STANDING SEAM ROOF WITH WOOD SOFFIT, AND WOOD PLANKS AT DECK. EXISTING STONE TO REMAIN.



EAST PERSPECTIVE

1100 WESTMINSTER PIKE

Conceptual Renovation Elevations



- Wood facade vertical element, trim, and deck
- Existing stone painted white, portion removed from 2nd level
- Black standing seam roof, deck cover, window/door trim, and facade band accent