

FOR LEASE

600 Main Street

Reisterstown, MD 21136

Overview

Neighborhood pad opportunity zoned BR-AS which allows for a variety of uses. Nearby retail includes Wawa, McDonald's and Chick-fil-A.

Quick Facts

Availability	Immediate
Size	21,943 square feet (0.50 acres)
Rental Rate	Negotiable
Zoning	BR-AS (Business Roadside-Automotive Services Overlay)
Nearby Tenants	

Wawa

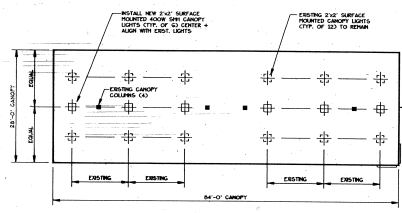
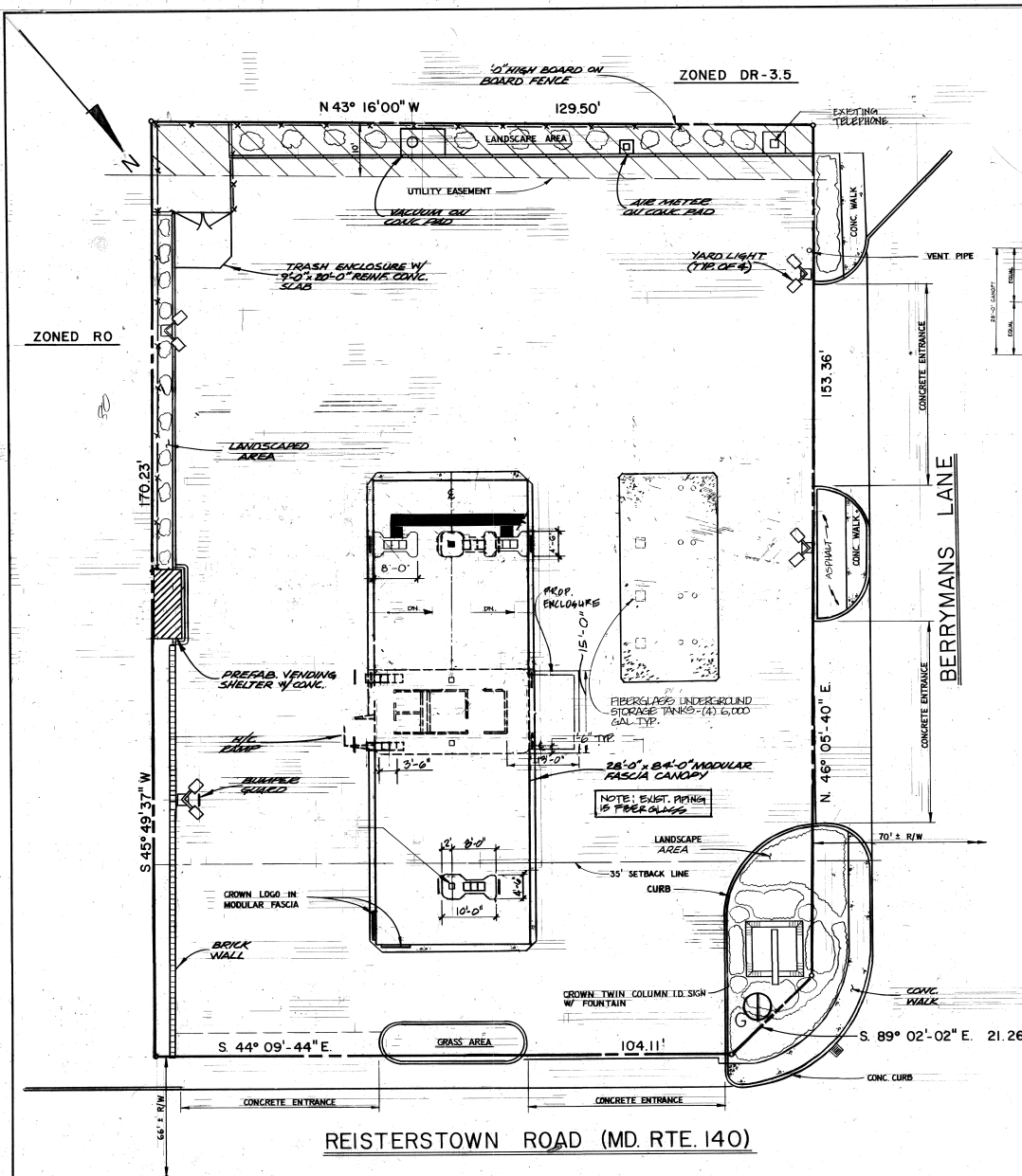
Chick-fil-A

FAMILY DOLLAR
my family, my family dollar.
BB BRICK BODIES

2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	12,455	49,818	92,865
 HOUSEHOLDS	4,734	19,169	35,989
 AVG. HH INCOME	\$123,056	\$130,136	\$135,264
 DAYTIME POPULATION	12,420	45,311	82,699
 TRAFFIC COUNT	14,741 AADT (Main St)		

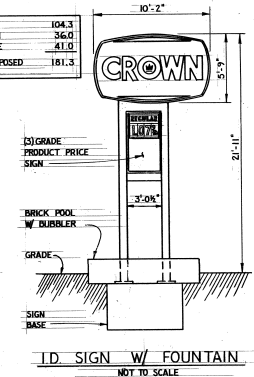
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GROUP

COMMERCIAL REAL ESTATE

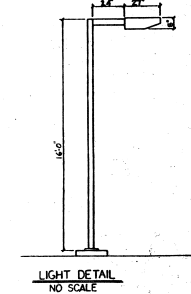


LEGEND
 --- EXISTING GRADE
 --- PROPOSED GRADE

1. SIGN	104.3
2. PRICE SIGN	36.0
3. STRUCTURE	41.0
TOTAL PROPOSED	181.3
SQ. FT.	



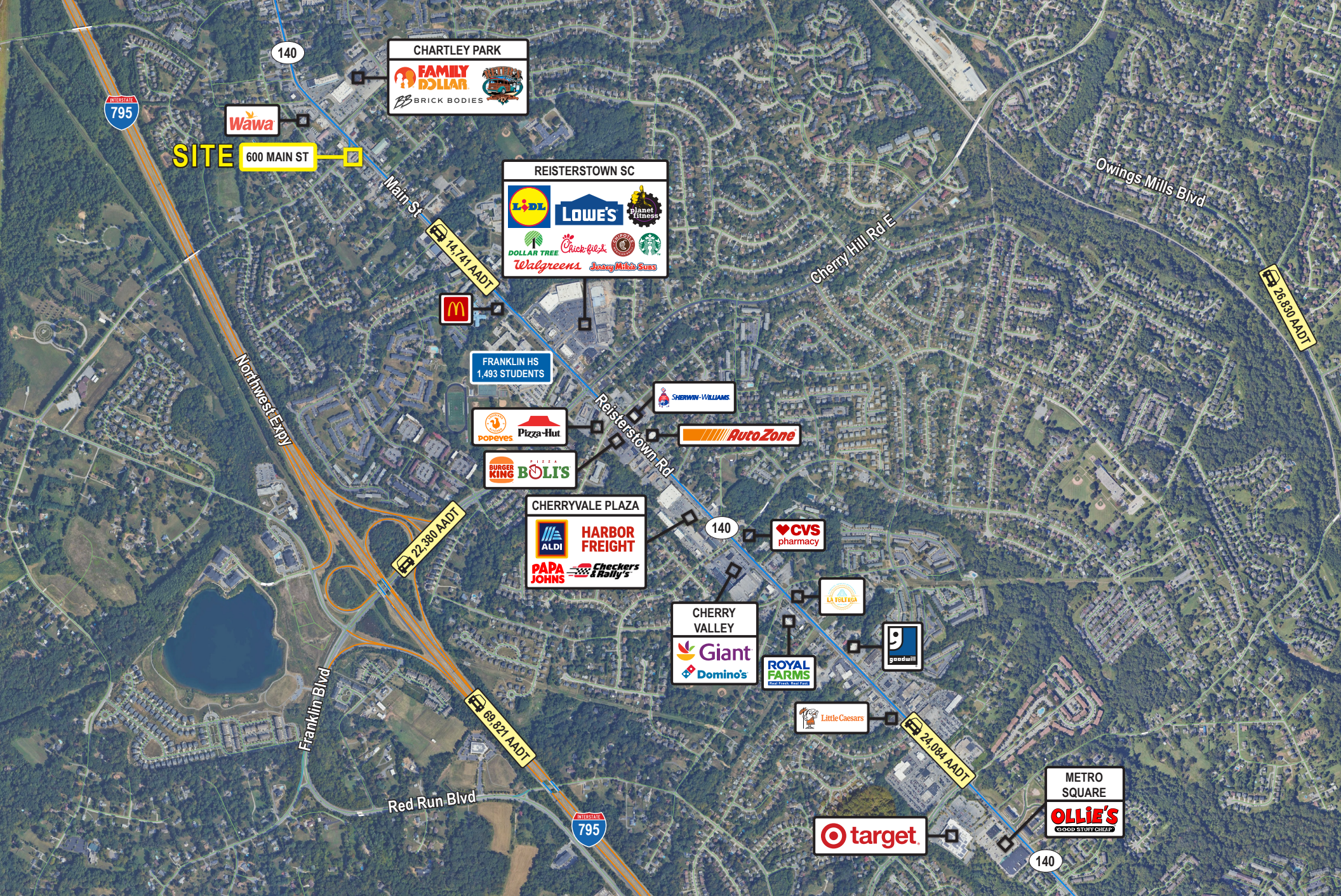
ZONING STATUS
 EXISTING ZONING: PARCEL #1 **DR**
 EXISTING DISTRICT: **CGA**
AREA REQUIREMENTS
 3 # DISPENSER ISLANDS WITH **8** **DISPENSER PUMPS CAPABLE** OF SERVING **12** CARS AT ANY ONE TIME.
 TOTAL SERVICING SPACES **12**
 TOTAL SERVICING BAYS **12**
 TOTAL BAYS & SPACES **12**
 SITE AREA REQUIRED TOTAL BAYS & SPACES **12** # x 1500 SQUARE FEET = **18,000** SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.
 PROPOSED ANCILLARY **4** MOTOR OIL, ANTIFREEZE & ALLIED PRODUCTS, SOAP & GANDY
 ADDITIONAL AREA REQUIRED
 PROPOSED COMBINATION USES
 ADDITIONAL AREA REQUIRED
 TOTAL AREA REQUIRED **18,000**
 TOTAL AREA OF TRACT
ACCESS POINTS
 NUMBER OF DRIVEWAYS ON FRONT STREET **2** TIMES 65' x **120'**
 (REQUIRED WIDTH)
 ACTUAL SITE WIDTH **129.50'**
LANDSCAPING
 AREA "A" = **486** SQUARE FEET AREA "C" = **491** SQUARE FEET
 AREA "B" = **516** SQUARE FEET AREA "D" = **516** SQUARE FEET
 TOTAL **1702** SQ. FT. = **100** % OF TRACT
 52 OF TRACT SQ. FT.
 LANDSCAPING CONSISTS OF (DESCRIPTION)
LIGHTING
 (1) TYPE **MODULAR** HEIGHT **16'-0"** **12' x 24" TWIN ARMS** (DESCRIPTION)
 (2) TYPE **MODULAR** HEIGHT **16'-0"** **12' x 24" TWIN ARMS** (DESCRIPTION)
PARKING
 PARKING SPACES REQUIRED THREE FOR EACH BAY
 PARKING SPACES PROVIDED
 (ALL PARKING MUST BE SET BACK 5 FEET FROM STREET PROPERTY LINE)
NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION.
SPECIAL EXCEPTION No. **16-64** **4/3/50**



12	3-4-76	ADDED NEW LOGO ON CTR. 140
11	1-22-92	ADDED PROPOSED LOGO REV. FEB. MARK-UP
10	11-8-91	ADDED NEW CAL. MAP
9	5-15-90	REVISED PER IMPROVEMENT APPROVAL PERMANENT TANKS & LINES
8	11-1-89	ADDED 2 U.G. BRICK PIPES TO LINES
7	9-22-87	REPLACE EXIST. DISPENSERS W/ MODS
6	4-14-87	REPLACE CONC. PAD REPLACEMENT
5	2-4-87	REPLACE REPAIR CONC. SLAB
4	3-13-87	REMOVE & REPLACE DISPENSERS
3	8-18-86	REVISED PER AS BUILT
2	4-2-86	FINAL REVISIONS (O&M)
13	9-12-99	ADDED CANOPY LIGHTING & PAINTING NOTES
REV. NO.	DATE	DESCRIPTION

MD-68			
CROWN CENTRAL PETROLEUM CORPORATION			
PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS			
GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1188 • BALTIMORE, MARYLAND 21203			
PLOT PLAN: CROWN SERVICE STATION			
REISTERSTOWN RD & BERRYMAN'S LANE			
REISTERSTOWN, MARYLAND			
SCALE: 1"=10'-0"	DATE: 10-17-85	STATION: MD-68	
DRAWN BY: MSM	CHECKED BY:	DRAWING NUMBER: CCP-8568	REV. NO. 13





Interested? Contact:

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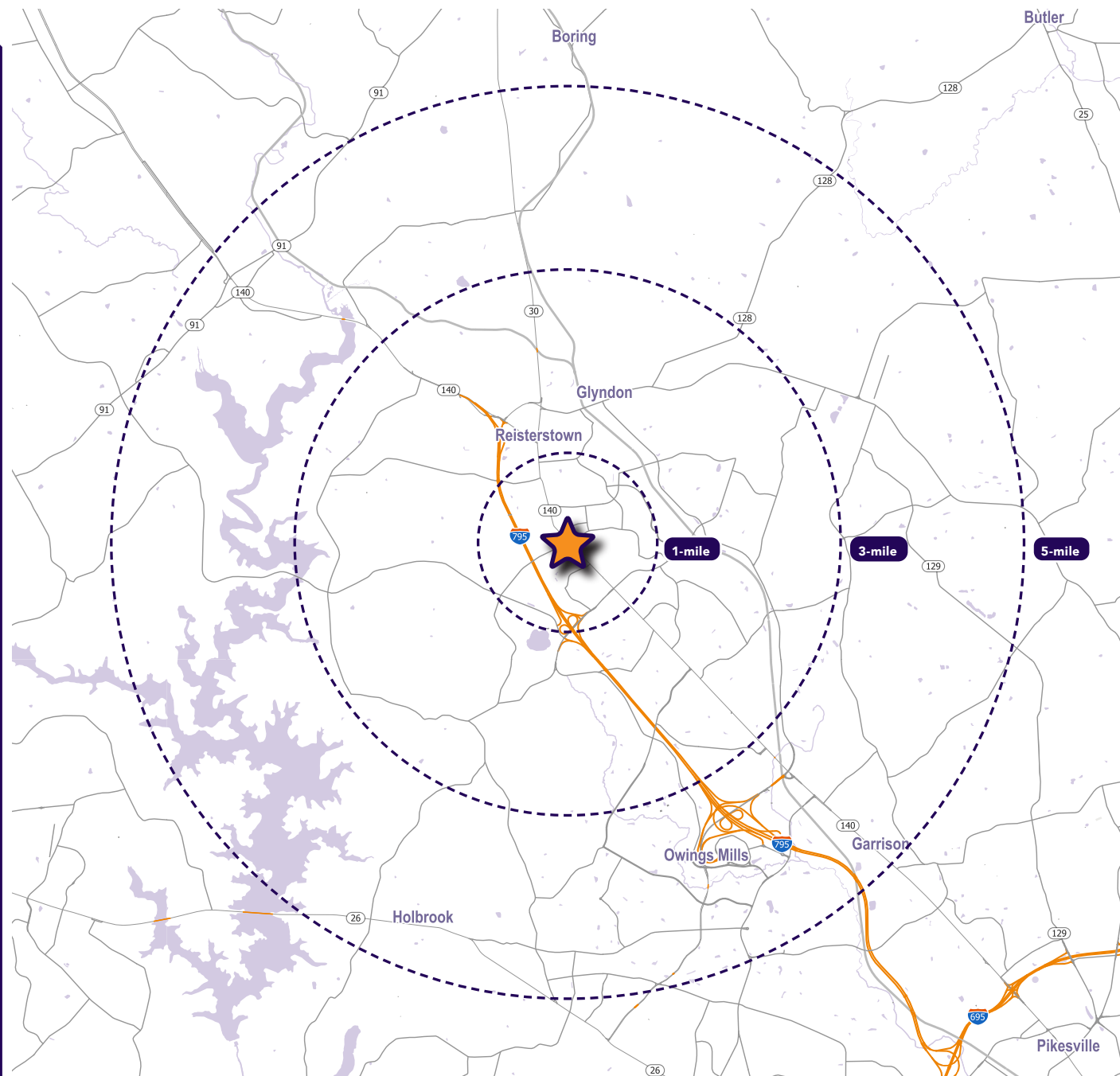
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