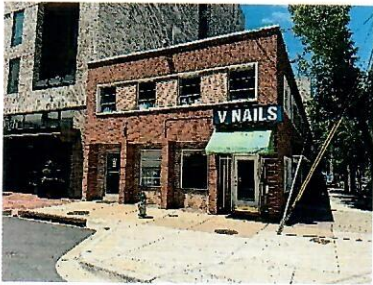




4903 Auburn Avenue, 1st Floor
Bethesda, Maryland 20814

RETAIL - FOR LEASE



Corner of Norfolk & Auburn Ave.



Previous Nail Salon, plumbing set up.



Granite Counter with Sink.



View from front door, laminate floors.

1st Floor: +/- 700 rentable square foot space. This space has been used for a nail salon for the past +/- 30 years and is ideal for all types of retail uses. This is a corner space facing both Auburn Ave. and Norfolk Ave. There is a retail box sign overtop the front entrance. Some of the interior improvements are a large open space, elevated platform with plumbing for previous pedicure stations, granite counter top with sink, ½ bathroom, room with stackable washing and dryer and one small office. Available immediately. \$4,500 per month, plus \$400/month for CAM, plus utilities.

HVAC: There is a +/- 5 year old roof mounted unit that serves all the 1st floor retail spaces. Landlord is responsible for maintenance of this existing unit during the lease term.

Location: Located in the heart of Bethesda's Central Business District just off Old Georgetown Road at the corner of Auburn and Norfolk Avenues. Walk to Bethesda Metro

Parking: Large County parking garage is located across the street and there is plenty of surface parking available.

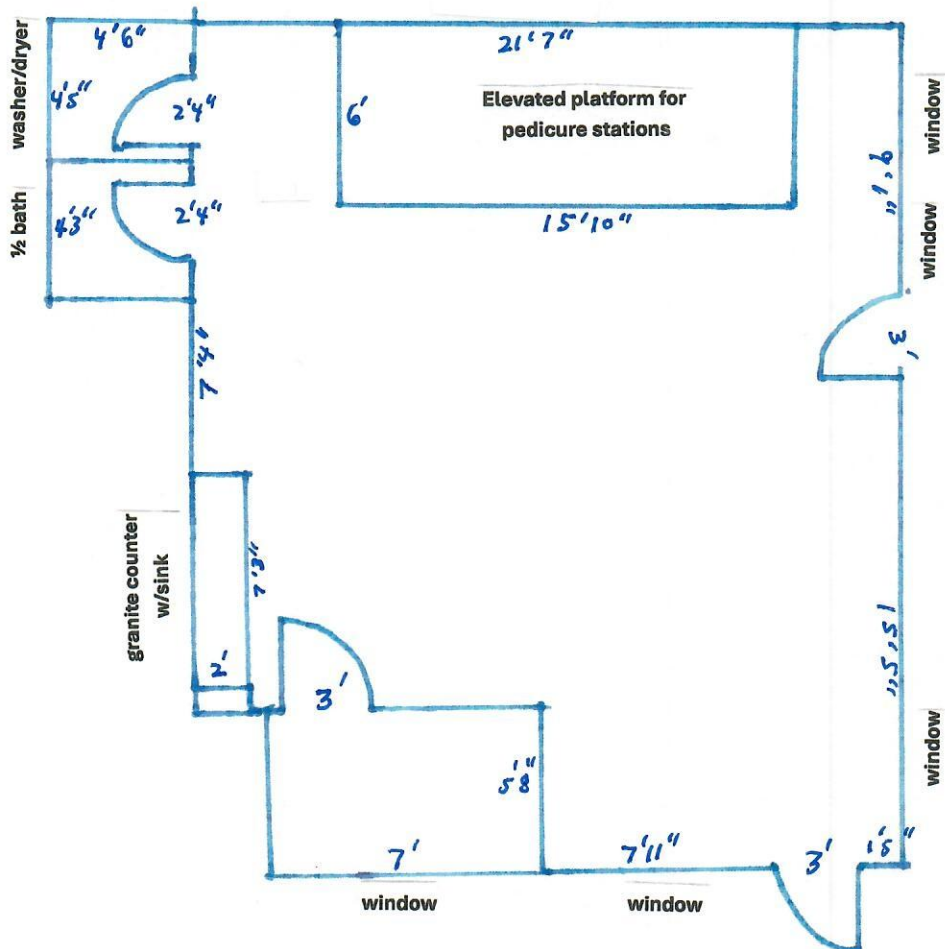
This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior sale or withdrawal from the market without notice.

Celebrating 40 Plus Years!

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9514 Starmont Road ■ Bethesda, MD 20817

4903 Auburn Ave.
Bethesda, Md. 20814
(Previous Nail Salon)



NORFOLK AVE.

AUBURN AVE.