IN THE HEART OF FREDERICK'S PREMIER RETAIL CORRIDOR

Westview Exchange

at Westview Business Park

MD Route 85 at Pegasus Court
Frederick, MD 21704

ST. JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

SJPI.COM/CENTRALMD | 301.682.9215

About Westview Exchange

Westview Exchange is located at the entrance to the 49-acre Westview Business Park with 439,710 square feet of office/flex and retail space. The project is directly across from Westview Promenade. Westview Exchange is home to Texas Roadhouse, Chili's, and Bright Eyes Early Learning Center. Inline retail space with up to 8,515 square feet of space now available. Ample parking and on-site businesses located at the adjacent Westview Business Park make Westview Exchange an ideal setting for retailers.

Retail Buildings		
5100 Pegasus Court	Chili's	6,084 SF
5101 Pegasus Court	Texas Roadhouse	8,000 SF
5102 Pegasus Court	Mission BBQ	4,498 SF
5102 Pegasus Court	McCormick Paints	4,017 SF
5105 Pegasus Court	Bright Eyes Early Learning Center	8,515 SF

Traffic Count (MDOT)

Buckeystown Pike at I-270: 51,930 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,214	36,760	104,337
Avg. Household Income	$86,906	$103,106	$104,198

For more information on Westview Exchange, visit: ***sjpi.com/westview***

5101 Pegasus Court

5102 Pegasus Court

5105 Pegasus Court

Westview Exchange | Site Plan

Distances to:

Interstate 270	0.5 miles
Interstate 70	2 miles
Frederick Airport	5 miles
Leesburg, VA	26 miles
Interstate 495 (Capital Beltway)	31 miles
Dulles Airport	39 miles
Washington, D.C. (Downtown)	42 miles
BWI Airport	48 miles

Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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