



IN THE HEART OF FREDERICK'S PREMIER RETAIL CORRIDOR

Westview Exchange at Westview Business Park

MD Route 85 at Pegasus Court
Frederick, MD 21704



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, Mission BBQ, McCormick Paints, 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.



5101 Pegasus Court

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)

Buckeytown Pike at I-270: 44,450 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,325	38,039	107,028
Avg. Household Income	\$123,077	\$115,437	\$124,529

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



5102 Pegasus Court



5105 Pegasus Court



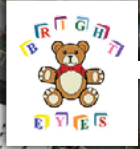
Westview Exchange | Site Plan

WESTVIEW PROMENADE

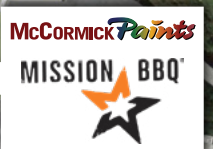


WESTVIEW PROMENADE

MARYLAND 85



To I-70 & I-270 ▶



WESTVIEW BUSINESS PARK

GOVERNOR'S WAY

BUCKEYSTOWN PIKE

PEGASUS COURT

5103 Pegasus Court
33,560 SF
L K J H G F E D C B A
LOADING AREA

5107 Pegasus Court
33,560 SF
M L K J H G F E D C B A
LOADING AREA

5111 Pegasus Court
45,120 SF
R O P N M L K J H G F E D C B A
LOADING AREA

5115 Pegasus Court
45,120 SF
R O P N M L K J H G F E D C B A
LOADING AREA

5119 Pegasus Court
53,600 SF
U T S R O P N M L K J H G F E D C B A
LOADING AREA

5123 Pegasus Court
69,240 SF
Z Y X W V U T S R O P N M L K J I H G F E D C B A
LOADING AREA

5104 Pegasus Court
40,120 SF
A B C D E F G H J K L M N P
LOADING AREA

5108 Pegasus Court
34,120 SF
A B C D E F G H J K L M
LOADING AREA

5112 Pegasus Court
66,240 SF
A B C D E F G H J K L M N P O R S T U V W X Y Z
LOADING AREA

270

DWIGHT D. EISENHOWER MEMORIAL HIGHWAY

TO WASHINGTON, D.C.





Distances to:

Interstate 270	0.5 mile
Interstate 70	2 miles
Frederick Municipal Airport	5 miles
Leesburg, VA	26 miles
Interstate 495 (Capital Beltway)	31 miles
Dulles International Airport	42 miles
Washington, D.C. (Downtown)	42 miles
BWI Airport	52 miles



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

Contact Us

For additional leasing information or to schedule a tour, contact:

Bill Holzman
 Vice President,
 Retail Leasing
 bholzman@sjpi.com
 410.369.1240

Matthew Holbrook
 Regional Partner
 mholbrook@sjpi.com
 301.858.9215

Central Maryland Regional Office:
 5104 Pegasus Court | Suite A
 Frederick, Maryland 21704

301.682.9215 | SJPI.COM/CENTRALMD

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

St. John Properties' Virginia and Central Maryland regional office has developed and owns more than 4 million square feet of commercial space in Frederick County, Maryland as well as Loudoun and Prince William Counties in Virginia.



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