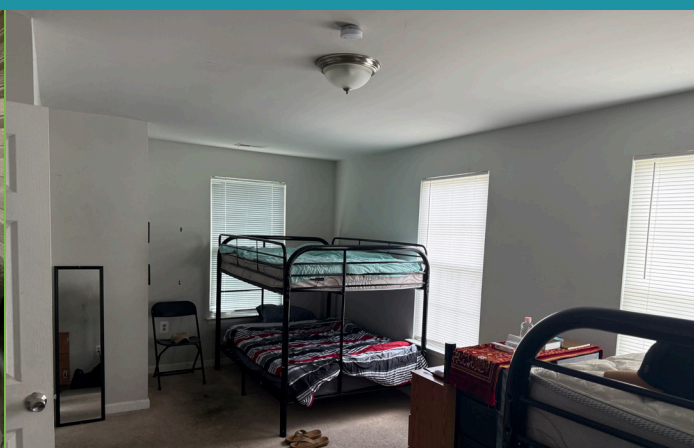
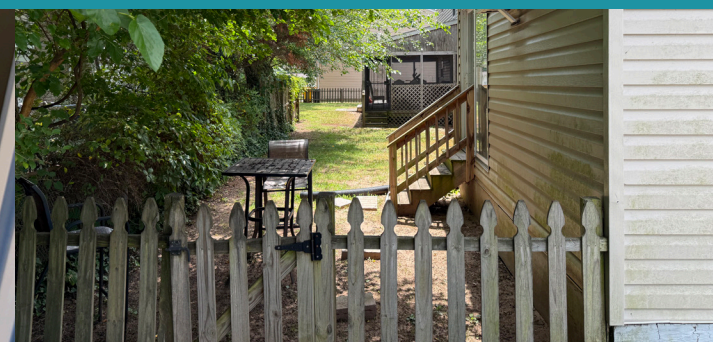
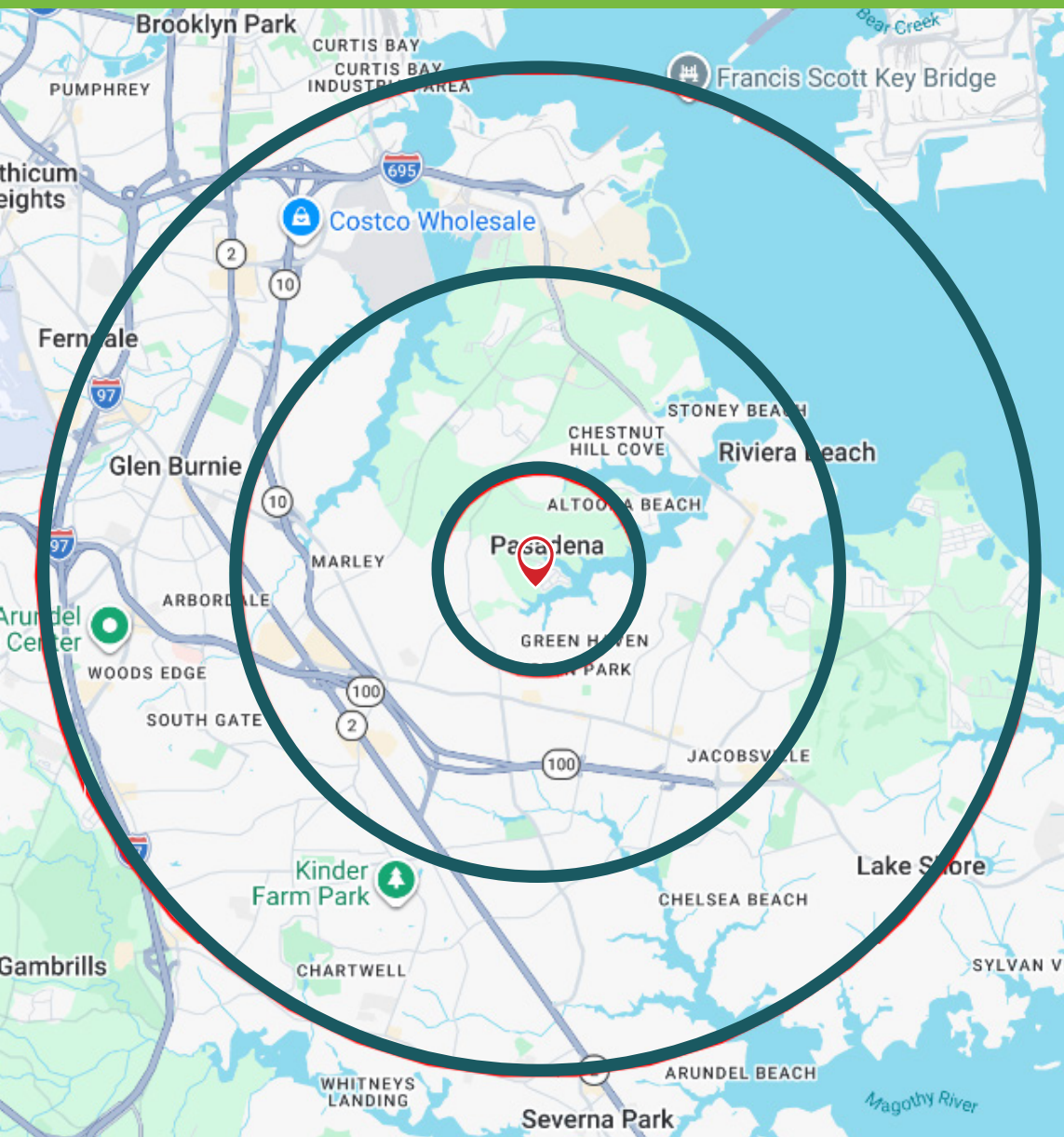




HIGHLIGHTS:

- 5,800 SF building on .25-acre parcel offers flexible layout
- Long-term NNN tenant with new 2-year extension signed
- Approved for 19 Beds + New Roof
- \$78,000 Annual Rent
- Tenant responsible for all Taxes, Insurance, maintenance and repairs
- Strong Tenant with 19 total locations
- Positioned off Ritchie Highway (MD Route 2) with exceptional 50,000+ VPD traffic
- Strategic location minutes from I-695, I-97, MD-100, and BWI Airport





DEMOGRAPHICS 2025

1 MILES 3 MILES 5 MILES

Population

8,172 43,372 80,146

Households

2,810 15,846 29,832

Average HH Income

\$134,347 \$132,336 \$127,945

Positioned between Baltimore, Annapolis, and Washington, D.C., the property benefits from access to one of the nation's strongest employment corridors, anchored by Fort Meade, the National Security Agency, BWI Airport, the Port of Baltimore, major healthcare systems, and a diverse mix of government, technology, defense, and logistics employers. These economic drivers support long-term population growth, stable housing demand, and a resilient real estate market.



For More Information Please Contact:



Mike Overton

TCA

Associate Broker

(301) 717-8032

mike@tenantcommercial.com

Visit Our Website: www.tenantcommercial.com @tenantcommercial @tenantcommercialadvisors

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Tennant Commercial Advisors and it should not be made available to any other person or entity without the written consent of Tennant Commercial Advisors. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Tennant Commercial Advisors. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Tennant Commercial Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Tennant Commercial Advisors has not verified, and will not verify, any of the information contained herein, nor has Tennant Commercial Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**Visit Our Website**