

4319

COLLINGTON RD

Bowie, Maryland 20716

OFFERING MEMORANDUM



Marcus & Millichap
BRANDON MICHAELS GROUP

4319

COLLINGTON RD

Bowie | Maryland 20716

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 4319 Collington Road, a 2,838 SF single-tenant NNN ground lease TD Bank situated on 0.72 acres (31,338 SF) on the signalized corner of Collington Road and Town Center Boulevard in Bowie, Maryland. The property is strategically located within the Bowie Corporate Center and directly across from Bowie Town Center, the area's dominant retail hub.

The offering combines a secure income stream from TD Bank, part of Toronto-Dominion Bank, with strong underlying real estate fundamentals, including a freestanding bank building featuring a triple drive-thru configuration and 19 surface parking spaces (6.69 per 1,000 SF). The site's layout is designed to accommodate high-volume banking operations, benefiting from strong visibility, controlled access, and consistent consumer traffic generated by the surrounding retail and office environment.

TD Bank has successfully operated at this location since November 2011 and maintains a lease through November 30, 2031, providing approximately 5.7 years of remaining term. The tenant currently pays \$25,712.50 per month (\$9.06/SF) under a NNN ground lease, with a scheduled rent increase on December 1, 2026 to \$28,283.75 per month (\$9.97/SF). The lease includes four (4) five-year renewal options, with rental rates set at fair market value, subject to a minimum of the prior rent and a maximum increase of 10%.

4319 Collington Road is positioned along Collington Road, a primary commercial corridor in Bowie with traffic counts exceeding 17,000 vehicles per day, and benefits from direct access to U.S. Route 50, a major east-west highway connecting the property to Washington, D.C. and the broader region. The property is immediately across from Bowie Town Center, an established open-air retail destination anchored by Safeway and Macy's, with additional national tenants including Best Buy, LA Fitness, and Barnes & Noble. The combination of retail draw, office presence, and regional connectivity supports consistent traffic patterns and long-term viability of the asset.

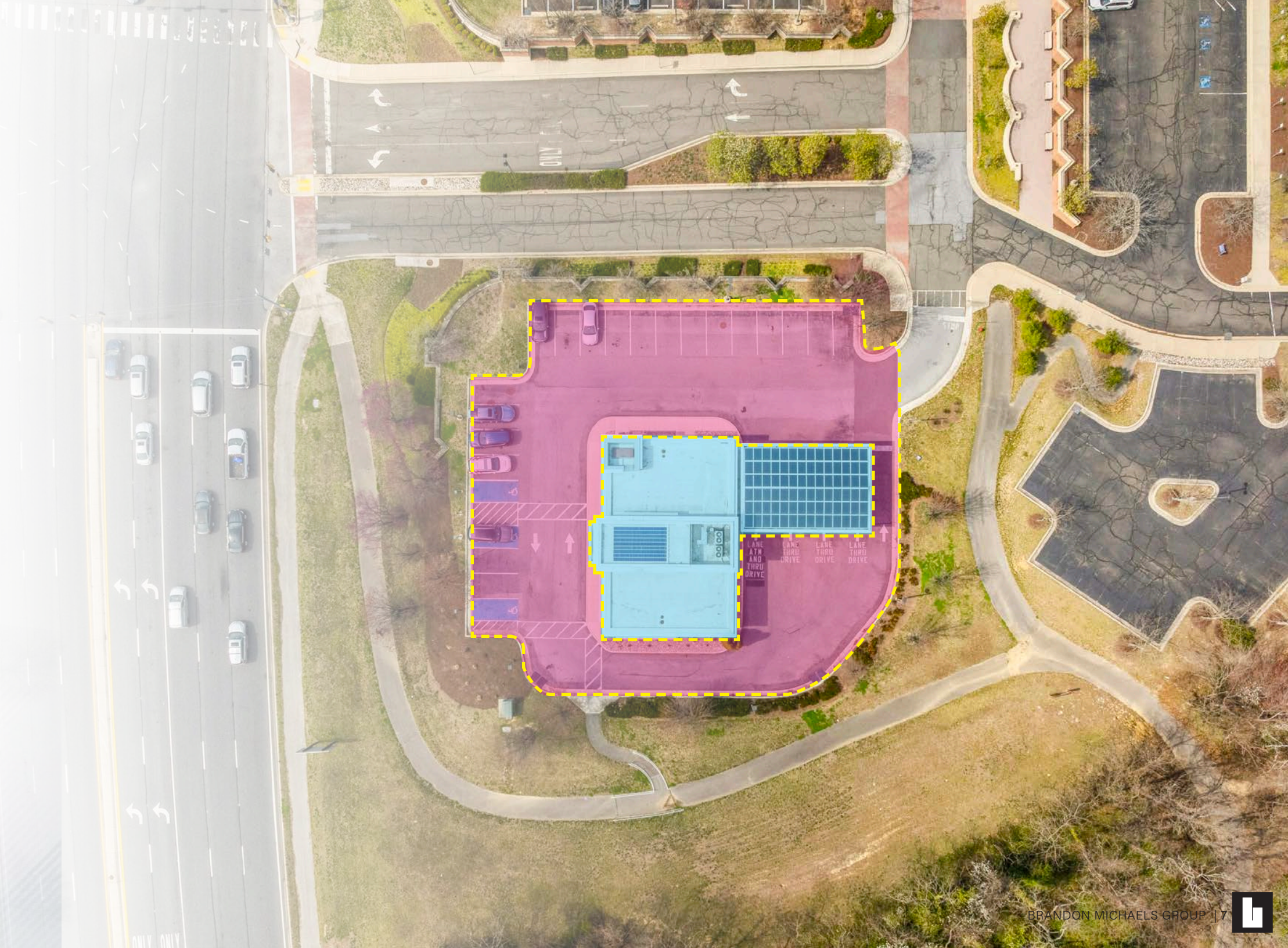


PROPERTY HIGHLIGHTS

| | |
|------------------|----------------------------------|
| Price | \$4,847,143 |
| Building Size | 2,838 SF |
| Lot Size | 31,338 SF |
| Price/SF (BLDG) | \$1,708 |
| Price/SF (LAND) | \$155 |
| Current Cap Rate | 7.00% |
| Year Built | 2012 |
| Occupancy | 100% |
| Parking | 19 Spaces |
| Parking Ratio | 6.69 Space(s) Per 1,000 |
| Cross Streets | Collington Rd & Town Center Blvd |

LEASE SUMMARY

| | |
|------------------------|----------------------------|
| Tenant | TD Bank, N.A. |
| Lease Start | 5/17/2011 |
| Rent Start | 11/13/2011 |
| Lease Expiration | 11/30/2031 |
| Term Remaining | 5.7 Year(s) |
| Increases | 10% Every 5 Yrs, 12/1/2026 |
| Options | 4 x 5yr, FMV |
| Lease Type | NNN Ground Lease |
| Right of First Refusal | No |
| Ownership Type | Leased Fee - Ground Lease |
| Gurantee | Corporate |



TENANT PROFILE



TD Bank is one of the largest retail banks in North America and operates as the U.S. subsidiary of Toronto-Dominion Bank, a leading global financial institution and one of Canada’s “Big Five” banks. TD Bank provides a full suite of financial services including retail banking, commercial lending, wealth management, and small business banking, with a strong presence along the East Coast of the United States.

TD Bank operates approximately 1,150 locations in the United States and holds over \$380 billion in U.S. assets, positioning it as one of the largest retail banking platforms in the country. On a global basis, Toronto-Dominion Bank maintains approximately \$1.5 trillion in total assets, underscoring its scale, stability, and access to capital.

The company’s U.S. strategy is focused on high-traffic suburban and urban corridors, emphasizing convenience-driven banking through freestanding locations with drive-thru capabilities. TD Bank is widely recognized for its customer-focused operating model, extended hours, and strong retail deposit base, which supports long-term branch performance and retention.

The subject property at 4319 Collington Road has been occupied by TD Bank since 2011, reflecting a long-term commitment to the location. As of

June 2025, the branch maintains approximately \$57 million in deposits, demonstrating meaningful customer utilization and reinforcing the site’s importance within TD Bank’s regional network.

| | |
|--------------------|--------------------------|
| Market Cap: | \$158B |
| Assets: | \$1.5T |
| Net Income (2025): | \$10B |
| Locations: | +1,150 (US) |
| Employees: | +25,000 (US) |
| Headquarters | Toronto, Ontario, Canada |

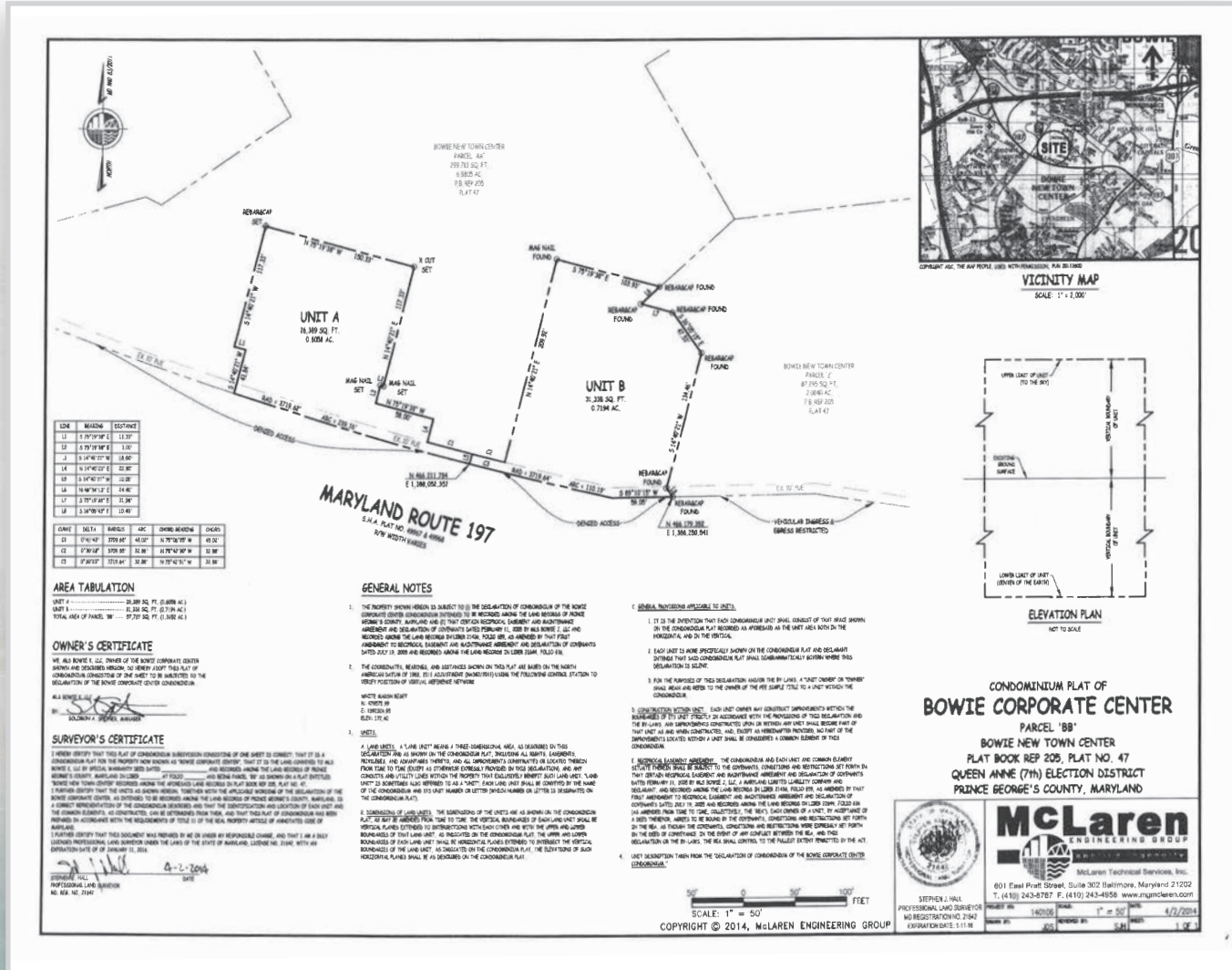
“A Top 12 US Bank by Assets”



CONDO MAP

Condominium Ownership Structure

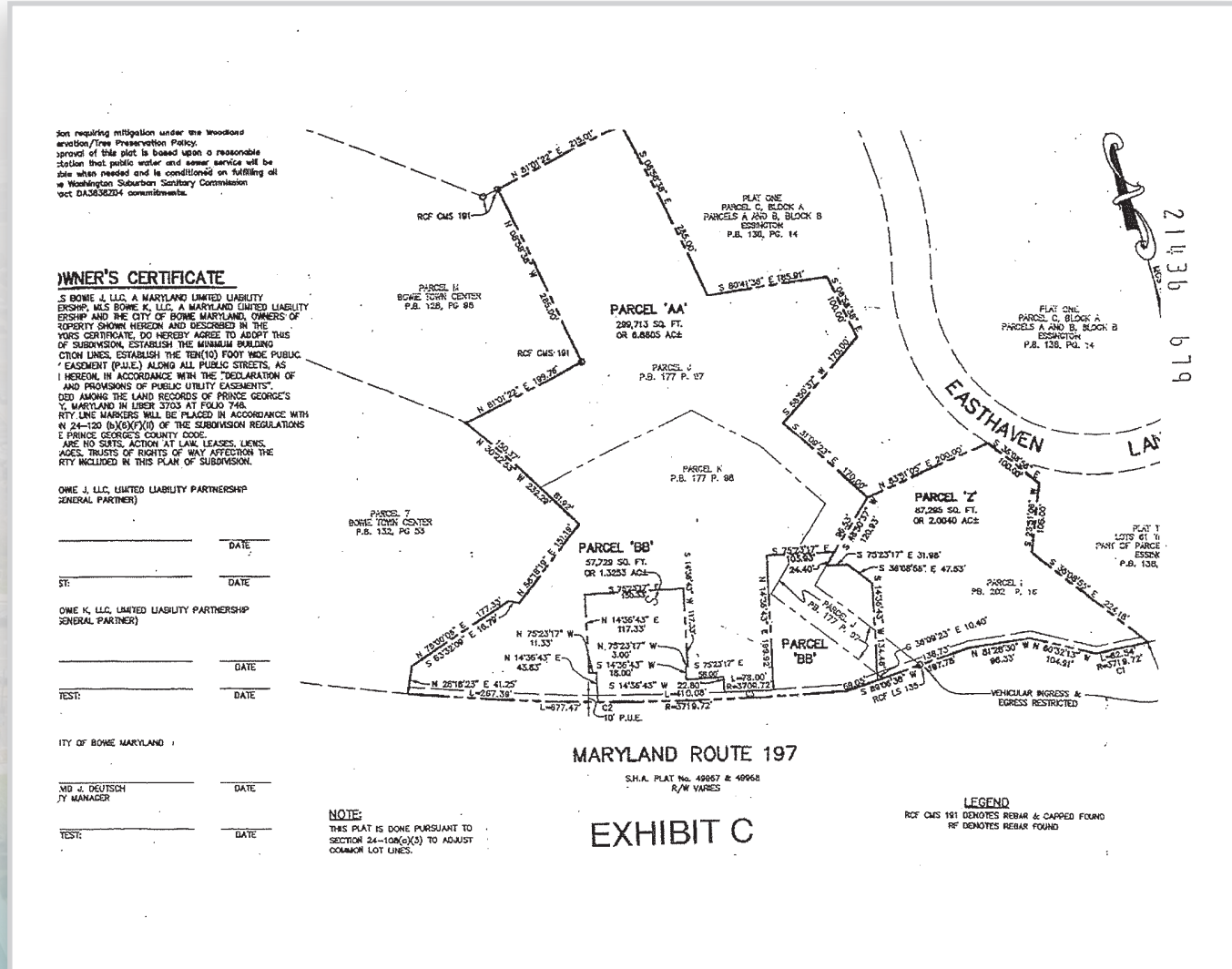
The subject property at 4319 Collington Road is part of a two-unit commercial condominium within the Bowie Corporate Center, alongside the adjacent Wells Fargo property located at 4323 Collington Road. Each unit is separately owned and operates as an independent fee-simple interest with defined boundaries, while sharing common access, driveways, and certain site improvements pursuant to the condominium documents. This structure allows for independent ownership and operation while maintaining coordinated site functionality.



REA MAP

Reciprocal Easement Agreement (REA)

The subject property at 4319 Collington Road (Parcel "BB") is also subject to a broader Reciprocal Easement Agreement with the adjacent office property located at 4321 Collington Road (Parcel "AA"). The REA governs shared access, ingress/egress, and certain site rights across the Bowie Corporate Center, ensuring coordinated circulation and functionality among the properties while preserving separate ownership and operational control.



INVESTMENT HIGHLIGHTS

Credit Tenant with Proven Performance and Structured Rent Growth

TD Bank – Investment Grade Credit Profile

Subsidiary of Toronto-Dominion Bank, one of North America's largest financial institutions with approximately \$2 trillion in global assets and a strong U.S. retail banking presence.

NNN Ground Lease Structure

Passive ownership with minimal landlord responsibilities and no building-level capital obligations.

Remaining Lease Term

Approximately 5.7 years of term remaining through November 30, 2031.

Scheduled Rent Increase

10% rent increases every 5 years with the next increase on 12/1/2026 from \$25,712.50/month to \$28,283.75/month.

Long-Term Upside via Options

Four (4) five-year renewal options with fair market value rent adjustments up to 10% increase.



INVESTMENT HIGHLIGHTS

Freestanding Bank Asset with Strong Site Fundamentals

Triple Drive-Thru Configuration

High-functioning layout designed to support modern banking operations and customer throughput.

0.72 Acre Parcel

31,338 SF lot providing strong underlying land value and long-term flexibility.

Ample Parking Ratio

19 surface parking spaces (6.69 per 1,000 SF), supporting customer access and operational efficiency.

Signalized Corner Location

Positioned at Collington Road and Town Center Boulevard with excellent visibility and controlled ingress/egress.

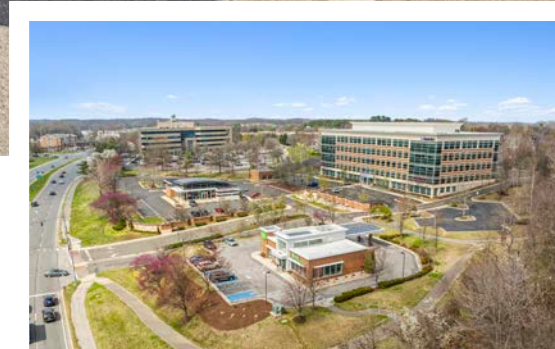
Established Operating History

Occupied by TD Bank since 2011, demonstrating long-term viability of the location.



Prime Bowie, MD Location

Located next to Bowie Town Center, the area's main retail destination.



Proximity to Key Industries

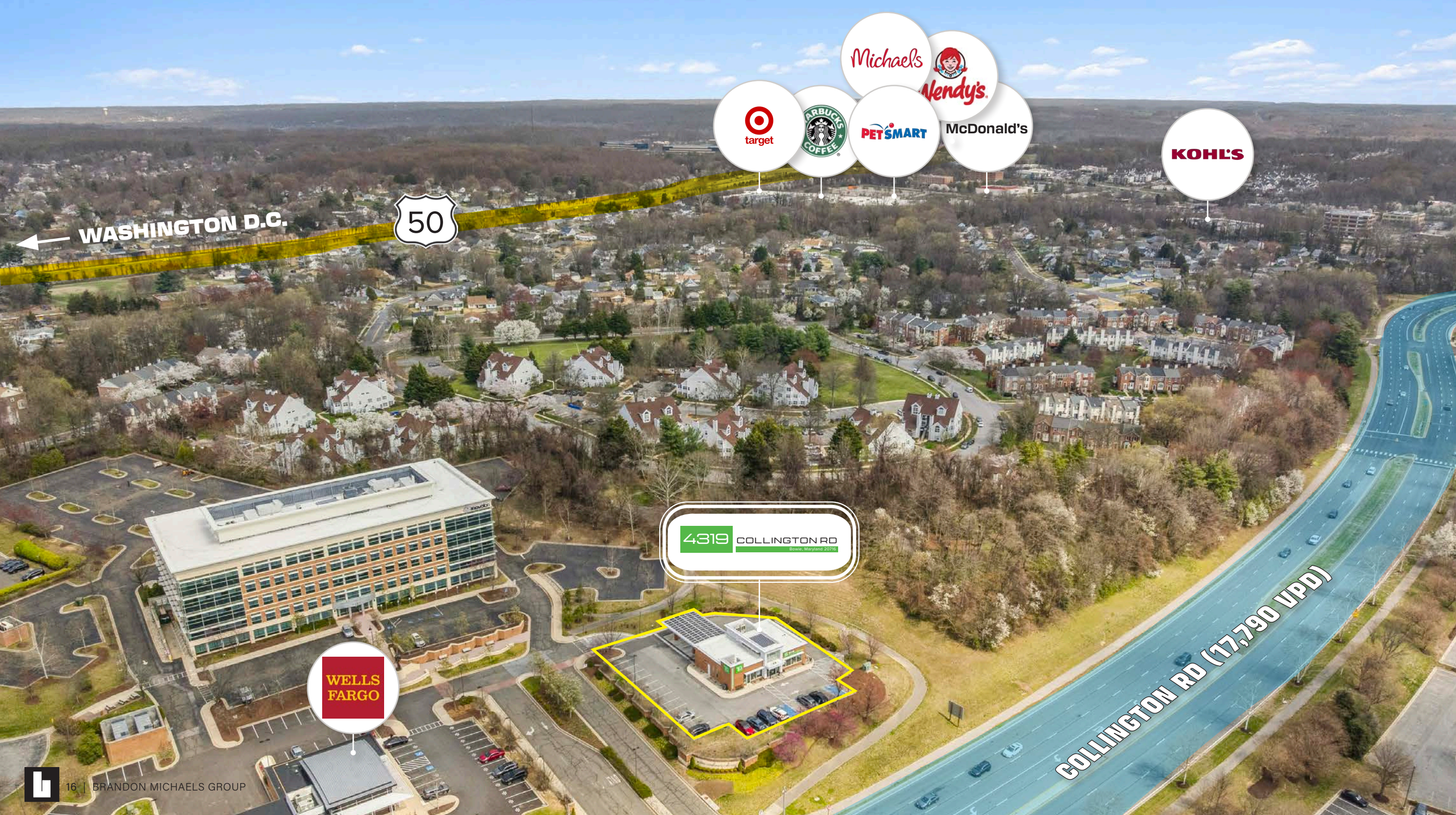
Situated within the Bowie Corporate Center, surrounded by a mix of office, retail, and commercial spaces, making it a key employment hub.



Affluent Suburb

Bowie, Maryland is an affluent, family-friendly suburb known for its well-planned communities, strong schools, and convenient access to Washington, D.C.





INVESTMENT HIGHLIGHTS

Dominant Retail Node in Bowie, MD with Strong Regional Draw

Across from Bowie Town Center

Immediate proximity to the area's primary retail hub anchored by Safeway and Macy's, with national tenants including Best Buy, LA Fitness, and Barnes & Noble.

Positioned Within Bowie Corporate Center

Surrounded by office and commercial uses supporting consistent daytime population.

Primary Commercial Corridor

Collington Road serves as a key retail and commuter route with traffic counts exceeding 17,000 vehicles per day.

Alley Access for Enhanced Functionality

The property is uniquely positioned beside a street-facing alley, providing seamless access to rear parking and enhancing overall accessibility.

Washington D.C. MSA Submarket

Bowie is a strong suburban market within the greater Washington, D.C. metropolitan area, benefiting from stable employment and household income demographics.

INVESTMENT HIGHLIGHTS

Highly Affluent Suburb in the Washington DC Metropolitan Area

Nearby Population

Population of more than 13,400 people within one mile of the subject property, 52,200 people within three miles, and 114,600 people within five miles

Average Household Incomes

Immediate submarket boasts an average household income within one, three, and five miles is \$131,400, \$161,800, and \$171,800, respectively

Household Density

There are over 5,500 households within one mile of the subject property, and over 52,200 households within three miles

High Median Home Values

The median home value in the immediate area is \$490,000

Businesses and Consumer Spending

More than 800 businesses within a 1-mile radius of the property with a combined annual consumer spending of \$190 million



RENT ROLL

| TENANT | SF | % | LEASE START | LEASE EXPIRATION | RENT* | RENT/SF | INCREASES | OPTIONS | TIME AT CENTER | TERM REMAINING | LEASE TYPE |
|---------|-------|--------|-------------|------------------|--------------------|---------------|----------------------------|--------------|---------------------|--------------------|------------|
| TD Bank | 2,838 | 100.0% | 11/13/2011 | 11/30/2031 | \$28,283.75 | \$9.97 | 10% Every 5 Yrs, 12/1/2026 | 4 x 5yr, FMV | 14.4 Year(s) | 5.7 Year(s) | NNN |
| | 2,838 | 100% | | | \$28,283.75 | \$9.97 | | | 14.4 Year(s) | 5.7 Year(s) | |

*Rent as of 12/1/2026

OPERATING DATA

| | CURRENT |
|------------------------------|------------------|
| Scheduled Lease Income: | \$339,405 |
| CAM Reimbursement: | NNN |
| Additional Income: | \$0 |
| Effective Gross Income: | \$339,405 |
| Vacancy: | \$0 |
| Expenses: | NNN |
| NET OPERATING INCOME: | \$339,405 |





BOWIE, MARYLAND

Bowie, Maryland is a well-established suburban market within Prince George's County and part of the greater Washington, D.C. metropolitan area, one of the most stable and highly educated employment regions in the country. The city benefits from a strong commuter base tied to federal, defense, and professional employment sectors, with residents commuting to Washington, D.C., Annapolis, and Northern Virginia. Major nearby employment centers include NASA Goddard Space Flight Center, Joint Base Andrews, and a concentration of federal agencies and contractors throughout the D.C. metro.



BOWIE TOWN CENTER



BELAIR MANSION



WATKINS REGIONAL PARK

4319 Collington Road is positioned within Bowie's primary commercial node at the intersection of Collington Road and Town Center Boulevard, directly across from Bowie Town Center, the area's dominant retail destination. Bowie Town Center is anchored by national tenants including Safeway and Macy's, with additional retailers such as Best Buy, LA Fitness, Barnes & Noble, and a mix of restaurants and service-oriented tenants. This retail concentration functions as the central shopping hub for Bowie and surrounding communities, driving consistent daily traffic and reinforcing the long-term viability of the corridor.

The property benefits from strong regional connectivity via U.S. Route 50 (John Hanson Highway), located just south of the site, providing direct access to Washington, D.C. (approximately 15

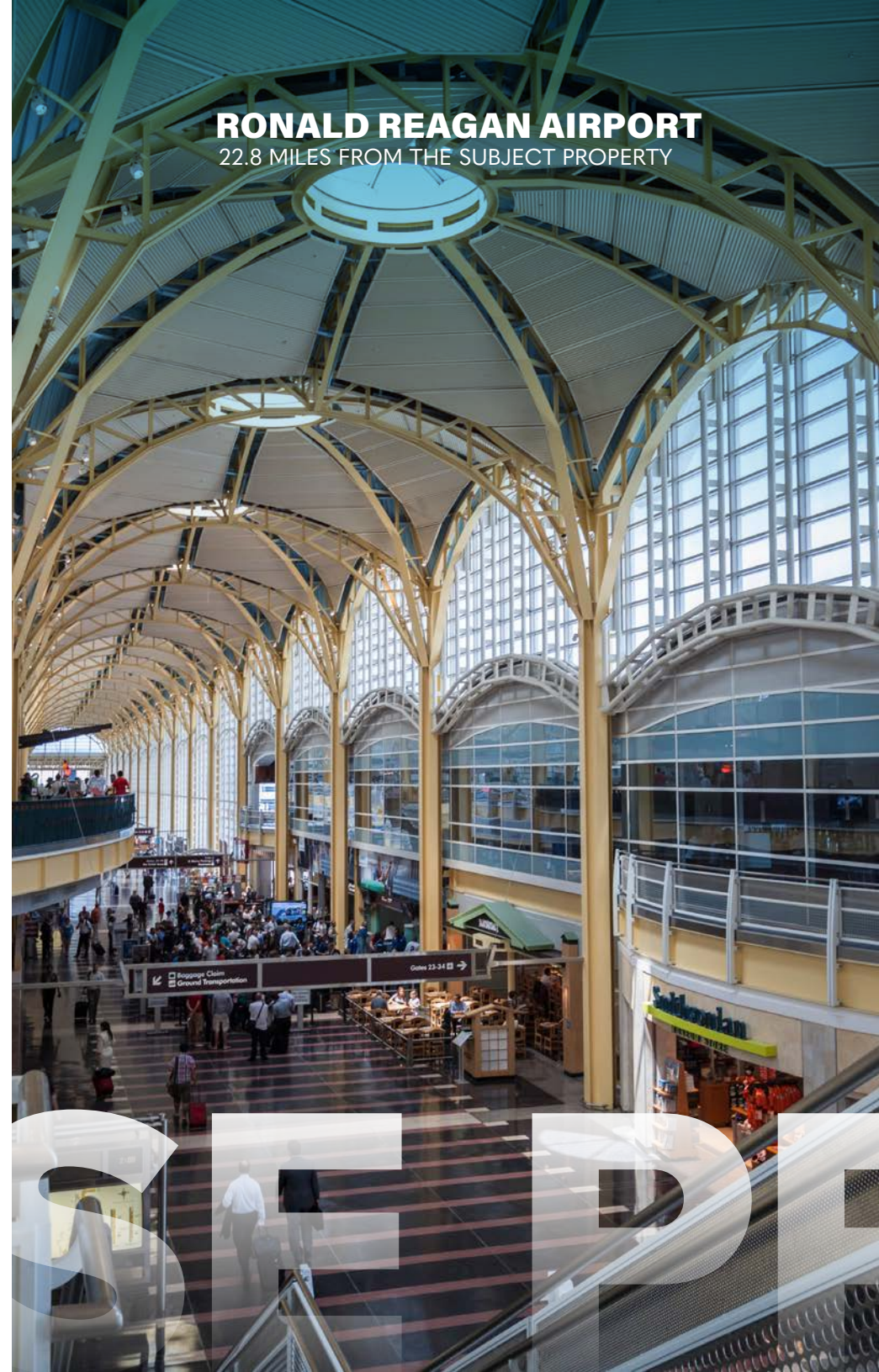
miles west) and Annapolis (approximately 15 miles east). Route 50 serves as one of the primary commuter and commercial corridors in the region, supporting both local traffic and regional draw. Collington Road itself acts as a key north-south arterial feeding into this corridor and servicing the surrounding residential and commercial base.

In addition to retail and employment drivers, Bowie benefits from institutional and lifestyle anchors including Bowie State University, a major regional university, and Prince George's Stadium, home to the Bowie Baysox minor league baseball team. These amenities contribute to consistent local activity and reinforce Bowie's role as a regional hub rather than a purely commuter suburb.



WASHINGTON D.C.

18.2 MILES FROM THE SUBJECT PROPERTY



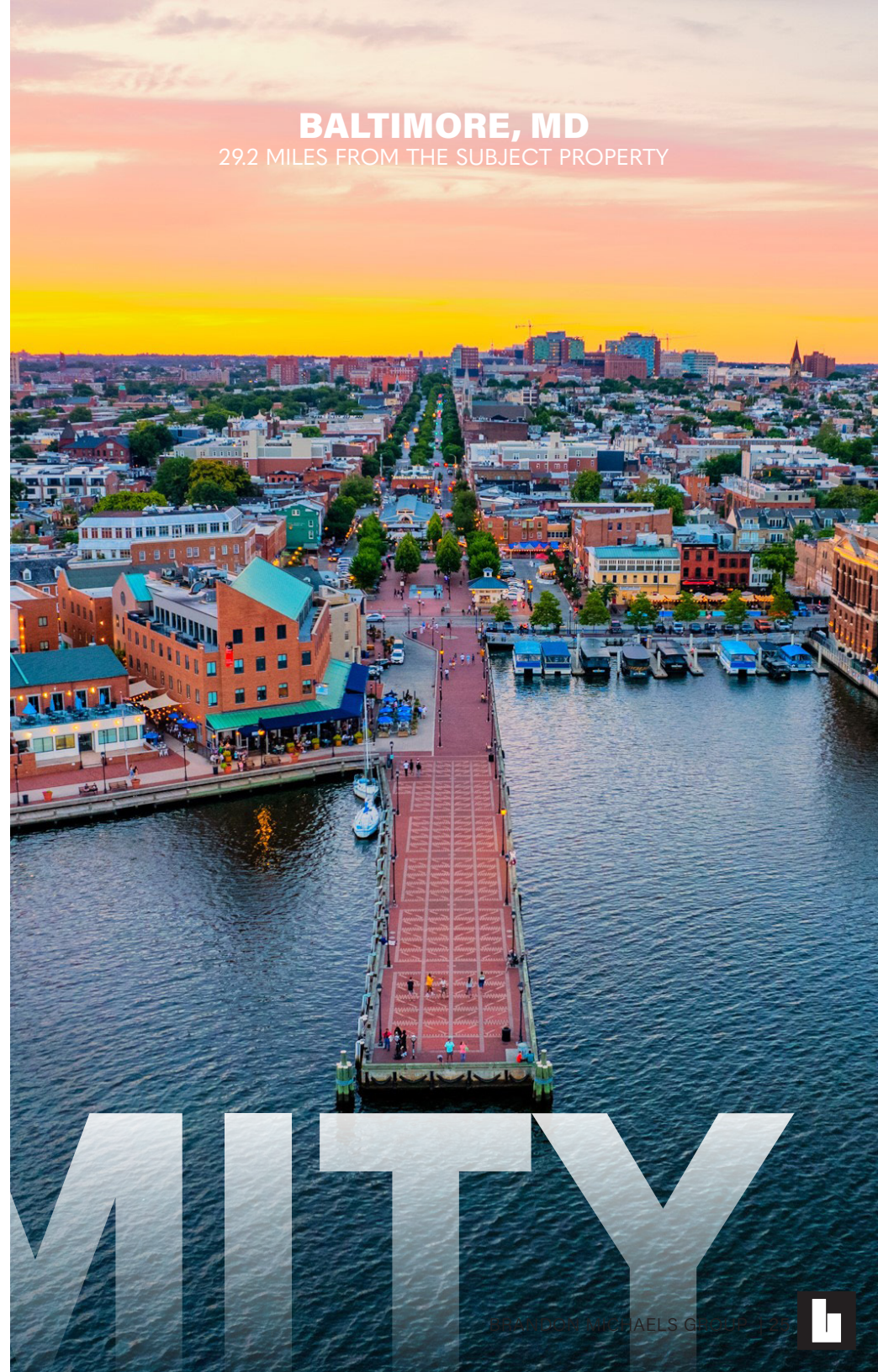
RONALD REAGAN AIRPORT

22.8 MILES FROM THE SUBJECT PROPERTY



ANNAPOLIS, MD

15.4 MILES FROM THE SUBJECT PROPERTY



BALTIMORE, MD

29.2 MILES FROM THE SUBJECT PROPERTY

CMG

CEPED

CMG

DEMOGRAPHICS

POPULATION



114,600

Total Population
within a 5-mile radius



45.0

Median Age
within a 5-mile radius



47.5%

Male



52.5%

Female

EDUCATION

3 mile 2023 % of Population



4%

Some High School



24%

Some College



24%

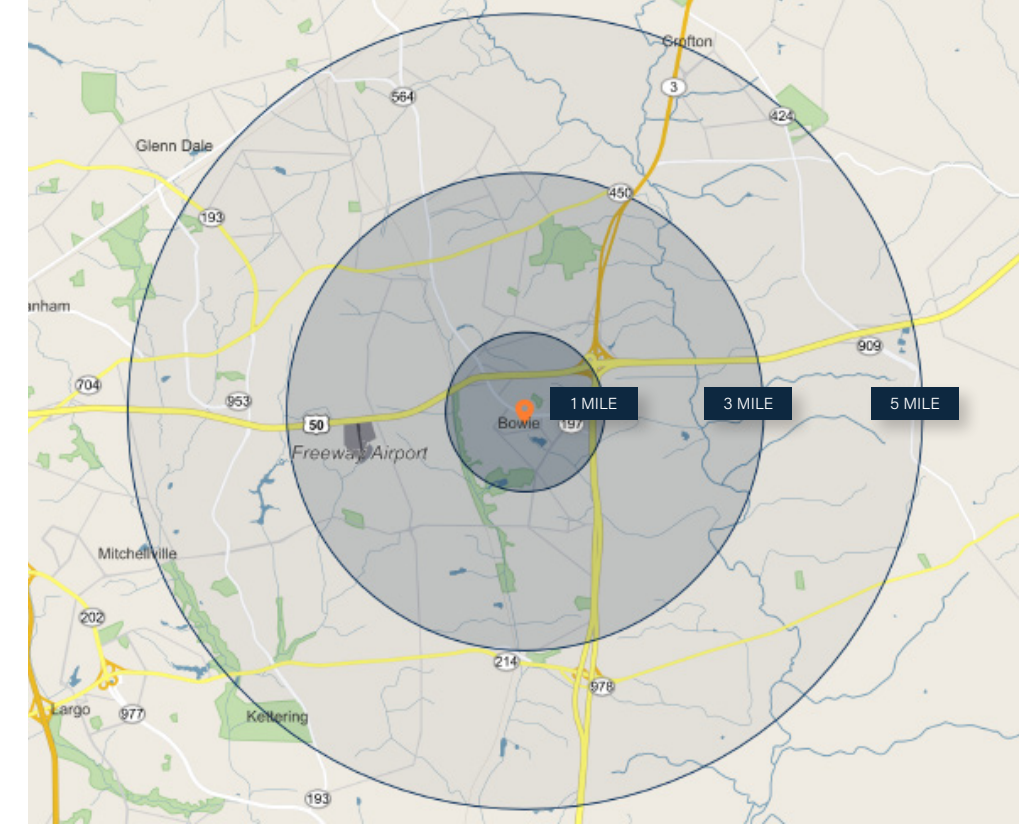
Bachelor's Degree



24%

Graduate Degree

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|-----------|-----------|-----------|
| Population | 13,400 | 52,200 | 114,600 |
| Households | 5,500 | 18,700 | 39,700 |
| Average Household Size | 2.3 | 2.7 | 2.8 |
| Median Age | 44.2 | 44.7 | 45.3 |
| Owner Occupied Households | 3,400 | 15,200 | 34,300 |
| Renter Occupied Households | 2,100 | 3,700 | 5,800 |
| Average Household Income | \$131,400 | \$161,800 | \$171,800 |
| Median Household Income | \$113,100 | \$139,000 | \$147,700 |
| Businesses | 800 | 2,600 | 5,400 |



\$171,800

Average HH income
within a 5-mile radius



114,600

Population
within a 5-mile radius



34,300

Owner Occupied Housing
within a 5-mile radius



39,700

Households
within a 5-mile radius



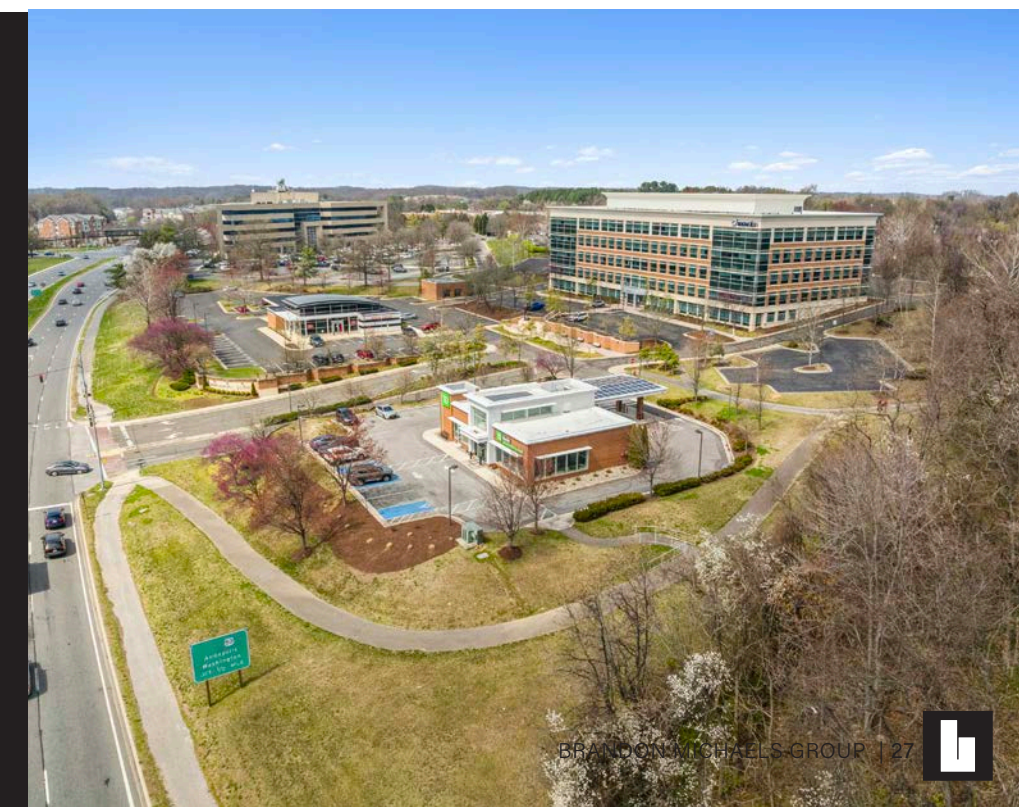
5,400

Businesses
within a 5-mile radius



5,800

Renter Occupied Housing
within 5-mile radius



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Marcus & Millichap
BRANDON MICHAELS
GROUP

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