

# FOR SALE CROSS STONE COMMONS GATEWAY SHOPPING CENTER 17,763 GROSS LEASABLE SF

MIDDLETOWN, MARYLAND 21769



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Victor White, Broker  
(410) 266 - 5100 x 121  
[vwhite@hogancompanies.com](mailto:vwhite@hogancompanies.com)

HOGAN  
2077 Somerville Road  
Suite 206  
Annapolis, Maryland 21401  
(410) 266 - 5100



# THE OFFERING

HOGAN, as exclusive representative of the Seller, is pleased to offer for sale, Cross Stone Commons shopping center located at the gateway to historic Middletown, Maryland. The offering contains two existing buildings totaling 17,763 square feet of leased commercial space each on its own retail land condominium unit.

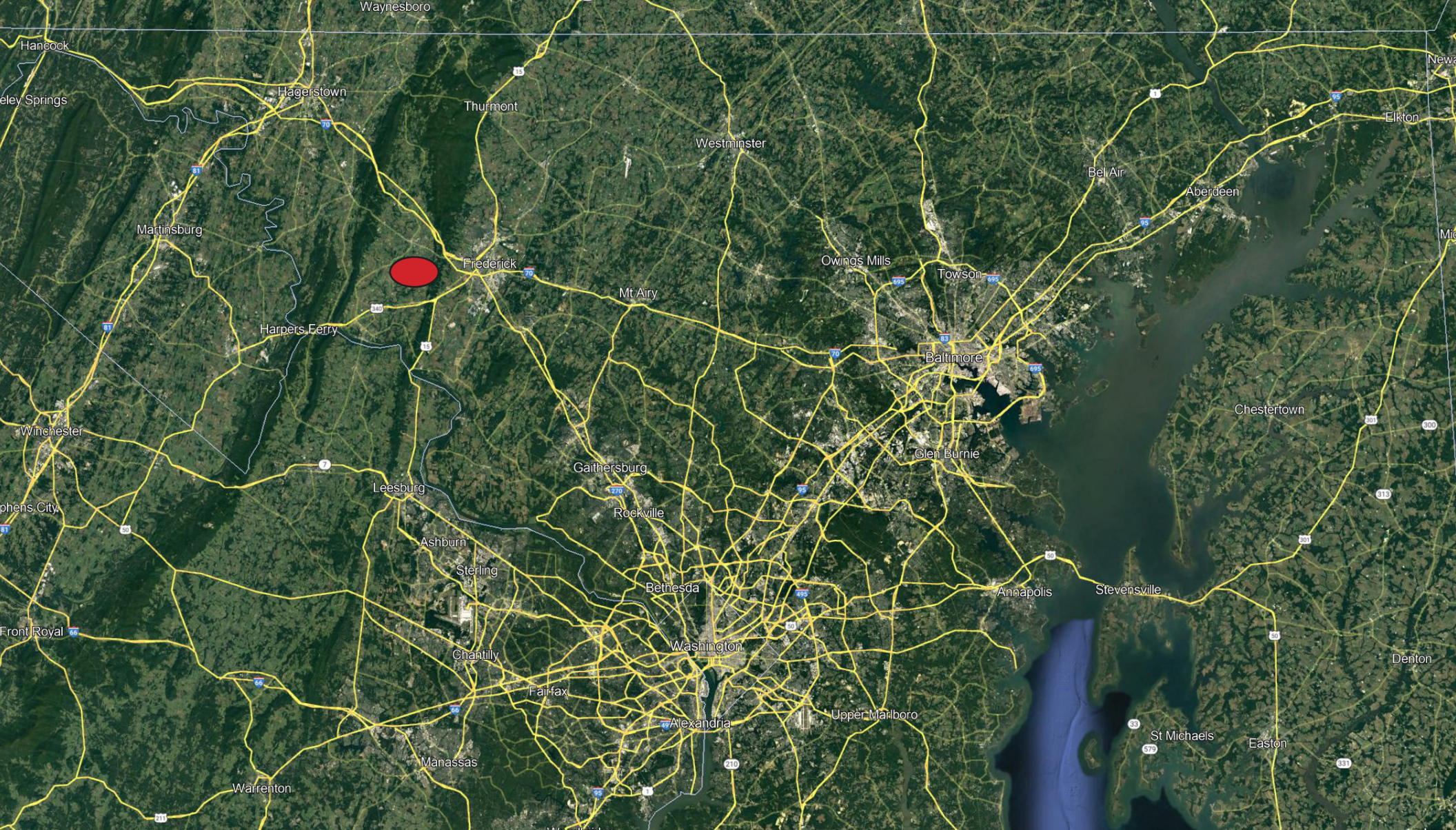
Anchored by CVS, which is not included in this sale offering, Cross Stone Commons is 100% stabilized with tenants including Jimmy John's, Dunkin Donuts, Black Hog BBQ, Fratelli's Italian & Seafood, Mountain Postal, Edward Jones, and Cinco de Mayo. The center is shadow-anchored by Safeway across the street. All tenants have initial lease terms in place through 2027 at a minimum as well as renewal options of 5 to 10 years each.

200 Middletown Parkway (11,527 square feet total) was constructed in 2017 and 100 Middletown Parkway (7,452 square feet total) was constructed in 2019. All tenants are first generation and original tenants. The center is professionally managed by Jones, Lang, and Lasalle.

IONNA electric vehicle charging recently opened approximately 10 dedicated EV charging stations at the center.



# LOCATION MAP



# AERIAL VIEW



Cross Stone Commons

Historic Middletown  
1.5 miles, 4 minutes

Downtown Frederick  
9 miles, 15 minutes

# PROPERTY DETAILS

**Ownership Regime:** Land Condominium (Plat Book 95 / Page 3)

Address	Tax Account	GLA	Building SF
100 Middletown Parkway	03-599300	7,021	7,452
200 Middletown Parkway	03-591455	10,742	11,527

**Zoning:** General Commercial (GC) with approved Shopping Center special exception use approve by the Town of Middletown.

**Utilities:** Public water and sewer. One master meter for all buildings. Each tenant space is sub-metered and billed by property management. Natural gas in each tenant space. See details in Due Diligence folder.

**Parking:** 226 parking space. Ordinance requires 201 space (5.5 spaces / 1000 square feet.).

**Trash:** Dumpsters installed near each building. Trash removal contracted for by the center.



# CROSS STONE COMMONS - TENANT PLAN



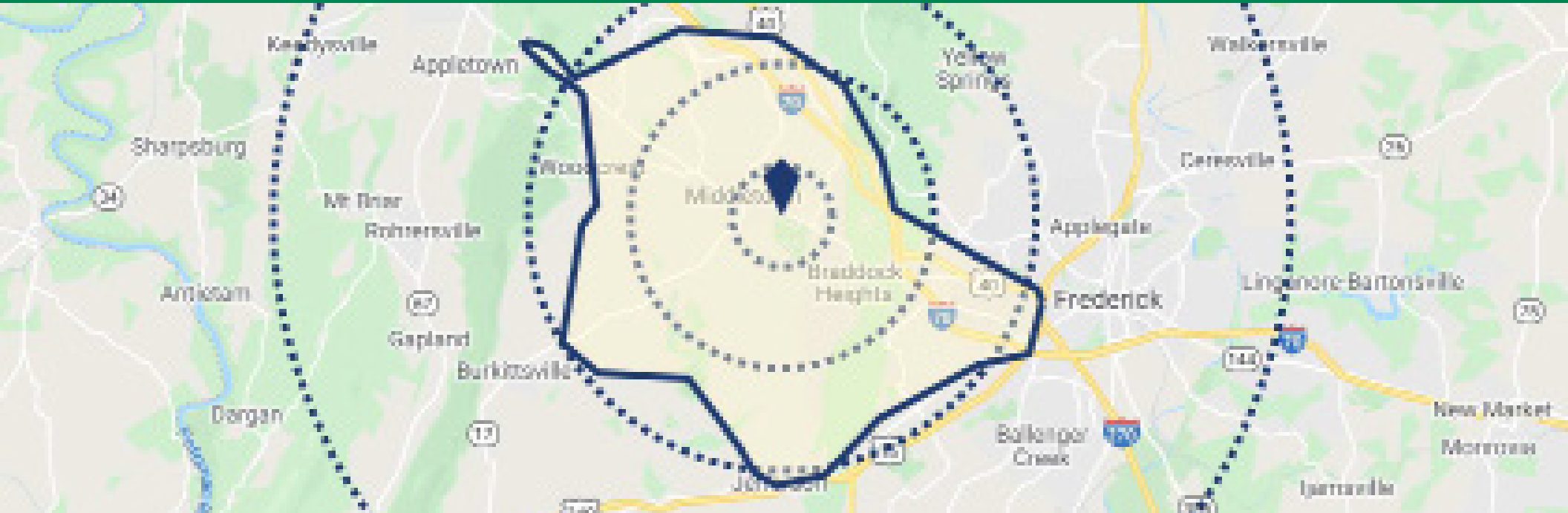
# 100 MIDDLETOWN PARKWAY



# 200 MIDDLETOWN PARKWAY



# DEMOGRAPHICS & TRAFFIC COUNTS



**Middletown, Maryland 21769**

	2 Mile	5 Miles	10 Miles
2024 Population	9,291	54,779	191,807
Annual Growth (2024-2029)	2.5%	2.6%	2.6%
2024 Avg Household Income	\$157,479	\$96,067	\$97,420

**Traffic Counts (2025)**

	1 Mile
E Main Street / Route 40A	11,616
Middletown Parkway	4,754

# TRANSACTION DETAILS

## Suggested Offering Terms

Offering: As-Is Condition  
Purchase Price: Accepting Offers  
Feasibility Period: 45 Days  
Closing: Within 30 days after expiration of Feasibility Period

## Due Diligence Materials Available

To Obtain Due Diligence Materials, Contact the Project Team.

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[vwhite@hogancompanies.com](mailto:vwhite@hogancompanies.com)



## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hogan nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.