

RETAIL PROPERTY FOR LEASE

Country Ridge Shopping Center

1500-1552 COUNTRY RIDGE LN, BALTIMORE, MD 21221

EXECUTIVE SUMMARY

Country Ridge Shopping Center 1500-1552 Country Ridge Ln, Baltimore, MD 21221



OFFERING SUMMARY

Available SF: 2,000 - 61,628 SF

Lease Rate: \$15.00 - 16.50 SF/yr (NNN)

Lot Size: 11.6 Acres

Year Built: 1963

Building Size: 139,449

Renovated: 2017

Market: Washington Suburbs

Submarket: Baltimore

PROPERTY OVERVIEW

K & M Commercial is happy to present Country Ridge Shopping Center for LEASE. This shopping center sits in front of a traffic signal, enjoys excellent visibility and access with approximately 16,101 cars daily. Property conveniently located on a bus route which is anchored by Family Dollar and Dollar Tree the tenant mix includes a restaurant, day care, dental, pharmacy, and personal services. Ideal uses include medical, grocers, entertainment, restaurant, and personal and professional services.

PROPERTY HIGHLIGHTS

- Anchored by Family Dollar and Dollar Tree
- Big Box Space Available
- 7,000 + Households w/in 1 mile
- Avg. HHI of \$61K + w/in 3 miles
- Stand Alone Retail Pad Site Available

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459 Herndon Pkwy #21 Herndon, VA 20170

AVAILABLE SPACES

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1500	Available	10,000 - 61,628 SF	NNN	\$15.00 SF/yr	Main anchor space. Open floor with Loading Dock
1534	Available	2,000 SF	NNN	\$15.00 SF/yr	
1540	Available	4,000 SF	NNN	\$15.00 SF/yr	
1552	Available	2,650 SF	NNN	\$16.50 SF/yr	Previous Bank with Existing Vault and functioning two drive-thrus Can be fully built out Ample parking

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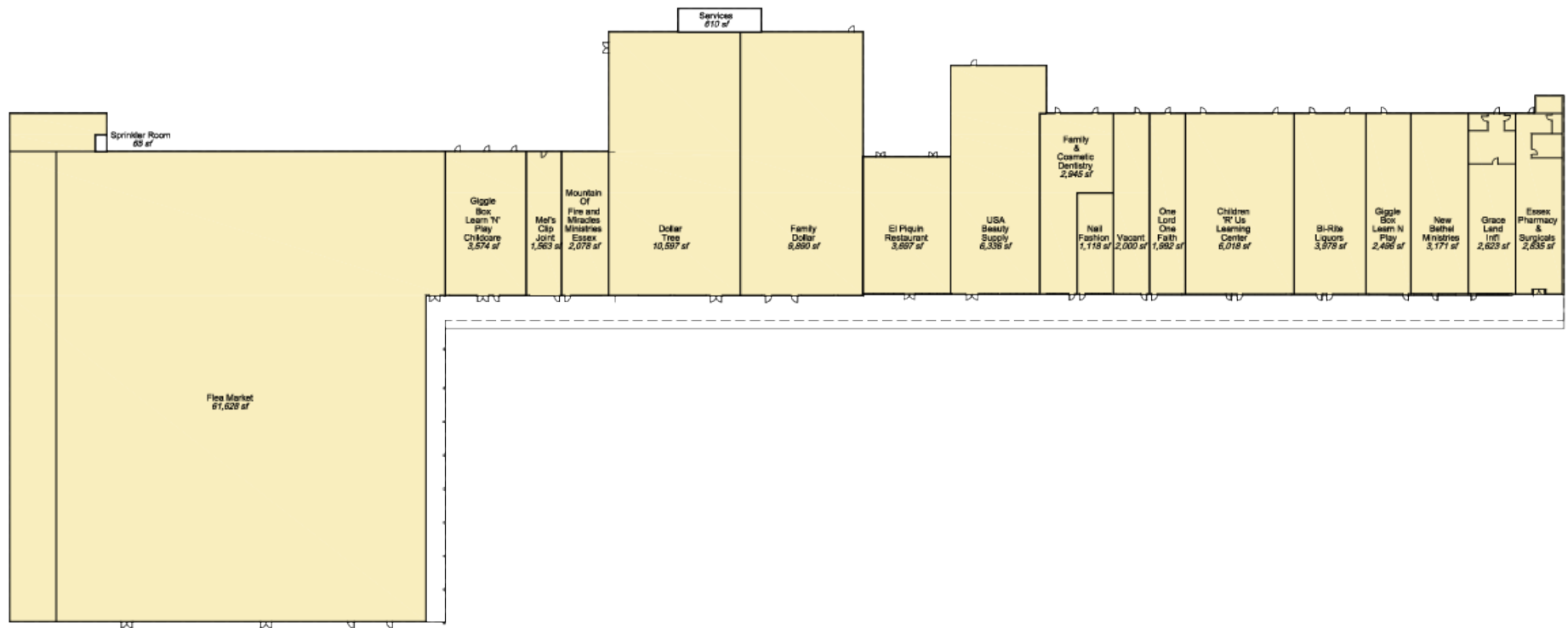
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FLOOR PLANS

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Country Ridge Shopping Center
132 Back River Neck Road, Baltimore, MD



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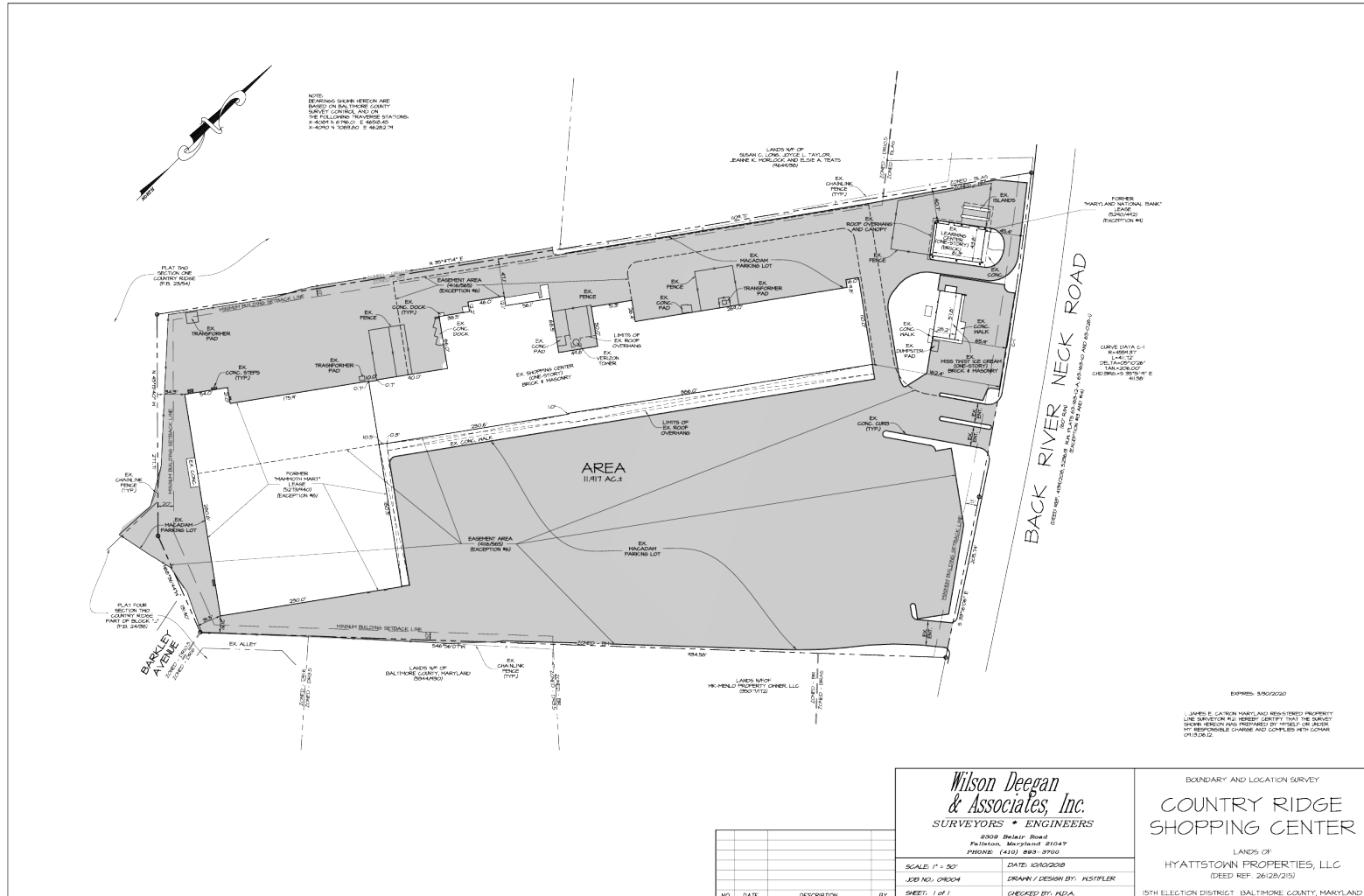
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SITE PLAN

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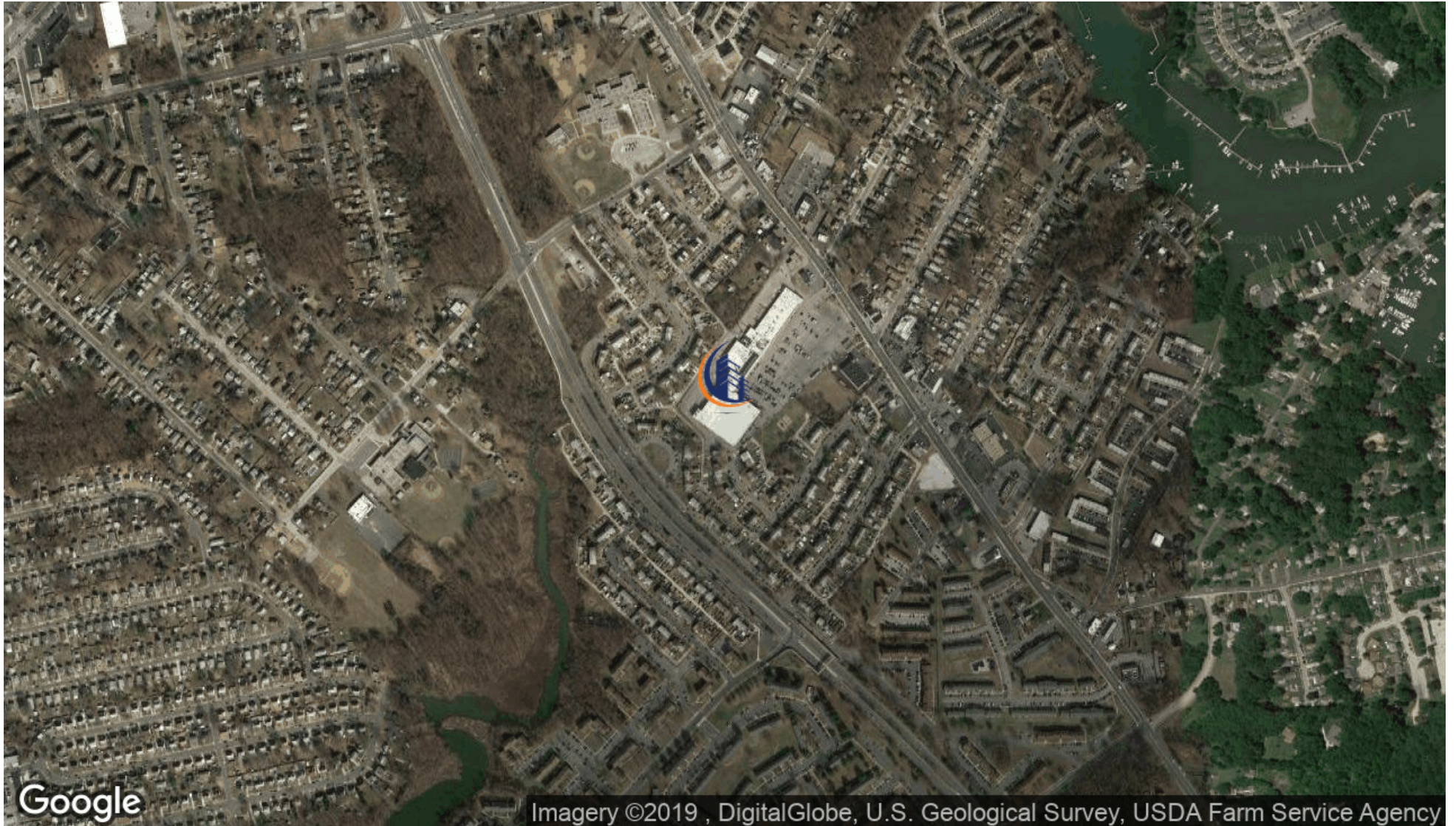
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AERIAL MAPS

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LOCATION MAPS

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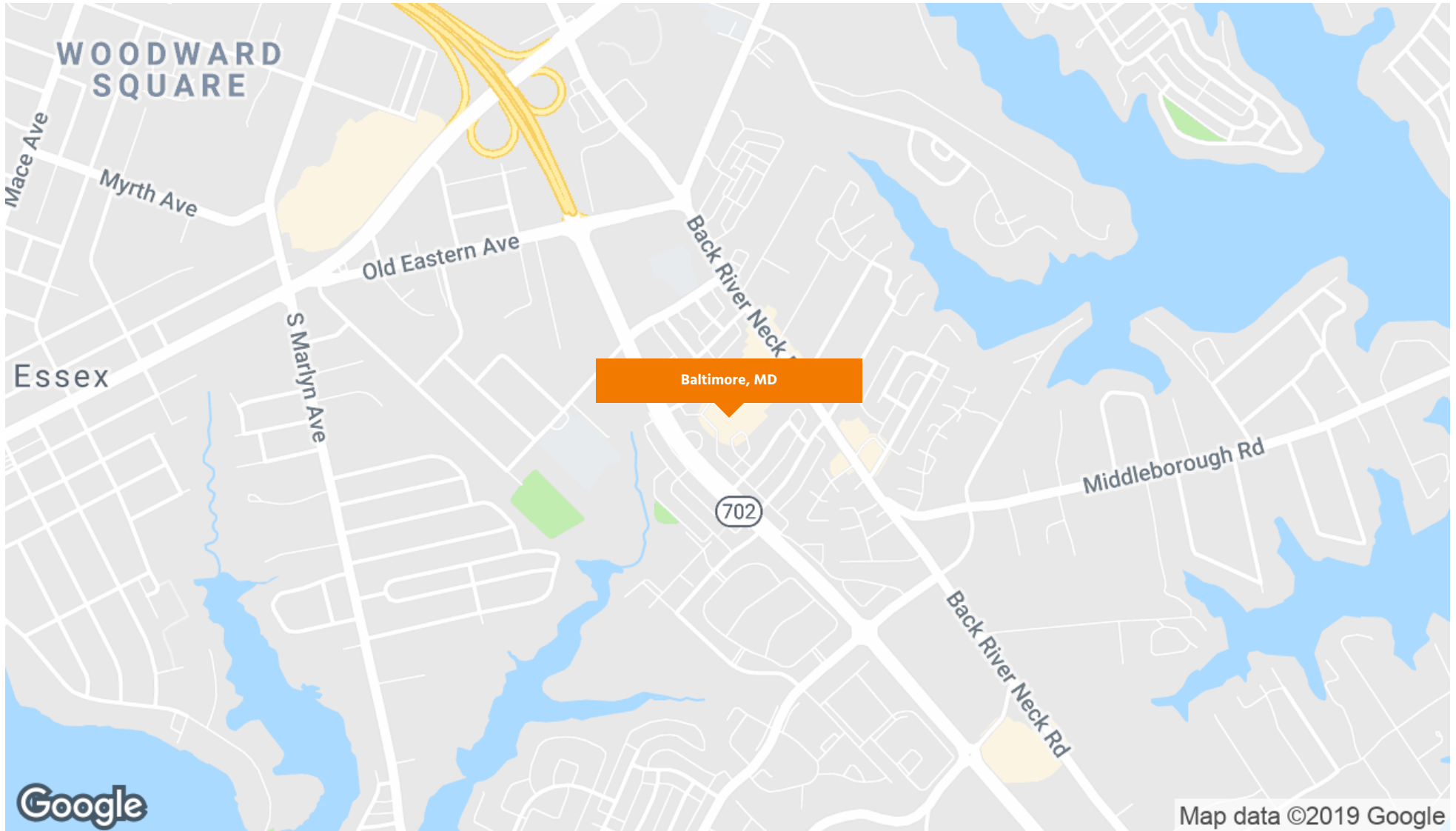
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REGIONAL MAP

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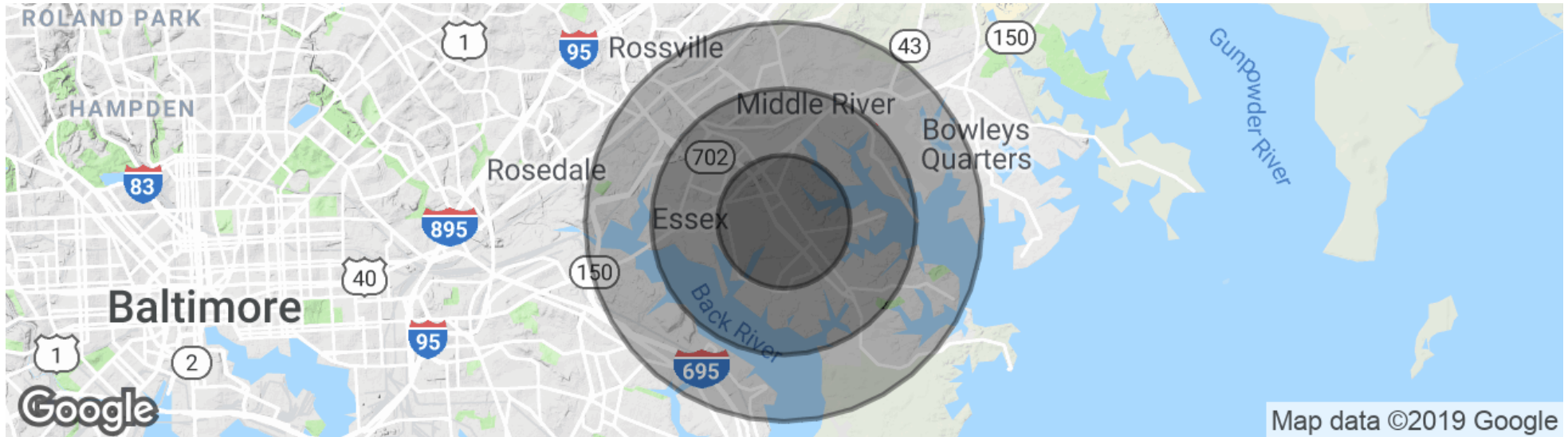
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,004	44,848	71,889
Median age	30.6	35.4	36.8
Median age (Male)	29.4	34.2	35.6
Median age (Female)	31.5	36.1	37.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,310	17,156	27,771
# of persons per HH	2.5	2.6	2.6
Average HH income	\$47,582	\$59,604	\$61,269
Average house value	\$195,274	\$220,554	\$218,745

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of both Medical properties and Government properties, as well as similar transactions for office facilities outfitted with high-tech networking systems, in the Northern Virginia region.

Throughout his 19 plus year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He continues to diligently monitor market conditions to adequately advise clients and ensure that they receive fair market rates for leases, property investments, and sales. Before his service at K&M Commercial Real estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as Senior Project Manager at MCI Telecommunications where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A member of the Northern Virginia Association of Realtors, Mr. Mehrbakhsh sits as Chairman of the Associations Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues his service as a board member of that organization. He also maintains membership in the following organizations: International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors. Mr. Mehrbakhsh has earned the prestigious designation of Council of Commercial Investment Member (CCIM) and currently holds a seat on the board of their Washington DC-Maryland chapter.

Mr. Mehrbakhsh received his Masters of Business Administration from American University holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, North Carolina, Washington D.C. and Maryland.

EDUCATION

MBA - American University

BBA - Radford University

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

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