



COMMERCIAL REAL ESTATE

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RETAIL PROPERTY FOR SALE

Country Ridge Shopping Center

1500-1552 COUNTRY RIDGE LN, BALTIMORE, MD 21221



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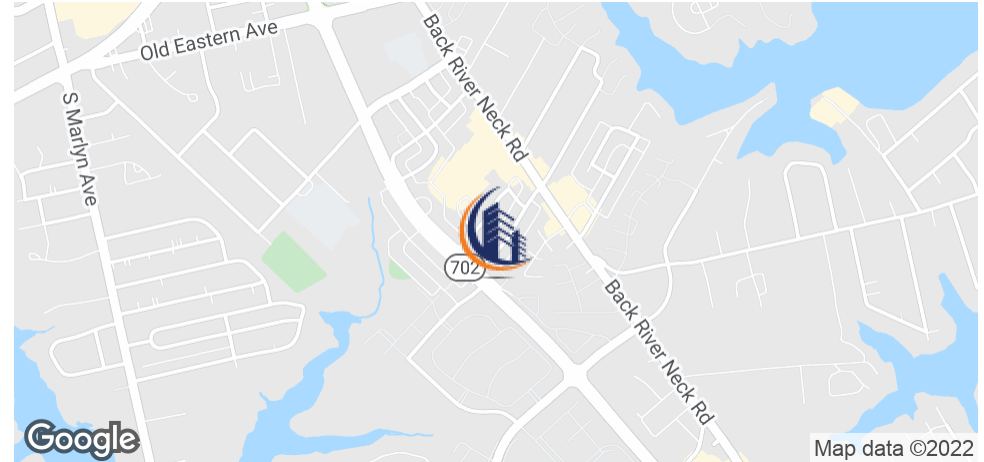
Section 1

PROPERTY INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA

703.734.2822

kayvan@svndc.com



OFFERING SUMMARY

Sale Price:	Subject to Offer
NOI:	\$813,747
Lot Size:	11.6 Acres
Year Built:	1963
Building Size:	139,449
Renovated:	2020
Market:	Washington Suburbs
Submarket:	Baltimore
Traffic Count:	18,319

PROPERTY OVERVIEW

As the exclusive agent, K & M Commercial is happy to present for Sale this 130,000 sq/ft retail shopping center located in Essex, MD. Multiple tenants anchored by Family Dollar and Dollar Tree stores. Value add opportunity w/ big box and former bank building. Updates include newly paved surface parking, new façade, new HVAC units on Big Box space, over \$400K in electrical upgrades, brand new LED lighting, and new signage.

PROPERTY HIGHLIGHTS

- 130,000 sq/ft Retail Center, Anchored by Family Dollar and Dollar Tree
- Value add with potential for big box.
- Brand new surface parking lot, façade, HVAC units, and lighting
- \$1MM in value add available
- Low-Cost NNN's at under \$4 per sq/ft





PROPERTY DESCRIPTION

As the exclusive agent, K & M Commercial is happy to present for Sale this 130,000 sq/ft retail shopping center located in Essex, MD. Multiple tenants anchored by Family Dollar and Dollar Tree stores. Value add opportunity w/ big box and former bank building. Updates include newly paved surface parking, new façade, new HVAC units on Big Box space, over \$400K in electrical upgrades, brand new LED lighting, and new signage.

LOCATION DESCRIPTION

Country Ridge Shopping Center Sits off of Back River Neck Road. This 139,450 sqft shopping center located in densely populated Essex, Maryland, which is situated in an expanding area just a few minutes south of the highly traveled roads of I-95, Route 40, and Eastern Blvd.

SITE DESCRIPTION

Flat

EXTERIOR DESCRIPTION

Brick Exterior

PLUMBING DESCRIPTION

City Water and Sewer

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Country Ridge Shopping Center
Street Address	1500-1552 Country Ridge Ln
City, State, Zip	Baltimore, MD 21221
County	Baltimore
Market	Washington Suburbs
Sub-market	Baltimore
Township	Essex
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-695
Nearest Airport	BWI

BUILDING INFORMATION

NOI	\$813,747.08
Occupancy %	60.0%
Tenancy	Multiple
Ceiling Height	21 ft
Minimum Ceiling Height	19 ft
Number of Floors	1
Year Built	1963
Year Last Renovated	2020
Construction Status	Existing
Framing	Steel



Retail Space for Lease
10 to 40,000 sq. ft. 703-734-2822
CLIP POINT
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Section 2

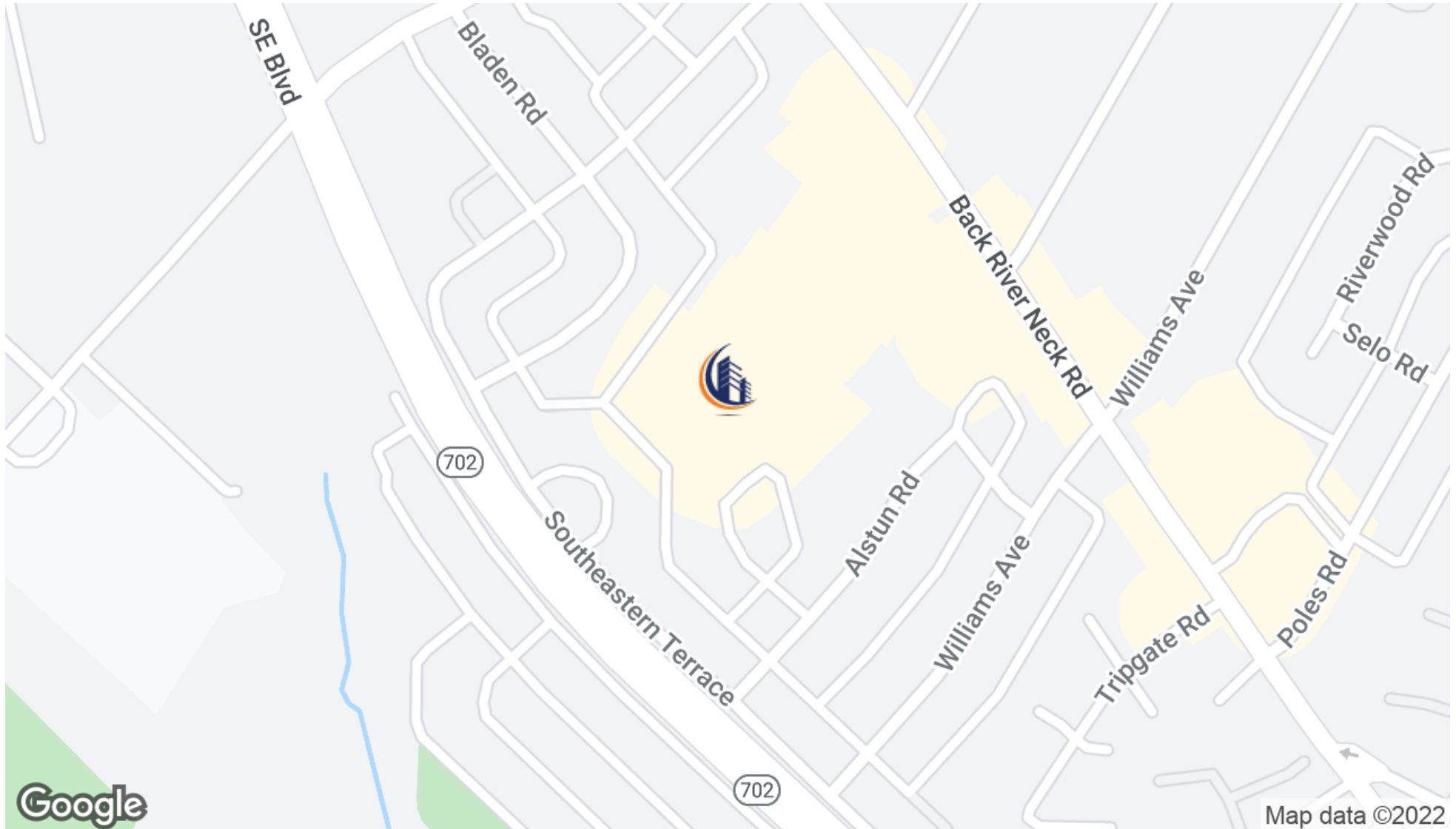
LOCATION INFORMATION

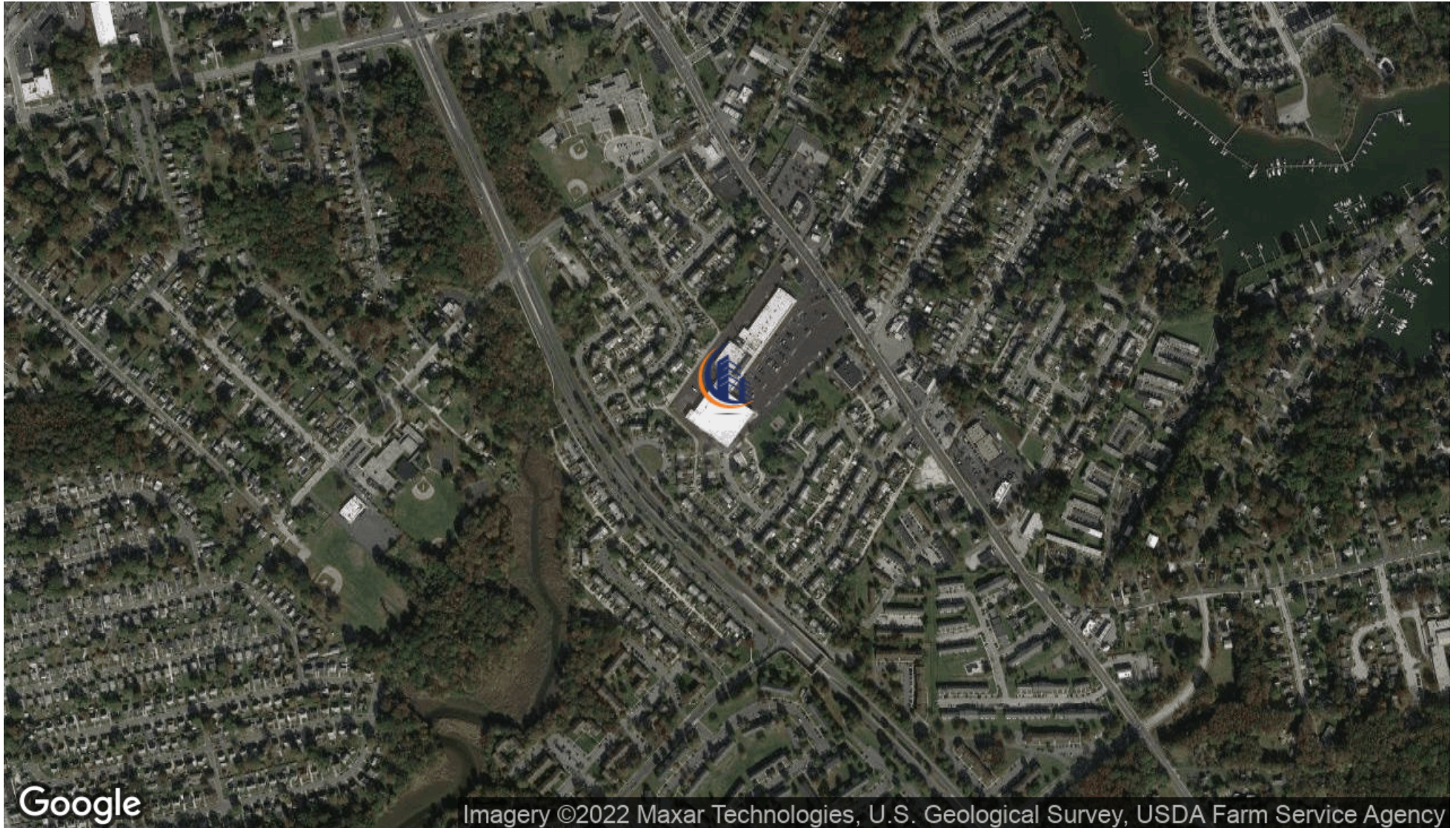
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Retail Space for Lease
Call K&M at 703-734-2822

CLIPPER
CHILD CARE
NAU'S
STUDENT CARE

SITE PLANS



COMMERCIAL REAL ESTATE

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Notes: Drawings: Standard method of measurement
DRAFT



Country Ridge Shopping Center

N D I





Section 3

FINANCIAL ANALYSIS

KAYVAN MEHRBAKHS, CCIM, MBA

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INCOME SUMMARY

	COUNTRY RIDGE SHOPPING CENTER	PER SF
Miss Twist Ice Cream	\$35,664	\$0.26
Country Ridge Bingo Center	\$138,114	\$0.99
Tender Care Adult Day Care	\$129,298	\$0.93
Giggle Box Learn N Play	\$80,772	\$0.58
Mel's Clip Joint	\$25,776	\$0.18
Dollar Tree Store	\$139,684	\$1.00
Family Dollar	\$127,114	\$0.91
Mountain of Fire and Miracles Ministries	\$25,908	\$0.19
El Piquin Mexican Restaurant	\$41,637	\$0.30
Eva LifeGiver	\$37,884	\$0.27
Nail Fashions	\$36,855	\$0.26
GNG Catering	\$21,900	\$0.16
Children R Us	\$64,500	\$0.46
Wash N Play Laundromat	\$87,400	\$0.63
Graceland International Foods	\$32,109	\$0.23
Essex Pharmacy	\$52,726	\$0.38
El Piquin Market and Fresco Shop	\$53,682	\$0.38
Verizon Wireless	\$36,285	\$0.26
Clear Channel	\$3,996	\$0.03
Gross Income	\$1,171,309	\$8.40

EXPENSE SUMMARY

	COUNTRY RIDGE SHOPPING CENTER	PER SF
Real Estate Taxes	\$65,311	\$0.47
Property Insurance	\$23,825	\$0.17
Cleaning	\$6,755	\$0.05
Landscaping	\$26,202	\$0.19





INCOME SUMMARY

	COUNTRY RIDGE SHOPPING CENTER	PER SF
Snow Removal	\$22,410	\$0.16
Security	\$15,977	\$0.11
Material/Supplies	\$21,277	\$0.15
Maintenance/Repairs	\$21,350	\$0.15
Utilities	\$42,568	\$0.31
Water	\$7,367	\$0.05
Trash	\$27,520	\$0.20
On-Site Engineer	\$32,000	\$0.23
Property Management	\$36,000	\$0.26
Admin	\$9,000	\$0.06
Gross Expenses	\$357,562	\$2.56
Net Operating Income	\$813,747	\$5.84



RENT ROLL



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Miss Twist	122A/B	1,600	09/01/2016	01/31/2028	\$29,664	1.15	\$18.54
Country Ridge Bingo	1500A	10,000	12/01/2019	12/31/2024	\$106,080	7.17	\$10.61
Tender Care Adult DayCare	1500B	6,741	12/01/2020	01/31/2026	\$104,148	4.83	\$15.45
Vacant Big Box	1500C	43,000	0	0	\$0	30.84	\$0.00
Giggle Box Learn N Play	1502/04/44	6,070	05/01/2019	04/30/2024	\$64,860	4.35	\$10.69
Mel's Clip Joint	1506	1,600	04/01/2009	07/31/2025	\$19,776	1.15	\$12.36
Mountain of Fire and Miracles Ministries	1508	2,000	11/01/2018	08/31/2025	\$18,408	1.43	\$9.20
Family Dollar	1518A	9,890	11/01/2010	01/31/2025	\$127,104	7.09	\$12.85
Dollar Tree	1518B	10,597	04/01/2016	03/31/2026	\$113,875	7.6	\$10.75
El Piquin Mexican Restaurant	1520/22	3,697	05/01/2017	07/31/2023	\$31,137	2.65	\$8.42
Vacant	1524	3,125	0	0	\$0	2.24	\$0.00
Vacant	1526	3,125	0	0	\$0	2.24	\$0.00
Eva LifeGiver	1528	2,000	10/01/2020	20/31/2025	\$30,385	1.43	\$15.19
Nail Fashions	1530	2,000	08/01/2020	10/31/2030	\$29,355	1.43	\$14.68
GnG Catering	1532	2,000	12/01/2010	M2M	\$16,500	1.43	\$8.25
Vacant	1534	2,000	0	0	\$0	1.43	\$0.00
Children R Us	1536/38	6,000	08/01/2018	07/31/2023	\$47,736	4.3	\$7.96
Wash N Play Laundromat	1540/42	4,000	06/01/2022	05/31/2032	\$72,000	2.87	\$18.00
Graceland International Foods	1548	2,600	01/01/2008	M2M	\$24,311	1.86	\$9.35



RENT ROLL



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Essex Pharmacy	1550	2,975	02/01/2012	02/28/2024	\$43,836	2.13	\$14.73
El Piquin Grocery and Market	1552	2,451	02/01/2022	01/30/2027	\$43,742	1.76	\$17.85
Verizon Wireless	Tower	0	01/01/2012	12/31/2026	\$0	0.0	
Clear Channel	Sign	0	07/15/1979	07/14/2024	\$0	0.0	
Totals/Averages		127,471			\$922,917		\$7.24





Section 4

DEMOGRAPHICS

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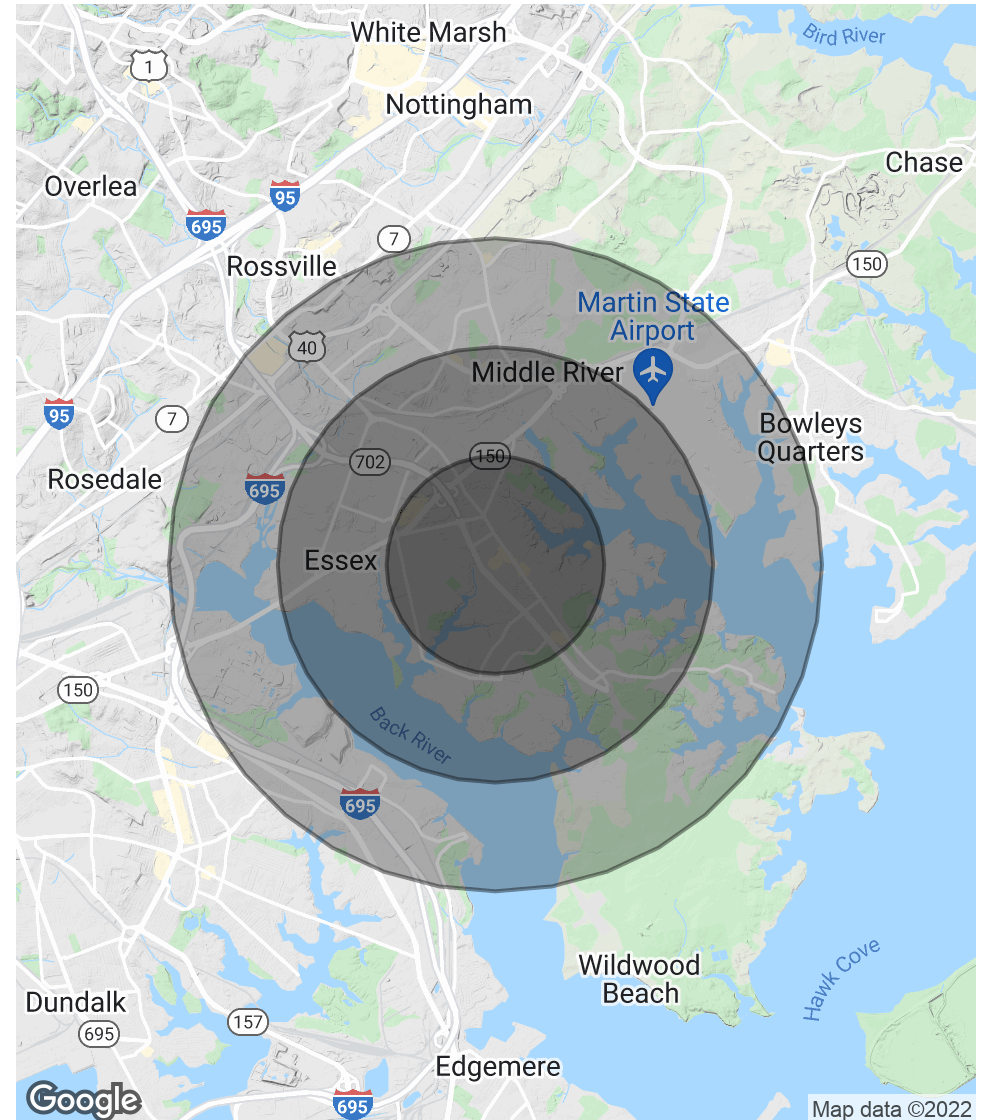
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,004	44,848	71,889
Average age	30.6	35.4	36.8
Average age (Male)	29.4	34.2	35.6
Average 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





Section 5

ADVISOR BIOS

KAYVAN MEHRBAKHS, CCIM, MBA

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kayvan@svndc.com



KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

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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 Certified 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, Washington D.C., and Maryland.

