

RETAIL FOR SALE

401 SUNBURST HWY

Cambridge, MD 21613

Available: 5,100 SF



ECONOMIC DATA

SALE PRICE: \$990,000

PROPERTY INFORMATION

COUNTY: Dorchester

AUTOMATIVE FACILITY

TOTAL BUILDING SF: 5,100 SF

YEAR BUILT: 1988

ZONING: I-1

NOI: \$76,950

CAP RATE: 7.9%

PROPERTY OVERVIEW

5,100 SF auto use building leased to Point S Bay Tire. Lease expires 3/31/33. Rent increases to \$87,210 on 4/01/28. Double Net (Landlord is responsible for roof and structure. Asking price \$990,000 (7.9% Cap Rate). Point S Bay Tire is a regional tire chain with 11 locations in the greater Baltimore and Eastern Shore markets.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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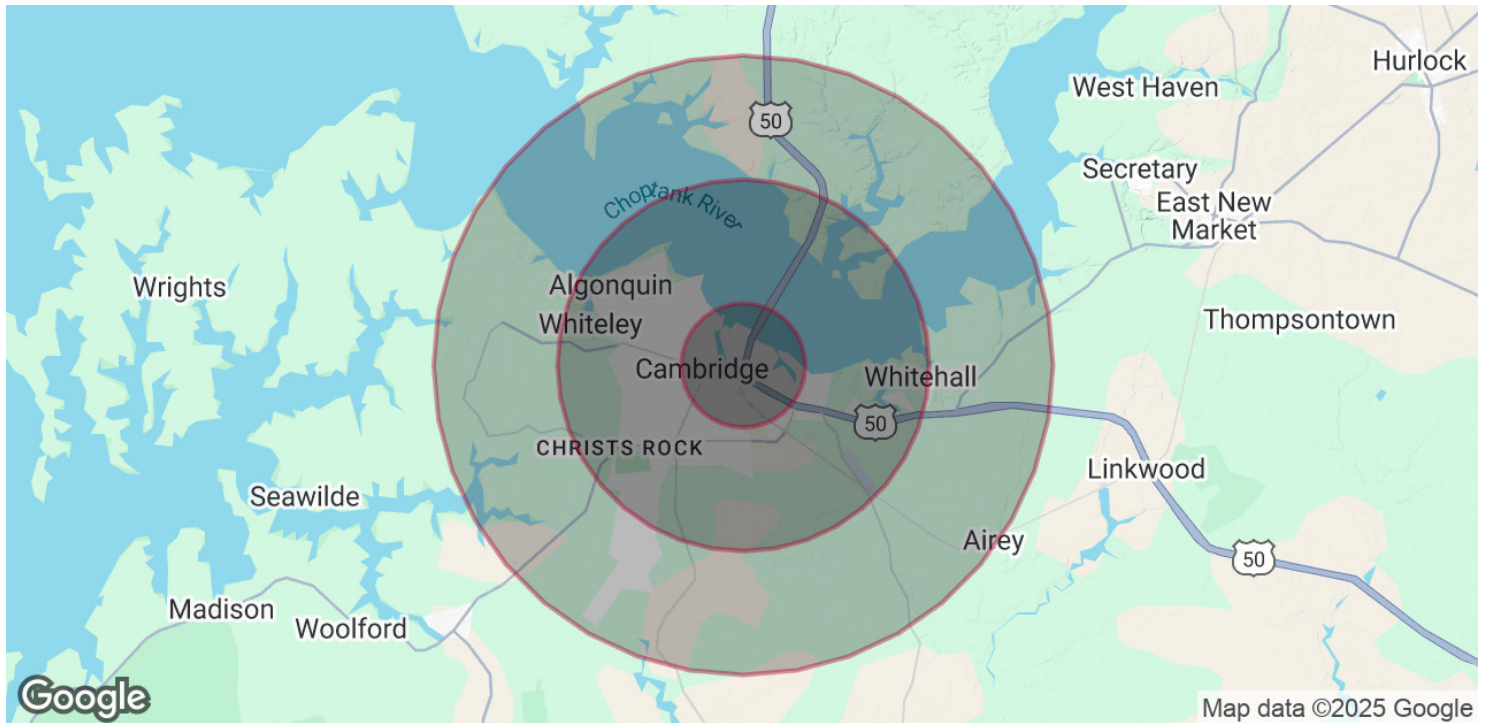
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,722	15,926	17,629
Average Age	42	43	43
Average Age (Male)	40	41	41
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,618	6,862	7,581
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,908	\$79,692	\$83,363
Average House Value	\$250,261	\$270,077	\$285,306

Demographics data derived from AlphaMap

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