

SALE OFFERING MEMORANDUM

# Mount Oak Shopping Center

8,533 ± SF Freestanding Retail on 0.88 Acres

15704 Mt. Oak Road, Bowie, Maryland 20716





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*Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.*

# Executive Summary

# 01



## Offering Summary

NAI Michael has been retained by Ownership as the exclusive representative for the disposition of 15704 Mount Oak Road, Bowie, Maryland.

### THE OPPORTUNITY

Retail Freestanding (Strip Center) Investment Sale

### THE PROPERTY

The property at 15704 Mt Oak Rd in Bowie, MD 20716 is a 8,533 square foot one story free-standing retail investment property. The building is ideally situated in an exceptional commercial area, offering prime visibility, making it an attractive opportunity for investors seeking stable returns in the retail sector. Further, the property currently has great tenants which will provide the future owner with immediate income.

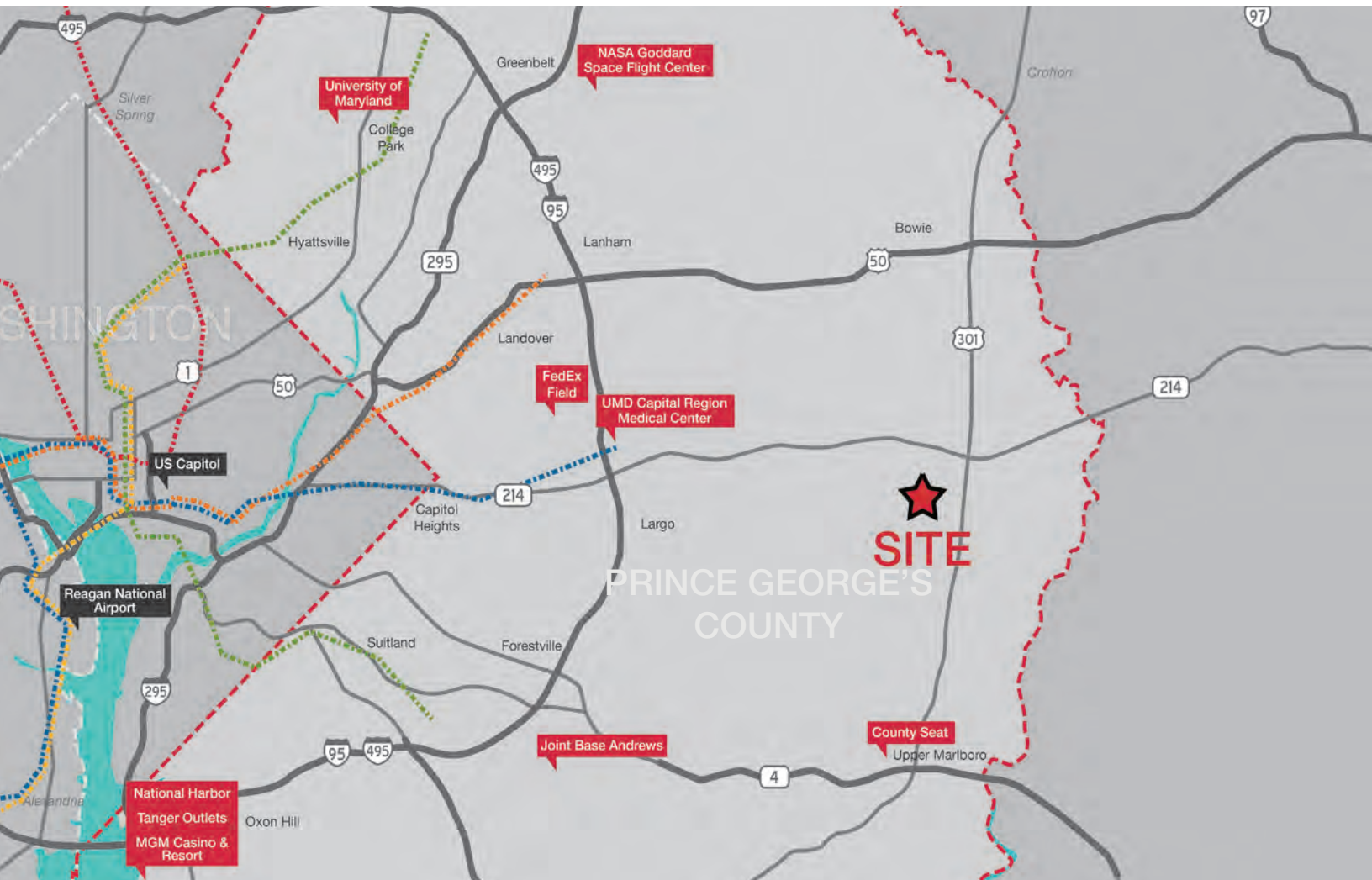
### PROPERTY SUMMARY

<b>Type:</b>	3-Star Retail Freestanding (Strip Center)
<b>Location:</b>	Suburban
<b>GLA:</b>	8,533 SF
<b>Stories:</b>	One (1)
<b>Typical Floor:</b>	8,533 Square Feet
<b>Class:</b>	C
<b>Docks:</b>	None
<b>Year Built:</b>	1985
<b>Tenancy:</b>	Multi
<b>Owner Occupied:</b>	No
<b>CoStar Est. Rent:</b>	\$23-\$29 NNN (Retail)
<b>Frontage:</b>	181' on Mitchellville Rd, 174' on Mt Oak Rd
<b>Walk Score®</b>	Car-Dependent (38)
<b>Transit Score®:</b>	Minimal Transit (24)
<b>Parking Ratio   Type:</b>	5.06/1,000 Square Feet   45 Surface Spaces

## The Location

Nestled within the thriving community of Bowie, Maryland, this free-standing commercial retail property benefits from its prime location within Prince George's County. Bowie stands as a dynamic suburban enclave, offering a harmonious blend of residential charm and bustling commercial activity. Its strategic position just outside the Washington, D.C. metropolitan area grants businesses here unparalleled access to a diverse and affluent consumer base. With convenient proximity to major transportation arteries such as Route 50, Bowie serves as a pivotal hub for regional commerce, attracting shoppers not only from within its borders but also from surrounding neighborhoods and towns.

Beyond its logistical advantages, Bowie boasts a rich tapestry of amenities and attractions that contribute to its allure as a retail destination. From picturesque parks and recreational facilities to vibrant shopping districts and dining establishments, the city offers a comprehensive suite of amenities that cater to the needs and preferences of residents and visitors alike. Moreover, Bowie's strong sense of community and commitment to fostering local businesses create a supportive environment conducive to entrepreneurial success. As a result, Bowie stands as an ideal location for retailers seeking to establish or expand their presence in a thriving and dynamic market.





## Property Details

- Sale Price: \$3,750,000
- Total Annualized Rent: \$283,000
- Net Operating Income: \$189,277
- Land Size: 0.82 Acres | 35,791 Square Feet
- Building FAR: 0.24
- Zoning: C-G-O (Commercial General Office)
- Tenants: 7-Eleven, Mount Oak Dry Cleaners, , Hunan Gardens, M & B Holistic Hair Care, and Tight N Up
- Well established tenants that have been in place over 20-years.
- Shopping center is nestled in the Mt Oak corridor and has served several local residents for many years.

## Tenancy Summary



### 7-Eleven - Anchor Tenant

- Corporate 7-Eleven
- Triple Net Lease
- Base Annualized Rent - \$65,274
- 27.5% of all common area repairs are reimbursed quarterly
- Water billed directly by DPW
- Long-term Tenant - 20 years +



### Cleaners

- Base Annualized Rent - \$57,400
- Reimburses 100% of proportionate water
- Long-term Tenant - 20 years +



### Tight N Up Barbershop

- Base Annualized Rent - \$39,600
- Reimburses 100% of proportionate water
- Long-term Tenant - 20 years +



### Beauty Salon

- Base Annualized Rent - \$39,600
- Reimburses 100% of proportionate water
- Long-term Tenant - 20 years +



## Moh's Pizza

- Base Annualized Rent - \$46,800
- Reimburses 100% of proportionate water
- Long-term Tenant



## Hunan Garden

- Base Annualized Rent - \$34,800
- Reimburses 100% of proportionate water
- Long-term Tenant - 20 years +

## Public Transportation

<b>Bowie State Commuter Rail (Penn Line):</b>	15 min, 7.6 mi
<b>Seabrook Commuter Rail (Penn Line):</b>	19 min, 9.3 mi

## Airport

<b>Baltimore-Washington International Airport:</b>	38 min, 23.8 mi
<b>Ronald Reagan Washington National Airport:</b>	37 min, 24.5 mi

## Location

<b>Zip:</b>	20716
<b>Submarket:</b>	Bowie
<b>Submarket Cluster:</b>	E. Prince George's County
<b>Location Type:</b>	Suburban
<b>Market:</b>	Washington, DC
<b>County:</b>	Prince George's
<b>CBSA:</b>	Washington-Arlington-Alexandria, DC-VA-MD-WV
<b>DMA:</b>	Washington (Hagerstown), DC-VA-MD-WV
<b>Country:</b>	United States



## 2023 Assessments

Improvements:	\$2,043,400	\$57.07/SF
Land:	\$ 563,700	\$1.74/SF
Total Value:	\$2,607,100	\$72.81 PSF

## Parcel #: 07-0793778

Flood Risk Area:	Moderate to Low Risk Areas
FEMA Flood Zone:	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area:	100-year and 500-year
In SFHA:	No
FEMA Map Identifier::	24033C0190E
FIRM ID:	24033C
FIRM Panel Number:	0190E
FEMA Map Date:	September 16, 2016

# Offering Procedure

## **OFFERING TIMELINE:**

Following the distribution of offering materials, Brokers will be available to review information with prospective purchasers and answer any questions they may have. Prospective purchasers may schedule and conduct property tours by appointment. Offers will be reviewed by Seller upon submission by NAI Michael.

## **TERMS:**

The Property is being offered on an “as-is, where-is” basis, without structural, economic or environmental representations or warranties.

## **PROPERTY TOURS:**

Property/market tours will be available by request. Per the terms of the Confidentiality Agreement, prospects agree to direct all questions to the Broker and not to contact the Seller, the tenants or the property management staff of the Property. Furthermore, prospects agree to not tour the Property without being accompanied by a representative of Seller or the Broker.

## **UNDERWRITING:**

This is a confidential investment offering presented exclusively by NAI Michael to a select group of qualified investors. The prospective purchaser will be selected by the Seller at its sole and absolute discretion based upon a variety of factors, including but not limited to:

- Offer price & terms
- Prospective purchaser’s financial strength
- Level of discretion to invest funds
- Level of property and market due diligence
- Experience with similar transactions
- Industry reputation

An investor’s underwriting should reflect the following:

## **REAL ESTATE TAXES:**

Real Estate Taxes shall be prorated on a cash basis.

## **CLOSING COSTS:**

Purchaser shall pay all closing costs, except the cost of State Revenue Stamps and recordation taxes. Real property transfer taxes shall be shared equally by Purchaser and Seller and each party shall pay its own attorney fees.

## **BROKERAGE:**

Seller shall pay NAI Michael a brokerage fee per a separate agreement between NAI Michael and the Seller. There is no co-op fee for Buyer’s agent and Buyer shall be responsible for agent commission.

# Property Overview 02



## Property Description

Located in the heart of Bowie, Prince George's County, Maryland, the Mount Oak Shopping Center stands as a beacon of commercial opportunity. Situated at 15704 Mount Oak Road, this property encompasses approximately 0.822 acres of prime real estate, identified as Parcel A on the plat of subdivision entitled "Parcel 'A', Mount Oak Plaza". Boasting a CGO (Commercial, General and Office) zoning designation, this versatile property offers a myriad of possibilities for investors and entrepreneurs alike.

The centerpiece of this offering is the impressive building, spanning approximately 8,533 square feet of gross floor area. This well-maintained structure serves as the hub of activity within the Mount Oak Shopping Center, providing an inviting space for a diverse array of businesses to thrive. From retail outlets to office spaces, the layout is conducive to fostering a dynamic commercial environment that caters to the needs of both tenants and customers.

Surrounding the building is ample parking, ensuring convenient access for visitors and patrons. The landscaping is meticulously tended to, enhancing the curb appeal and overall aesthetic charm of the property. With its strategic location and solid infrastructure, the Mount Oak Shopping Center is primed for continued success in the vibrant commercial landscape of Prince George's County.

## Building Details

Property Name:	Mt. Oak Shopping Center
Property Type:	Retail Center (Strip Center)
Location:	15704 Mount Oak Road, Bowie, Prince George's County, MD
Land Area:	Approximately 0.822 Acres
Year Built:	1985
Zoning:	CGO (Commercial, General & Office)
Building Size:	Approximately 8,533 SF of gross
Net Operating Income:	\$189,277
Percent Leased:	100%
Bowie Submarket Cap Rate:	5.04%
Floors:	One (1)
<b>Sale Price:</b>	<b>\$3,750,000</b>



## Key Features

- Prime location with high visibility and accessibility
- Versatile CGO zoning allowing for various commercial, retail, medical, office, and multifamily uses
- Well-maintained building with ample space for Tenants
- Ample parking for visitors and patrons
- Meticulously tended landscaping enhancing curb appeal

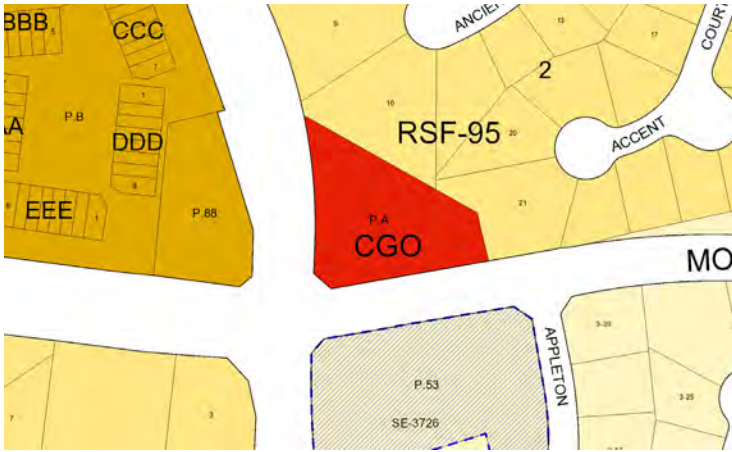
*Don't miss your chance to own a piece of Bowie's thriving commercial landscape. Contact Marcus Daniels at NAI Michael today to seize this exceptional investment opportunity and become a part of the Mount Oak Shopping Center's success story.*



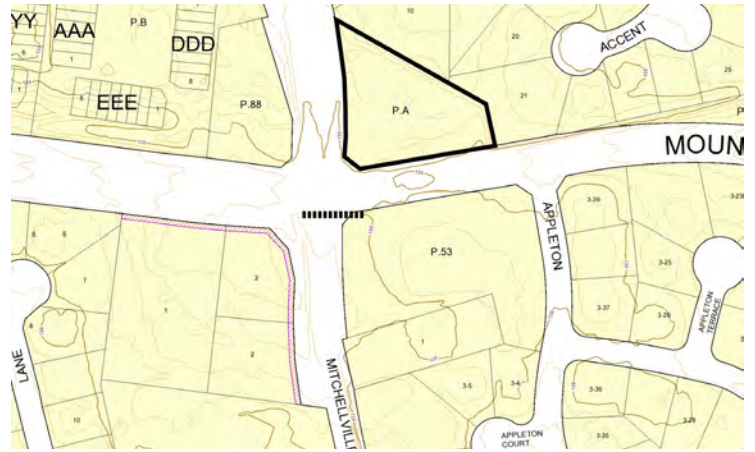
# Graphic Maps



# Graphic Maps



Water & Sewer



Contour & Easement



Zoning



Transportation



Environmental



Elevation

# Property Photos



# Property Photos

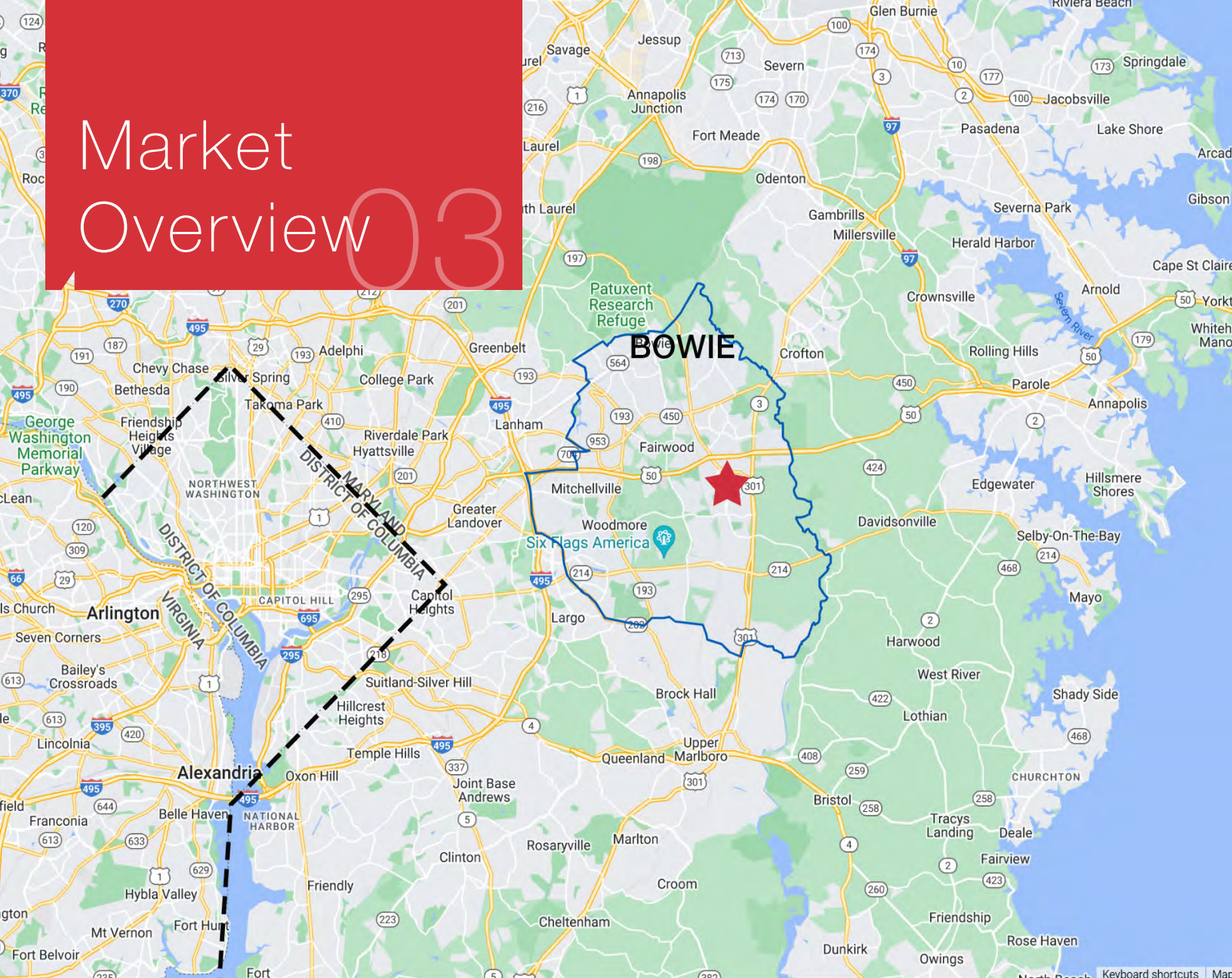




# Property Photos



# Market Overview 03



## KEY LOCATION FEATURES

Beyond its logistical advantages, Bowie boasts a rich tapestry of amenities and attractions that contribute to its allure as a retail destination. From picturesque parks and recreational facilities to vibrant shopping districts and dining establishments, the city offers a comprehensive suite of amenities that cater to the needs and preferences of residents and visitors alike. Moreover, Bowie's strong sense of community and commitment to fostering local businesses create a supportive environment conducive to entrepreneurial success. As a result, Bowie stands as an ideal location for retailers seeking to establish or expand their presence in a thriving and dynamic market.

## KEY LOCATION FEATURES

### 1. Strategic Location:

Positioned within Prince George's County, Bowie offers easy access to the affluent consumer base of the Washington, D.C. metropolitan area.

### 2. Proximity to Major Transportation Routes:

Conveniently located near Route 50, the city serves as a vital hub for regional commerce, facilitating seamless connectivity to surrounding areas.

### 3. Thriving Commercial Landscape:

Bowie's dynamic blend of residential neighborhoods and bustling shopping districts provides businesses with ample opportunities for growth and success.

### 4. Exceptional Visibility:

This site benefits from prime visibility, situated in a high-traffic area or along a prominent thoroughfare, maximizing exposure to passing motorists and pedestrians.

## BOWIE RETAIL SUBMARKET SUMMARY

The Bowie retail submarket has a vacancy rate of 2.9%. This vacancy rate is 2.2% lower than it was this time last year. There has been 200,000 SF of positive absorption and 79,000 SF of net deliveries. Rents have increased 1.9% in the past 12 months and are currently around \$31.00/SF.

Nothing is under construction in the Bowie retail submarket.

Vacancy is 1.4% in general retail buildings, and 69,000 SF has been absorbed in this asset class over the past year. No vacancies were reported in malls, and 130,000 SF has been absorbed in this asset class over the past year. Vacancy is 0.3% in power centers, and there has been 3,600 SF of negative absorption in this asset class over the past year. Vacancy is 7.2% in neighborhood centers, and 17,000 SF has been absorbed in this asset class over the past year. Vacancy is 4.7% in other retail buildings, and there has been 5,800 SF of negative absorption in this asset class over the past year.

Rents are around \$29.00/SF in general retail buildings, \$29.00/SF in malls, \$34.00/SF in power centers, \$26.00/SF in strip centers, \$31.00/SF in neighborhood centers, and \$31.00/SF in other retail buildings. Rent growth was 2.8% in general retail buildings, 0.9% in malls, 1.5% in power centers, 2.9% in strip centers, 2.1% in neighborhood centers, and 2.5% in other retail buildings.

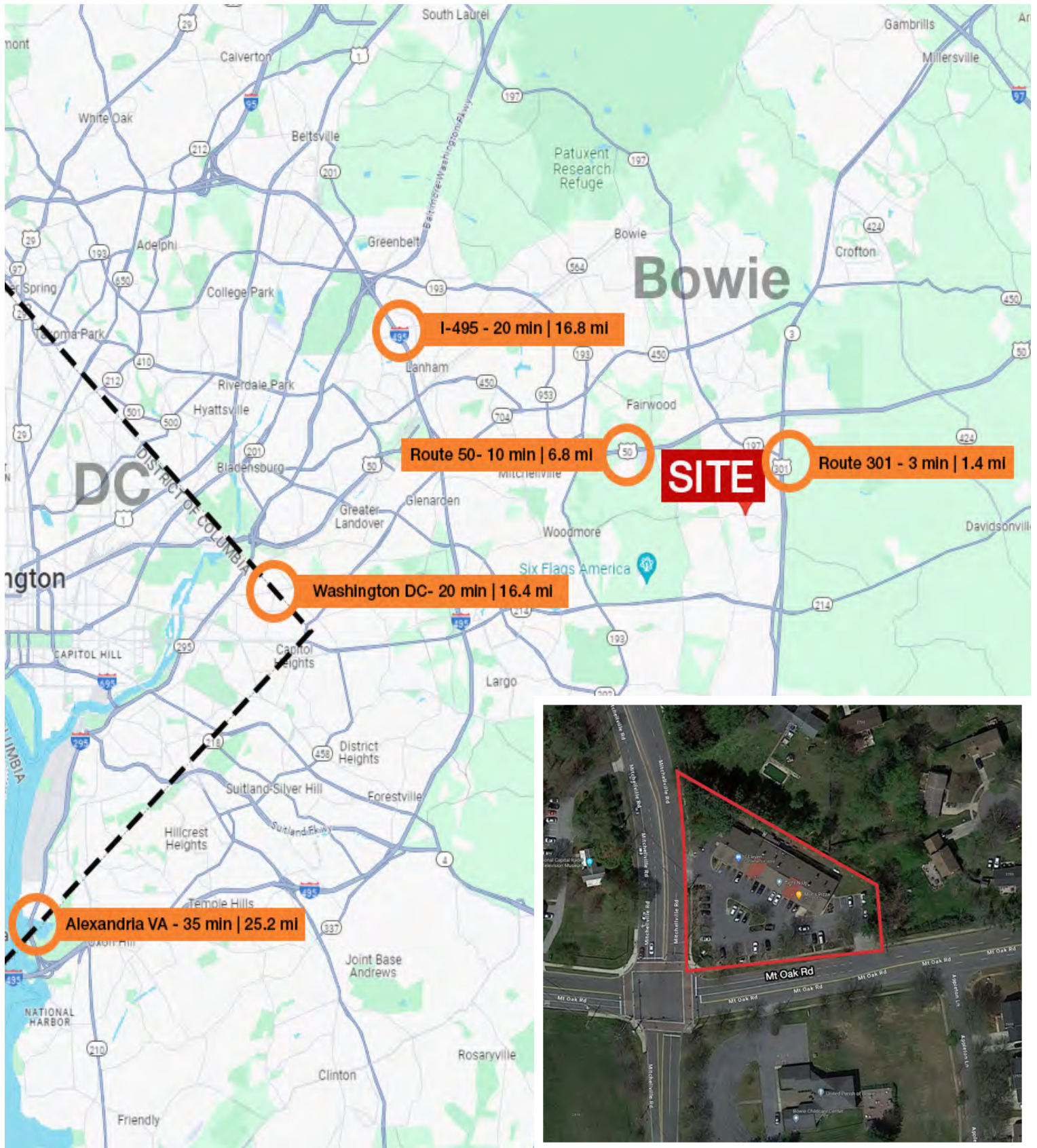
Current vacancy is lower than its trailing three-year average of 4.4%, which is also lower than the Washington market trailing three-year average of 4.9%. Rents have increased 9.7% over the past three years, higher than the Washington market average of 8.9%. There have been 58 sales over the past three years, amounting to \$402 million in volume and 1.5 million SF of inventory.

CoStar's estimated cap rate for Bowie has averaged 6.6% over the past three years, which is higher than the current estimated cap rate of 6.5%.

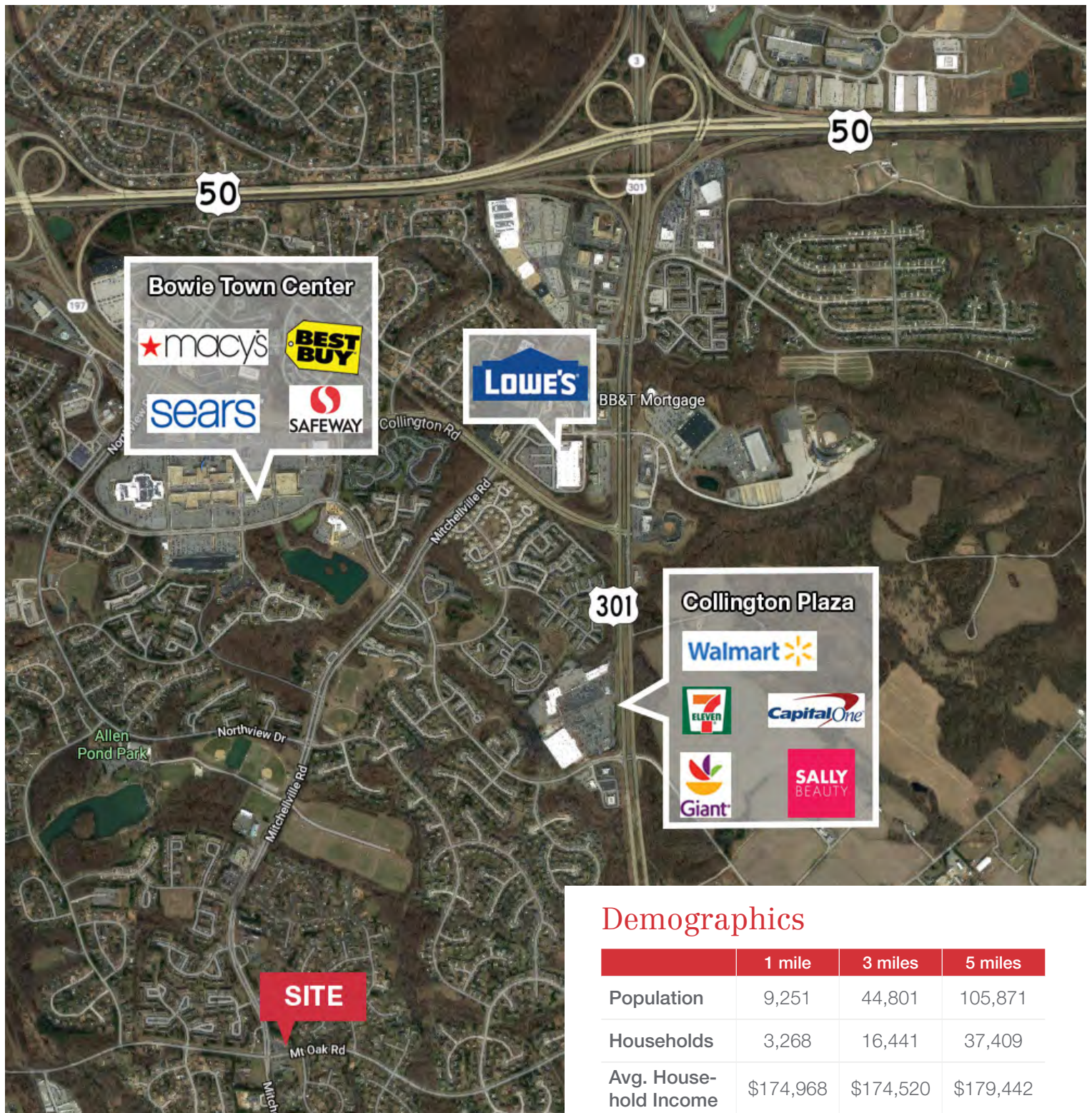
The total Bowie retail submarket comprises 6.0 million SF of inventory.

*Source: CoStar*

# Location Access



## Nearby Amenities



## Traffic

Average daily traffic count on **Mount Oak Road** is 7,894 vehicles per day.

Envronics Analytics 2024

MD SHA 2023

Tenant	Rentable SF	Annual Rental Revenue	Lease Expiration Date	Proportionate Share Of Gross Rentable SF
7-Eleven	2,400	\$65,274.00	01.01.26	27.40%
Dry Cleaners	2,000	\$57,400.92	08.15.28	23.40%
Barbershop	1,000	\$39,600.00	12.31.28	11.70%
Beauty Salon	1,000	\$39,600.00	12.31.25	11.70%
Pizza	1,000	\$46,800.00	12.31.29	11.70%
Hunan Garden	1,000	\$39,600.00	11.01.29	11.70%
<b>Total RSF</b>	<b>Gross Rental Income</b>	<b>\$288,274.92</b>		<b>Total Proportionate Share: 97.60%</b>
	<b>Operating Expenses</b>	<b>Annual Operating Expenses</b>		
	Insurance	\$(5,343.00)		
	Tax	\$(44,154.49)		
	CAM	\$(45,749.42)		
	Property Management	\$(14,414.00)		
	Capital Expenditures	\$(14,414.00)		
	Utilities			
	7/11 Reimbursement For Insurance	\$1,463.98		
	7/11 Reimbursement For Tax	\$10,984.64		
	7/11 Reimbursement For CAM	\$12,628.59		
	<b>Total Operating Expenses</b>	<b>\$98,997.70</b>		
	<b>NET OPERATING INCOME</b>	<b>\$189,277.22</b>		

# Sale Comparables



# Sale Comps Map & List Report

Sale Comparables

**8**

Avg. Cap Rate

**6.5%**

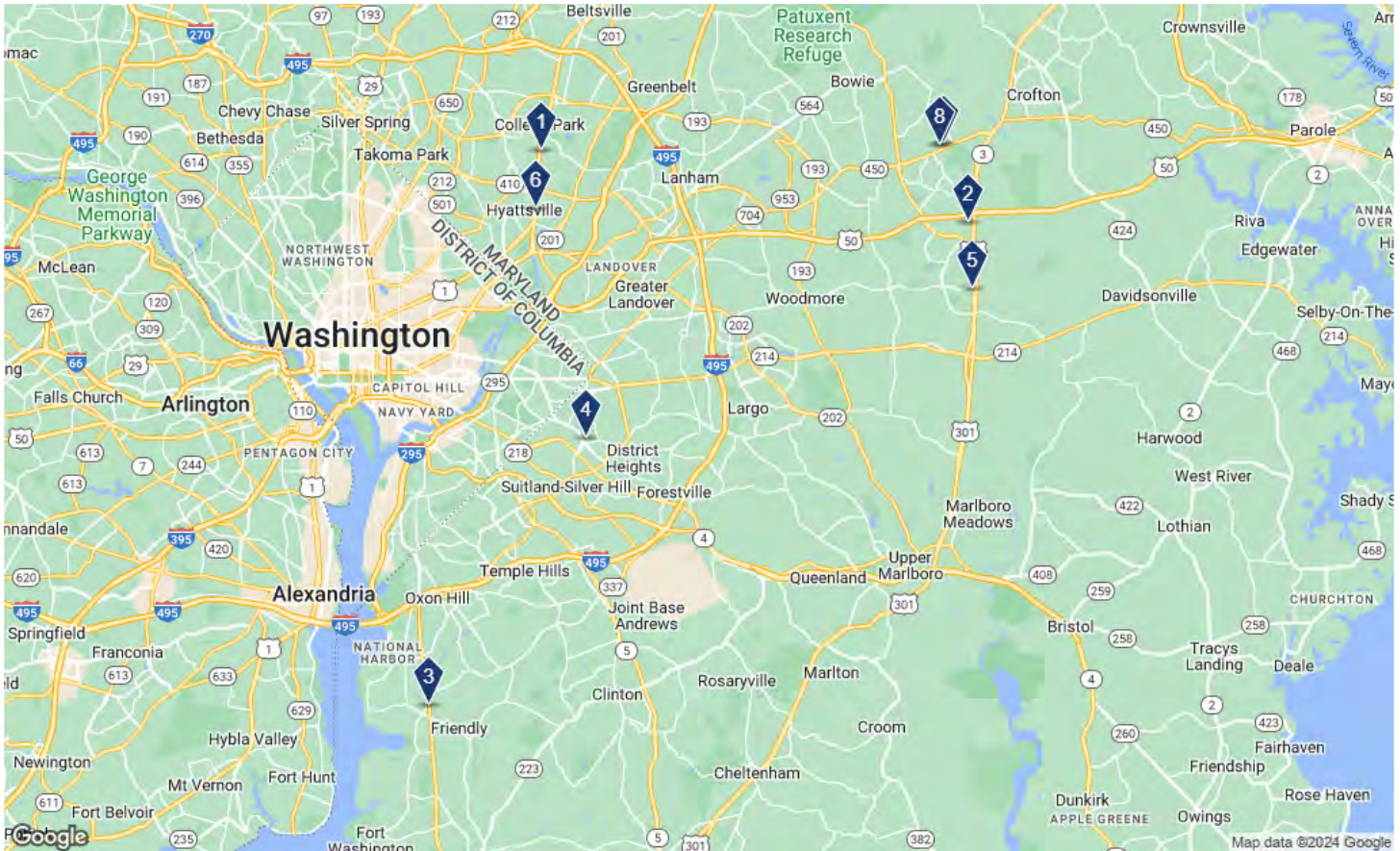
Avg. Price/SF

**\$490**

Avg. Vacancy At Sale

**-**

























## SALE COMPARABLES LOCATIONS



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,700,000	\$4,585,727	\$4,012,500	\$11,312,190
Price Per SF	\$302	\$490	\$473	\$822
Cap Rate	6.0%	6.5%	6.5%	7.0%
Time Since Sale in Months	0.0	18.3	21.0	22.0
Property Attributes	Low	Average	Median	High
Building SF	3,656 SF	9,361 SF	9,179 SF	21,636 SF
Floors	1	1	1	1
Typical Floor	3,656 SF	9,949 SF	9,607 SF	21,636 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1944	1977	1974	2011
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.9	★ ★ ★ ★ ★ 3.0	★ ★ ★ ★ ★

# Sale Comps Map & List Report

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
	<a href="#">7215 Baltimore Ave</a>  College Park, MD 20740	Freestanding 	1944	9,936 SF	-	9/28/2022	\$3,000,000	\$302/SF	-
	<a href="#">Bowie Gateway Cen...</a>  4410-4412 Mitchellville... Bowie, MD 20716	Freestanding 	1996	10,920 SF	-	6/9/2022	\$3,925,000	\$359/SF	7.0%
	<a href="#">9412 Livingston Rd</a>  Fort Washington, MD...	Bank 	1978	3,656 SF	-	3/28/2024	\$1,700,000	\$465/SF	-
	<a href="#">5320-5406 Marlboro...</a>  District Heights, MD...	Storefront 	1986	8,750 SF	-	7/18/2022	\$4,100,000	\$469/SF	6.0%
	<a href="#">2410 Crain Hwy</a>  Bowie, MD 20716	Garden Cen- ter 	1958	4,195 SF	-	7/28/2022	\$2,000,000	\$477/SF	-
	<a href="#">Shoppes at Arts Dis...</a>  5331 Baltimore Ave Hyattsville, MD 20781	Storefront 	2011	21,636 SF	-	7/12/2022	\$11,312,190 Part of Portfolio	\$523/SF	-
	<a href="#">Free State Shopping...</a>  15700-15760 Annapolis.. Bowie, MD 20715	Retail 	1970	9,607 SF	-	6/23/2022	\$5,559,917 Part of Portfolio	\$579/SF	-
	<a href="#">IHOP</a>  15470 Annapolis Rd Bowie, MD 20715	Restaurant 	1970	6,190 SF	-	6/23/2022	\$5,088,710 Part of Portfolio	\$822/SF	-

**15470 Annapolis Rd**

IHOP - Free State Shopping Center  
Bowie, MD 20715

**Restaurant (Community Center) Building of 6,190 SF Sold on 6/23/2022 for \$5,088,710 - Research Complete (Part of Portfolio)**

buyer

**Blackstone Real Estate Income Trust, Inc.**  
345 Park Ave  
New York, NY 10154  
(212) 583-5000

seller

**Preferred Apartment Communities**  
3284 Northside Pky  
Atlanta, GA 30327  
(770) 818-4100



vital data

Escrow/Contract:	-	Sale Price:	<b>\$5,088,710</b>
Sale Date:	<b>6/23/2022</b>	Status:	<b>Allocated</b>
Days on Market:	-	Building SF:	<b>6,190 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$822.09</b>
Conditions:	<b>Bulk/Portfolio Sale, Entity ...</b>	Pro Forma Cap Rate:	-
Land Area SF:	<b>35,715</b>	Actual Cap Rate:	-
Acres:	<b>0.82</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$142.48</b>	Pct Down:	-
Year Built, Age:	<b>1970 Age: 52</b>	Doc No:	-
Parking Spaces:	<b>40</b>	Trans Tax:	-
Parking Ratio:	<b>7.41/1000 SF</b>	Corner:	<b>No</b>
FAR:	<b>0.17</b>	Zoning:	<b>CSC</b>
Lot Dimensions:	-	No Tenants:	<b>1</b>
Frontage:	-	Percent Improved:	-
Tenancy:	<b>Multi</b>	Submarket:	<b>Bowie</b>
Comp ID:	<b>6060966</b>	Map Page:	-
		Parcel No:	-
		Property Type:	<b>Retail</b>

income expense data

Listing Broker

Buyer Broker

financing

prior sale

Date/Doc No:	<b>5/28/2019</b>
Sale Price:	<b>\$72,000,000</b>
CompID:	<b>4773677</b>

**15700-15760 Annapolis Rd**

Free State Shopping Center  
Bowie, MD 20715

**(Community Center) Building of 9,607 SF Sold on 6/23/2022 for \$5,559,917 - Research Complete (Part of Portfolio)**

buyer

**Blackstone Real Estate Income Trust, Inc.**  
345 Park Ave  
New York, NY 10154  
(212) 583-5000

seller

**Preferred Apartment Communities**  
3284 Northside Pky  
Atlanta, GA 30327  
(770) 818-4100



vital data

Escrow/Contract:	-	Sale Price:	<b>\$5,559,917</b>
Sale Date:	<b>6/23/2022</b>	Status:	<b>Allocated</b>
Days on Market:	-	Building SF:	<b>9,607 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$578.74</b>
Conditions:	<b>Bulk/Portfolio Sale, Entity ...</b>	Pro Forma Cap Rate:	-
Land Area SF:	<b>58,719</b>	Actual Cap Rate:	-
Acres:	<b>1.35</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$94.69</b>	Pct Down:	-
Year Built, Age:	<b>1970 Age: 52</b>	Doc No:	-
Parking Spaces:	<b>40</b>	Trans Tax:	-
Parking Ratio:	<b>4.16/1000 SF</b>	Cornr:	<b>No</b>
FAR:	<b>0.16</b>	Zoning:	<b>CSC</b>
Lot Dimensions:	-	No Tenants:	<b>3</b>
Frontage:	-	Percent Improved:	-
Tenancy:	<b>Multi</b>	Submarket:	<b>Bowie</b>
Comp ID:	<b>6060966</b>	Map Page:	-
		Parcel No:	-
		Property Type:	<b>Retail</b>

income expense data

Listing Broker

Buyer Broker

financing

prior sale

Date/Doc No:	<b>5/28/2019</b>
Sale Price:	<b>\$72,000,000</b>
CompID:	<b>4773677</b>

**5331 Baltimore Ave**Shoppes at Arts District  
Hyattsville, MD 20781**Storefront (Neighborhood Center) Building of 21,636 SF Sold on 7/12/2022 for \$11,312,190 - Research Complete (Part of Portfolio)**

buyer

**Klein Enterprises**  
1777 Reisterstown Rd  
Pikesville, MD 21208  
(410) 902-0290

seller

**KPR Centers**  
535 Fifth Ave  
New York, NY 10017  
(212) 710-9360

## vital data

Escrow/Contract:	-	Sale Price:	<b>\$11,312,190</b>
Sale Date:	<b>7/12/2022</b>	Status:	<b>Allocated</b>
Days on Market:	-	Building SF:	<b>21,636 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$522.84</b>
Conditions:	<b>Bulk/Portfolio Sale</b>	Pro Forma Cap Rate:	-
Land Area SF:	<b>25,644</b>	Actual Cap Rate:	-
Acres:	<b>0.59</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$441.13</b>	Pct Down:	-
Year Built, Age:	<b>2011 Age: 11</b>	Doc No:	<b>0041863</b>
Parking Spaces:	<b>60</b>	Trans Tax:	-
Parking Ratio:	<b>3/1000 SF</b>	Cornr:	<b>No</b>
FAR:	<b>0.84</b>	Zoning:	<b>C-2</b>
Lot Dimensions:	-	No Tenants:	<b>5</b>
Frontage:	<b>192 feet on Baltimore Ave (with ...</b>	Percent Improved:	-
Tenancy:	<b>Multi</b>	Submarket:	<b>College Park</b>
Comp ID:	<b>6080115</b>	Map Page:	-
		Parcel No:	-
		Property Type:	<b>Retail</b>

## income expense data

## Listing Broker

**No Listing Broker on Deal**

## Buyer Broker

**No Buyer Broker on Deal**

## financing

## prior sale

Date/Doc No:	<b>7/8/2022</b>
Sale Price:	<b>\$879,000,000</b>
CompID:	<b>6076626</b>

**7215 Baltimore Ave**

College Park, MD 20740

**Freestanding Building of 9,936 SF Sold on 9/28/2022 for \$3,000,000 - Research Complete**

buyer

**Shahid Hashmi**  
16110 Germantown Rd  
Germantown, MD 20874  
(301) 258-8977

seller

**Eleanor M. Callahan**  
4511 Guilford Rd  
College Park, MD 20740  
(301) 277-3065

## vital data

Escrow/Contract: -	Sale Price: <b>\$3,000,000</b>
Sale Date: <b>9/28/2022</b>	Status: <b>Confirmed</b>
Days on Market: -	Building SF: <b>9,936 SF</b>
Exchange: <b>No</b>	Price/SF: <b>\$301.93</b>
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: <b>20,626</b>	Actual Cap Rate: -
Acres: <b>0.47</b>	Down Pmnt: <b>\$350,000</b>
\$/SF Land Gross: <b>\$145.45</b>	Pct Down: <b>11.7%</b>
Year Built, Age: <b>1944 Age: 78</b>	Doc No: <b>48479-0001</b>
Parking Spaces: <b>25</b>	Trans Tax: -
Parking Ratio: <b>2.52/1000 SF</b>	Cornr: <b>No</b>
FAR: <b>0.48</b>	Zoning: <b>MUI</b>
Lot Dimensions: -	No Tenants: <b>1</b>
Frontage: <b>65 feet on Baltimore Ave 132 ...</b>	Percent Improved: <b>44.3%</b>
Tenancy: <b>Multi</b>	Submarket: <b>College Park</b>
Comp ID: <b>6293411</b>	Map Page: -
	Parcel No: <b>21-2300168 [Partial List]</b>
	Property Type: <b>Retail</b>

## income expense data

## Listing Broker

**No Listing Broker on Deal**

## Buyer Broker

**No Buyer Broker on Deal**

## financing

## prior sale

**1st Capital Bank**  
Bal/Pmt: **\$2,650,000**Date/Doc No: **4/30/2015**  
Sale Price: **\$2,000,001**  
CompID: **3344121**

**2410 Crain Hwy**

Bowie, MD 20716

**Garden Center Building of 4,195 SF Sold on 7/28/2022 for \$2,000,000**

buyer

**Ourisman Automotive Group**  
3371 Laurel Fort Meade Rd  
Laurel, MD 20724  
(301) 498-7400

seller

**Route 301 Realty Corp**  
7598 Annapolis Rd  
Lanham, MD 20706  
(301) 731-4400

## vital data

Escrow/Contract:	-	Sale Price:	<b>\$2,000,000</b>
Sale Date:	<b>7/28/2022</b>	Status:	<b>Full Value</b>
Days on Market:	-	Building SF:	<b>4,195 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$476.76</b>
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	<b>354,369</b>	Actual Cap Rate:	-
Acres:	<b>8.14</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$5.64</b>	Pct Down:	-
Year Built, Age:	<b>1958 Age: 64</b>	Doc No:	<b>48118-0021</b>
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	-	Cornr:	<b>No</b>
FAR:	<b>0.01</b>	Zoning:	<b>RA</b>
Lot Dimensions:	-	No Tenants:	<b>3</b>
Frontage:	-	Percent Improved:	<b>6.2%</b>
Tenancy:	-	Submarket:	<b>Bowie</b>
Comp ID:	<b>6154819</b>	Map Page:	-
		Parcel No:	<b>07-0801332 [Partial List]</b>
		Property Type:	<b>Retail</b>

## income expense data

## Listing Broker

## Buyer Broker

## financing

**9412 Livingston Rd**

Fort Washington, MD 20744

**Bank Building of 3,656 SF Sold on 3/28/2024 for \$1,700,000 - In Progress**

buyer

**Samuel M Todd**  
 c/o Auto Persia Llc  
 6010 Bitternut Dr  
 Alexandria, VA 22310  
 (703) 395-6883

seller

**First National Bank Of Maryland**

## vital data

Escrow/Contract: -	Sale Price: <b>\$1,700,000</b>
Sale Date: <b>3/28/2024</b>	Status: <b>Full Value</b>
Days on Market: <b>346 days</b>	Building SF: <b>3,656 SF</b>
Exchange: <b>No</b>	Price/SF: <b>\$464.99</b>
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: <b>95,832</b>	Actual Cap Rate: -
Acres: <b>2.2</b>	Down Pmnt: -
\$/SF Land Gross: <b>\$17.74</b>	Pct Down: -
Year Built, Age: <b>1978 Age: 46</b>	Doc No: <b>49704-0159</b>
Parking Spaces: <b>16</b>	Trans Tax: -
Parking Ratio: <b>4.38/1000 SF</b>	Cornr: <b>No</b>
FAR: <b>0.04</b>	Zoning: <b>CSC</b>
Lot Dimensions: -	No Tenants: <b>2</b>
Frontage: -	Percent Improved: <b>0.3%</b>
Tenancy: -	Submarket: <b>NatHbr/OxnHill/FtWash</b>
Comp ID: <b>6699463</b>	Map Page: -
	Parcel No: <b>05-0367060 [Partial List]</b>
	Property Type: <b>Retail</b>

## income expense data

## Listing Broker

**KLNB**  
 100 West Rd  
 Towson, MD 21204  
 (410) 321-0100  
 Mason Bernstein

## Buyer Broker

## financing



**5320-5406 Marlboro Pike**

District Heights, MD 20747

**Storefront (Strip Center) Building of 8,750 SF Sold on 7/18/2022 for \$4,100,000 - Research Complete**

buyer

**The Niki Group  
c/o Sarah Tomerlin  
11720 El Camino Real  
San Diego, CA 92130  
(858) 546-0036**

seller

**Olivia S. Choi  
4875 Annamohr Dr  
Fairfax, VA 22030  
(703) 631-6407**

## vital data

Escrow/Contract:	-	Sale Price:	<b>\$4,100,000</b>
Sale Date:	<b>7/18/2022</b>	Status:	<b>Confirmed</b>
Days on Market:	<b>137 days</b>	Building SF:	<b>8,750 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$468.57</b>
Conditions:	<b>Investment Triple Net</b>	Pro Forma Cap Rate:	-
Land Area SF:	<b>61,733</b>	Actual Cap Rate:	<b>6.00%</b>
Acres:	<b>1.42</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$66.41</b>	Pct Down:	-
Year Built, Age:	<b>1986 Age: 36</b>	Doc No:	-
Parking Spaces:	<b>75</b>	Trans Tax:	-
Parking Ratio:	<b>6.49/1000 SF</b>	Cornr:	<b>No</b>
FAR:	<b>0.14</b>	Zoning:	<b>CSC, County</b>
Lot Dimensions:	-	No Tenants:	<b>5</b>
Frontage:	<b>108 feet on Marlboro Pike (with ...</b>	Percent Improved:	<b>94.8%</b>
Tenancy:	<b>Multi</b>	Submarket:	<b>Landover/Largo/Captl Hts</b>
Comp ID:	<b>6084886</b>	Map Page:	-
		Parcel No:	<b>18-2009199 [Partial List]</b>
		Property Type:	<b>Retail</b>

## income expense data

<b>Net Income</b>	Net Operating Income	<b>\$246,000</b>
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	

## Listing Broker

**Fortune Realty Advisors Commercial Real Estate  
11130 Fairfax Blvd  
Fairfax, VA 22030  
(703) 766-2710  
Kevin Shin**

## Buyer Broker

**No Buyer Broker on Deal**

## financing

## prior sale

Date/Doc No:	<b>12/7/2004</b>
Sale Price:	<b>\$1,750,000</b>
CompID:	<b>985277</b>

**4410-4412 Mitchellville Rd**Bowie Gateway Center  
Bowie, MD 20716**Freestanding (Power Center) Building of 10,920 SF Sold on 6/9/2022 for \$3,925,000 - Research Complete**

buyer

**Ha Samuel S & Miyoung**  
917 Balboa Dr  
Silver Spring, MD 20905  
(301) 384-2649

seller

**Peter Pappas**  
3101 New Mexico Ave NW  
Washington, DC 20016  
(202) 966-0920

## vital data

Escrow/Contract:	-	Sale Price:	<b>\$3,925,000</b>
Sale Date:	<b>6/9/2022</b>	Status:	<b>Confirmed</b>
Days on Market:	<b>310 days</b>	Building SF:	<b>10,920 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$359.43</b>
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	<b>95,745</b>	Actual Cap Rate:	<b>7.00%</b>
Acres:	<b>2.2</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$40.99</b>	Pct Down:	-
Year Built, Age:	<b>1996 Age: 26</b>	Doc No:	<b>47827-0329</b>
Parking Spaces:	<b>91</b>	Trans Tax:	-
Parking Ratio:	-	Cornr:	<b>No</b>
FAR:	<b>0.11</b>	Zoning:	<b>CM, County</b>
Lot Dimensions:	-	No Tenants:	<b>1</b>
Frontage:	<b>375 feet on Mitchellville Road</b>	Percent Improved:	<b>37.6%</b>
Tenancy:	-	Submarket:	<b>Bowie</b>
Comp ID:	<b>6053440</b>	Map Page:	<b>ADC The Map People 15-G5</b>
		Parcel No:	<b>07-2976793</b>
		Property Type:	<b>Retail</b>

## income expense data

## Listing Broker

**Brexton Commercial, LLC**  
200 E Pratt St  
Baltimore, MD 21202  
(410) 999-1738  
Michael Durst, Raj Randhawa

## Buyer Broker

**No Buyer Broker on Deal**

## financing

## prior sale

Date/Doc No: **8/21/1998**  
Sale Price: **\$2,172,500**  
CompID: **274811**

SALE OFFERING MEMORANDUM

# Mount Oak Shopping Center

8,533 ± SF Freestanding Retail on 0.88 Acres

*15704 Mt. Oak Road, Bowie, Prince George's County, MD*



**Marcus N. Daniels**

Vice President

+1 301 918 2954

[mdaniels@naimichael.com](mailto:mdaniels@naimichael.com)

# **Naimichael**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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