

COMMERCIAL INVESTMENT

GODDARD SCHOOL OF WALDORF

NNN LEASED INVESTMENT



INVESTMENT

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109



Each Office Independently Owned and Operated

PRESENTED BY:

ED MARTIN, CCIM

Principal Broker

O: (703) 867-3350

C: (703) 867-3350

ed@martincommercialpartners.com

0225075345, Virginia

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY SUMMARY

7005 SAINT FLORIAN DRIVE



Property Summary

APN:	0906270344
Available SF:	10454
Building Class:	C
\$/SF Bldg	\$363.50
Building Size:	10,454
HVAC:	Three
Lot Size:	1.10 Acres
Available	Under Lease to 10/2030
Base Rent	\$19,500/Month
Parking Ratio:	2.4/1000
Cap Rate	6.
Property Type:	Commercial
Purchase Price:	\$3,800,000
CAP Rate:	6.2%
Year Built:	1999
Zoning:	PUD
General Use	PreSchool/Daycare
Lease type	NNN

Property Overview

Do Not Disturb Tenant as it is an operating business.
Mature Stable NNN investment with long-term tenant.
Rear addition ~650 SF added approximately 2009.
Potential asset for 1031 Investors.

Location Overview

Goddard School of Waldorf, located off of Smallwood Dr near Middletown Rd close to Westlake HS.

From 495/95, take 210 South past Fort Washington. Left on Berry Rd, Right on Middletown, Left on Smallwood, Right on Saint Florian, asset will be on the left.

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PROPERTY PHOTOS

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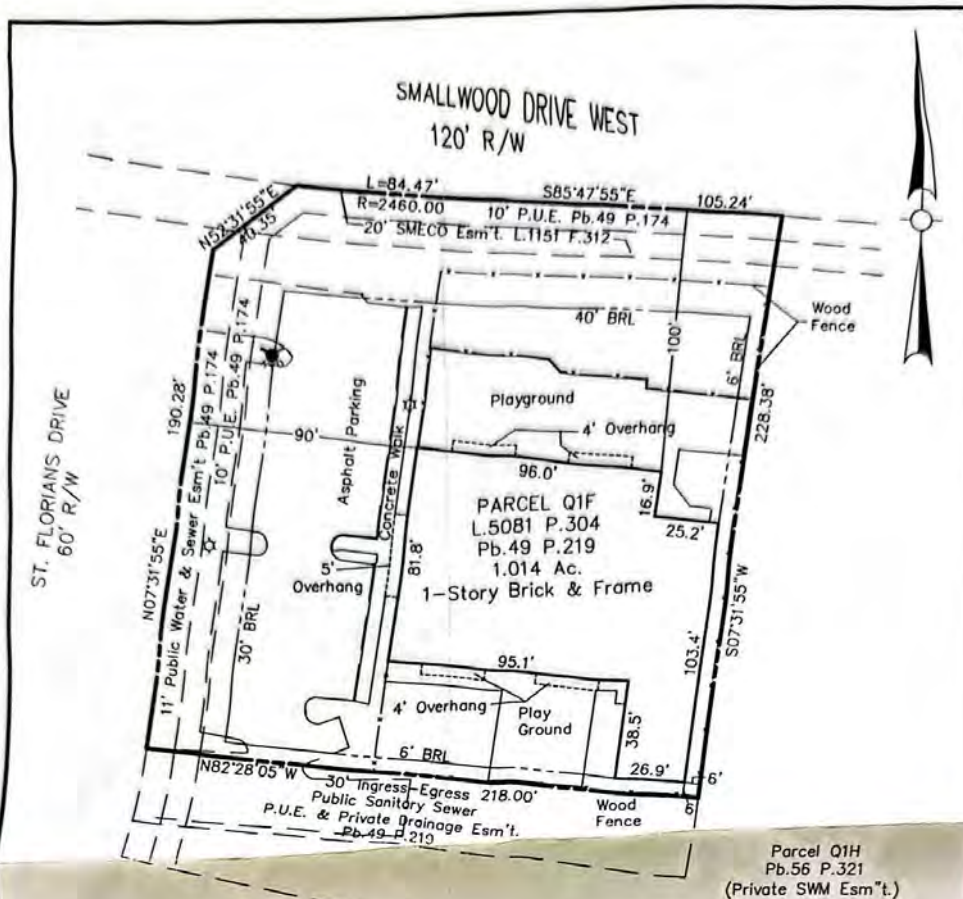
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1. Subject to a title report.
2. Subject to covenants, restrictions, easements, rights of way, and roads of record or use.
3. Underground improvements, if any, have not been located.
4. This plat is not to be used for additional construction purposes.
5. Not a boundary survey, property corners have not been established.
6. This plat is void if surveyors original signature and seal are not present.
7. Precision of this drawing is to the nearest foot.

I hereby certify that the position of all visible improvements on the above described property has been carefully established by a transit & tape survey, and that, unless otherwise shown, there are no encroachments.

Date _____

Professional Land Surveyor #3028

6 th Election District
Charles County, MD
Jan., 2011 1"=50'

TM 14-4-325

PB.49 P.219

HERBERT R. CROWDER, INC.
Surveyors, Engineers, Planners
Two Oak Avenue
LaPlata, Maryland 20646
870-2271 932-0060

8100 Ashton Ave #103
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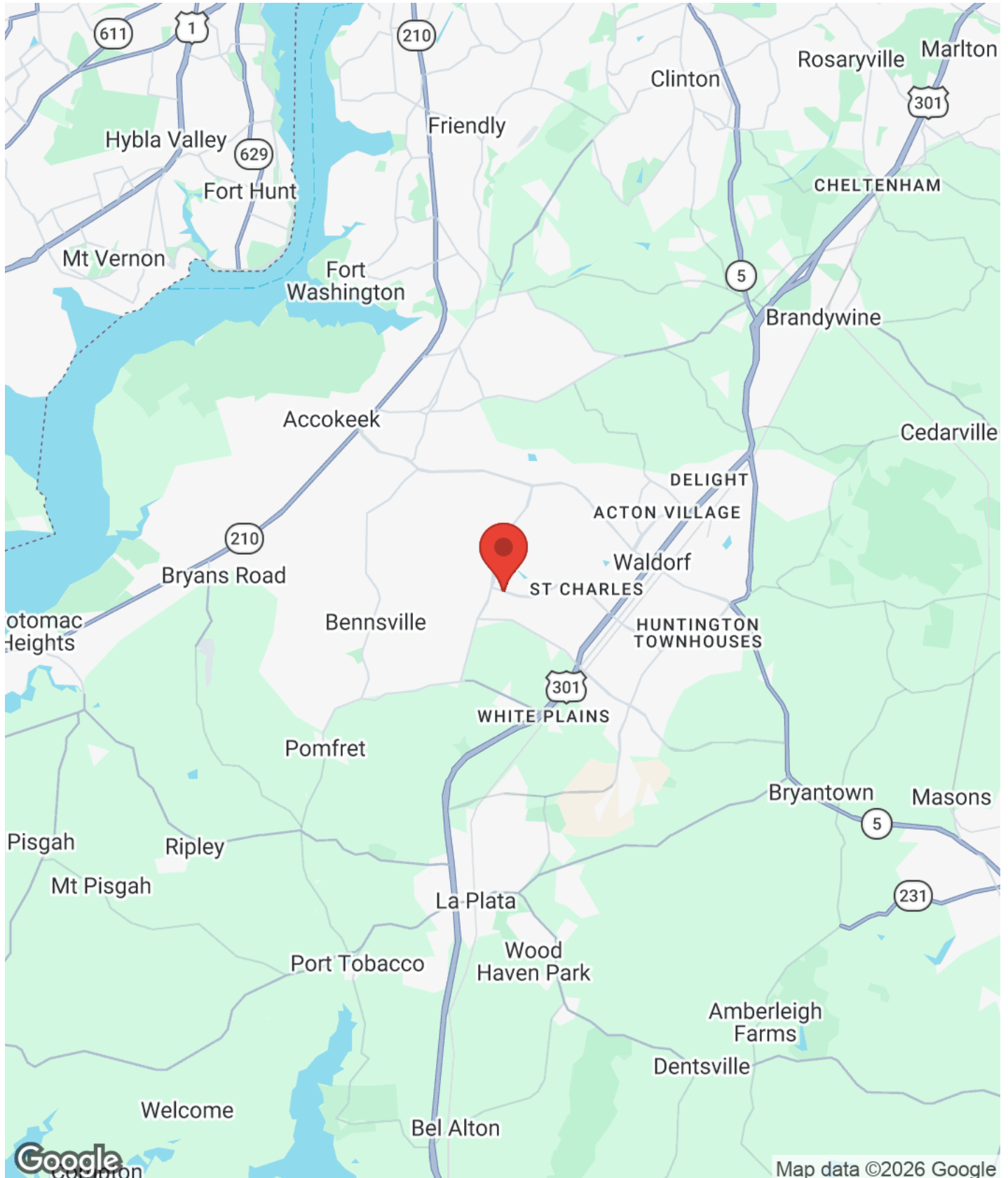


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REGIONAL MAP

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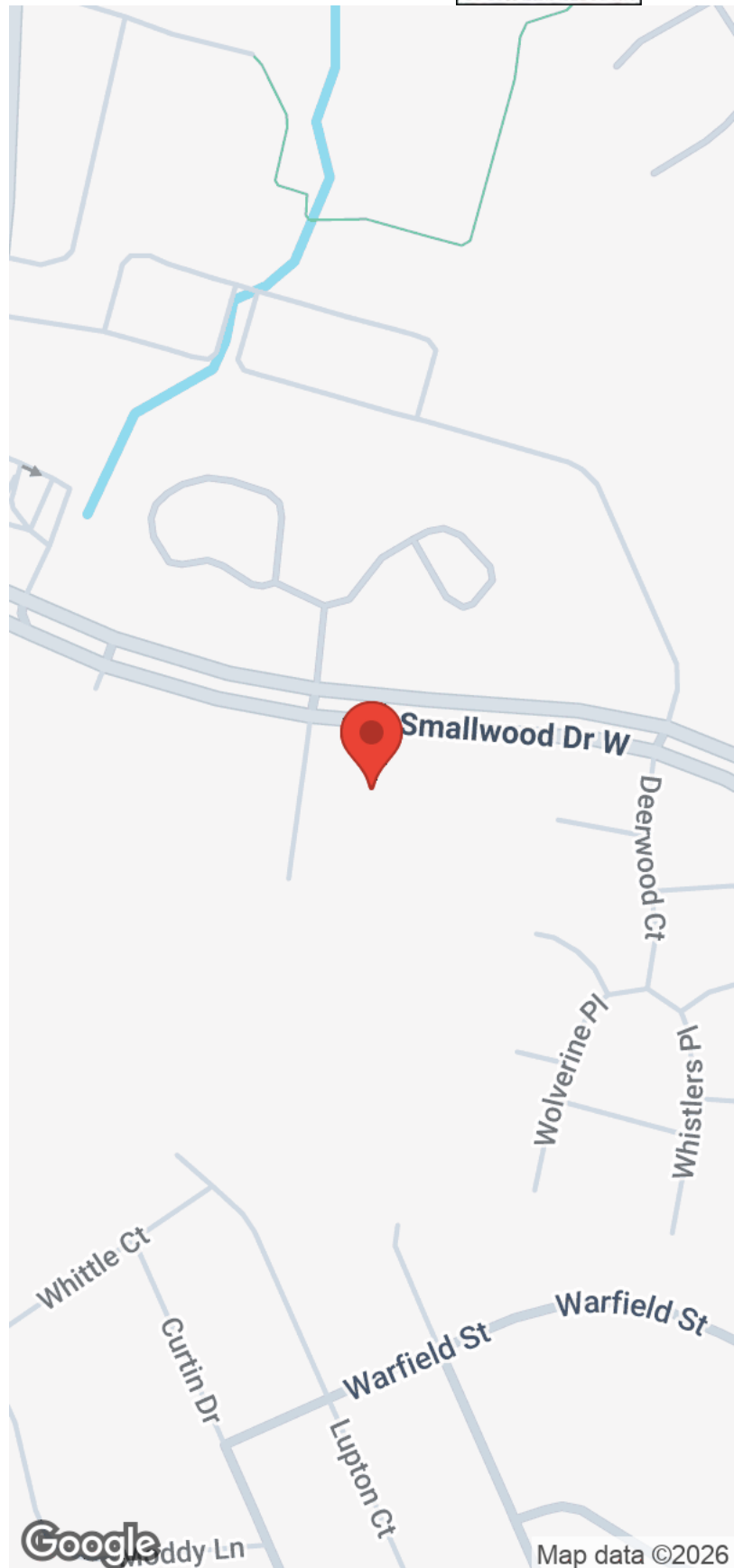
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Map data ©2026 Google

LOCATION MAPS

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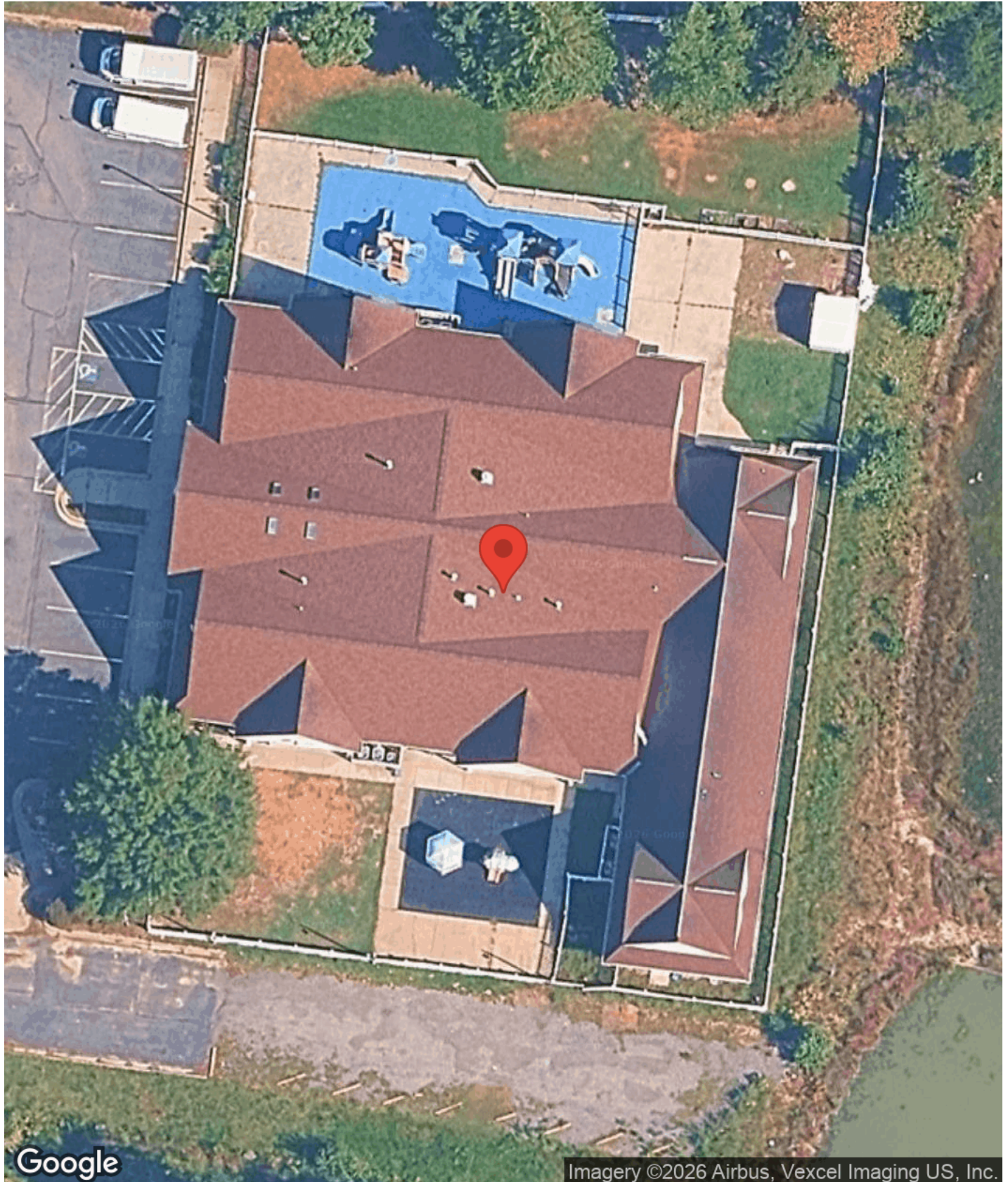
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AERIAL MAP

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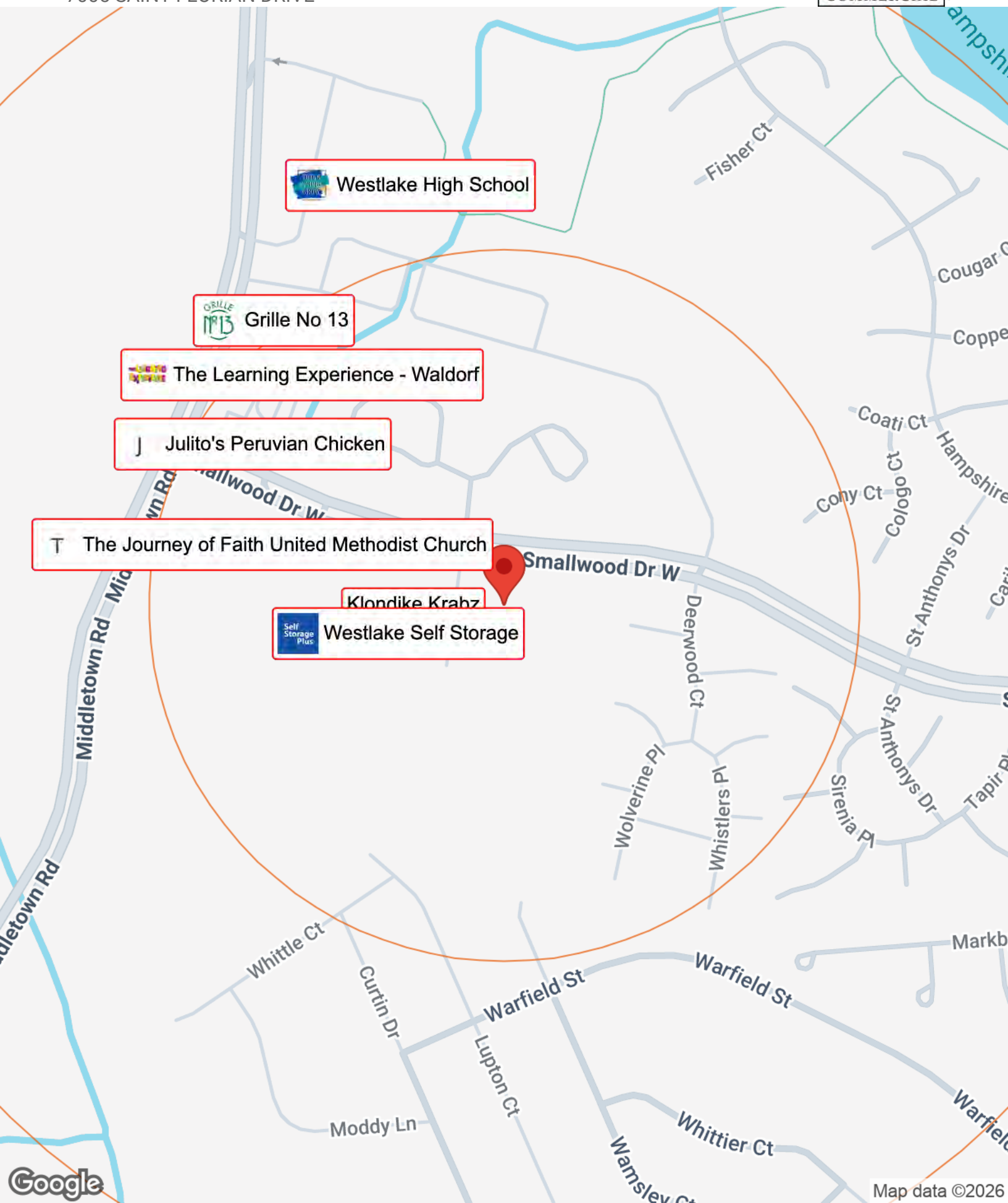
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BUSINESS MAP

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Westlake High School

Grille No 13

The Learning Experience - Waldorf

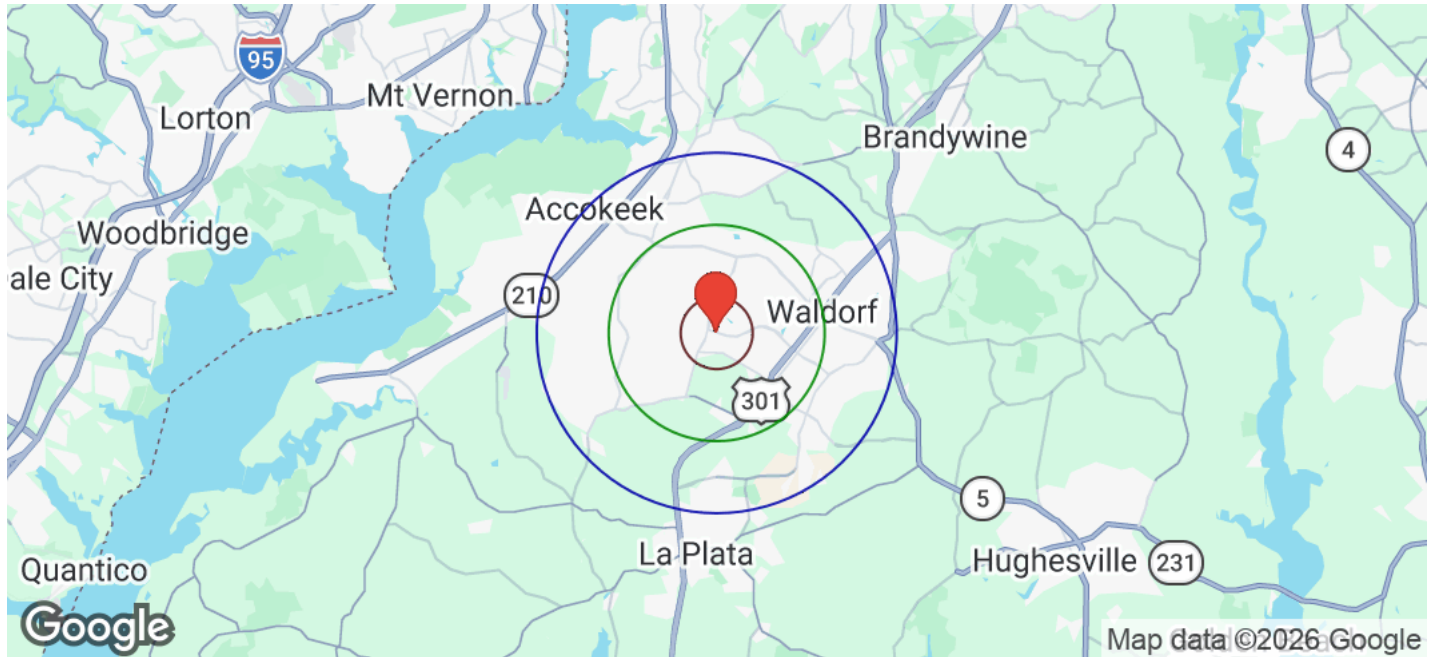
Julito's Peruvian Chicken

The Journey of Faith United Methodist Church

Klondike Krahz
Westlake Self Storage

DEMOGRAPHICS

7005 SAINT FLORIAN DRIVE



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,191	23,084	50,266
	Female	4,903	25,897	57,226
	Total Population	9,094	48,980	107,492
Race / Ethnicity	White	1,592	9,786	19,327
	Black	5,982	30,446	69,784
	Am In/AK Nat	22	147	333
	Hawaiian	5	29	54
	Hispanic	683	4,134	9,416
	Asian	474	2,591	4,751
	Multiracial	327	1,798	3,676
	Other	8	54	150
Housing	Total Units	3,202	17,583	40,047
	Occupied	3,088	16,893	38,423
	Owner Occupied	2,287	12,807	27,959
	Renter Occupied	801	4,086	10,464
	Vacant	114	691	1,624
Age	Ages 0 - 14	1,885	9,374	20,917
	Ages 15 - 24	1,301	6,759	14,188
	Ages 25 - 54	3,981	20,432	45,213
	Ages 55 - 64	1,160	6,517	14,339
	Ages 65+	769	5,899	12,835
Income	Median	\$133,533	\$134,707	\$124,037
	Under \$15k	171	790	2,210
	\$15k - \$25k	41	525	1,002
	\$25k - \$35k	79	580	988
	\$35k - \$50k	109	781	1,728
	\$50k - \$75k	275	1,397	3,610
	\$75k - \$100k	382	1,633	4,372
	\$100k - \$150k	749	3,795	9,645
	\$150k - \$200k	482	2,906	6,091
	Over \$200k	801	4,485	8,775

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PROFESSIONAL BIO

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.