

# DISPENSARY FOR SALE

FREE STANDING BUILDING OFF OF I-70 & I-81  
ADJACENT TO VALLEY MALL



**ARCHITECTURAL RENDERING**

**NET LEASE INVESTMENT OFFERING | 17276 VALLEY MALL ROAD, HAGERSTOWN, MD 21740**



262 WEST PATRICK STREET, FREDERICK, MARYLAND 21701

**CONTACT:**

**JIM MACKINTOSH**

**O: 240-529-0101 | C: 301-748-3698**

**JMACKINTOSH@MACKINTOSHCO.COM**



## INVESTMENT HIGHLIGHTS

- HAGERSTOWN'S MOST DESIRABLE RETAIL AREA
- WASHINGTON COUNTY POPULATION 156,000
- AVERAGE ANNUAL HOUSEHOLD INCOME OF APPROXIMATELY \$73,000
- POSITIONED JUST OFF I-81 AND I-70
- OVER 85,000 PEOPLE LIVE WITHIN FIVE MILES OF THE PROPERTY
- LOCATED ALONG HALFWAY BLVD JUST OFF THE I-81 HALFWAY BLVD EXIT
- SURROUNDING REGIONAL TRADE AREA FEATURES NATIONAL RETAILERS SUCH AS WALMART SUPERCENTER, SAMS CLUB, TARGET, VALLEY MALL

## BRAND NEW 5-YEAR 5-MONTH LEASE WITH TWO 5-YEAR OPTIONS

- TERM 5-YEAR 5-MONTH LEASE GUARANTEED BY MARYLAND CULTIVATION AND PROCESSING LLC
- LEASE FEATURES 3% ANNUAL INCREASES ON BASE RENT
- LIMITED NUMBER OF DISPENSARY LICENSES IN HAGERSTOWN
- TRIPLE NET LEASE
- SIGNIFICANTLY RENOVATED PROPERTY WITH OVER \$400,000 INVESTED
- EXPERIENCED OPERATOR WITH 6 GROW FACILITIES, AND 2 MANUFACTURING PLANTS.

**\$ PRICE \$2,450,000**

**RENT COMMENCEMENT:** JANUARY 29, 2024

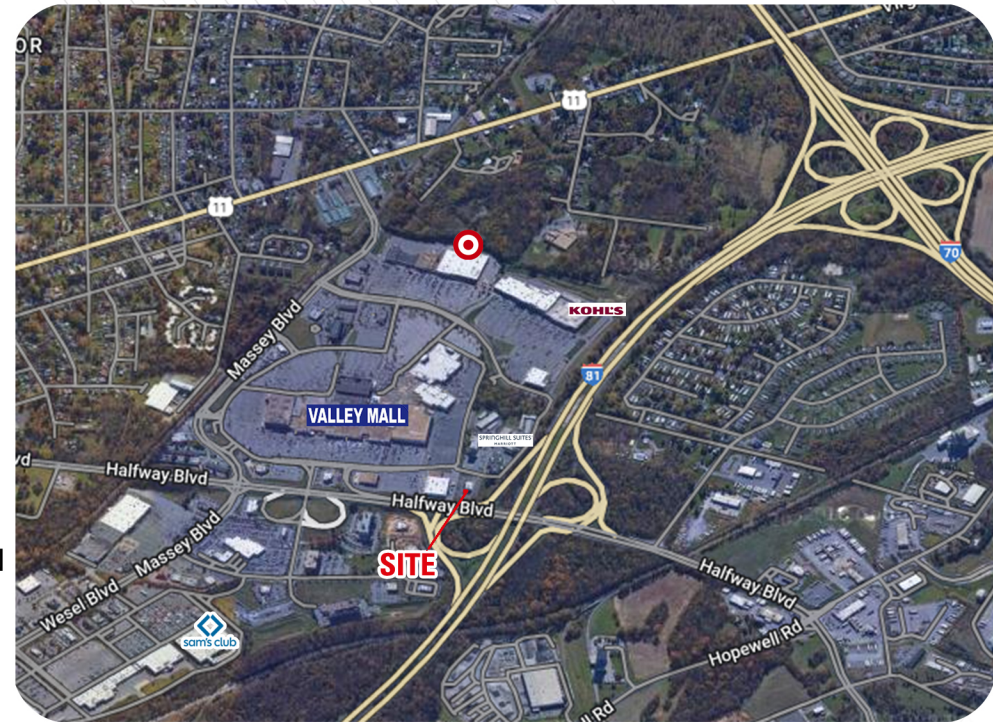
**LEASE EXPIRATION:** 65 MONTHS

**RENTAL ESCALATIONS:** 10% EVERY FIVE YEARS

**RENEWAL OPTIONS:** 2 5-YEAR

**TENANT:** DISTRICT CANNABIS

**GUARANTOR:** MARYLAND CULTIVATION & PROCESSING



**LEASE TYPE:** TRIPLE NET

**LANDLORD RESPONSIBILITIES:** ROOF & STRUCTURE

**BUILDING SIZE:** 5392 SQ FT

**LAND SIZE:** 1.2 ACRES

**YEAR BUILT / RENOVATED:** 2015 / 2024

## **TENANT OVERVIEW**

### MCP RETAIL LLC D/B/A DISTRICT CANNABIS

MCP RETAIL DOING BUSINESS AS DISTRICT CANNABIS IS A VERTICALLY INTEGRATED CANNABIS OPERATOR WITH A REGIONAL PRESENCE IN WASHINGTON CO, MARYLAND. THE COMPANY OFFERS MULTIPLE BEST-IN-CLASS CANNABIS DISPENSARIES, CULTIVATORS, CBD BRANDS AND SPECIALTY SERVICES FOR ADULT-USE CANNABIS CUSTOMERS, MEDICAL PATIENTS AND WHOLESALERS. THE COMPANY OPERATES THIS DISPENSARY AND A GROWING FACILITY IN HAGERSTOWN, MD.

## **LOCATION OVERVIEW**

### HAGERSTOWN, MD

HAGERSTOWN, MARYLAND, IS A VIBRANT CITY BLENDING RICH HISTORY, SCENIC BEAUTY, AND MODERN AMENITIES. KNOWN AS THE "HUB CITY" FOR ITS STRATEGIC LOCATION, IT OFFERS EASY ACCESS TO MAJOR METROPOLITAN AREAS LIKE WASHINGTON, D.C., AND BALTIMORE FOR DISTRIBUTION. SURROUNDED BY NATURAL ATTRACTIONS LIKE GREENBRIER STATE PARK AND THE C&O CANAL, HAGERSTOWN IS PERFECT FOR OUTDOOR ENTHUSIASTS. ITS HISTORICAL SIGNIFICANCE SHINES THROUGH LANDMARKS LIKE ANTIETAM NATIONAL BATTLEFIELD AND THE HAGERSTOWN ROUNDHOUSE MUSEUM, WHILE CULTURAL GEMS LIKE THE MARYLAND THEATRE AND THE WASHINGTON COUNTY MUSEUM OF FINE ARTS ENHANCE ITS CHARM. WITH AFFORDABLE LIVING, A REVITALIZED DOWNTOWN, AND A STRONG SENSE OF COMMUNITY, HAGERSTOWN OFFERS A WELCOMING, DYNAMIC PLACE TO LIVE OR VISIT.

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