

11750 BUSINESS PARK DRIVE

WALDORF, MD 20601

FOR
SALE



*Innovative
Properties*

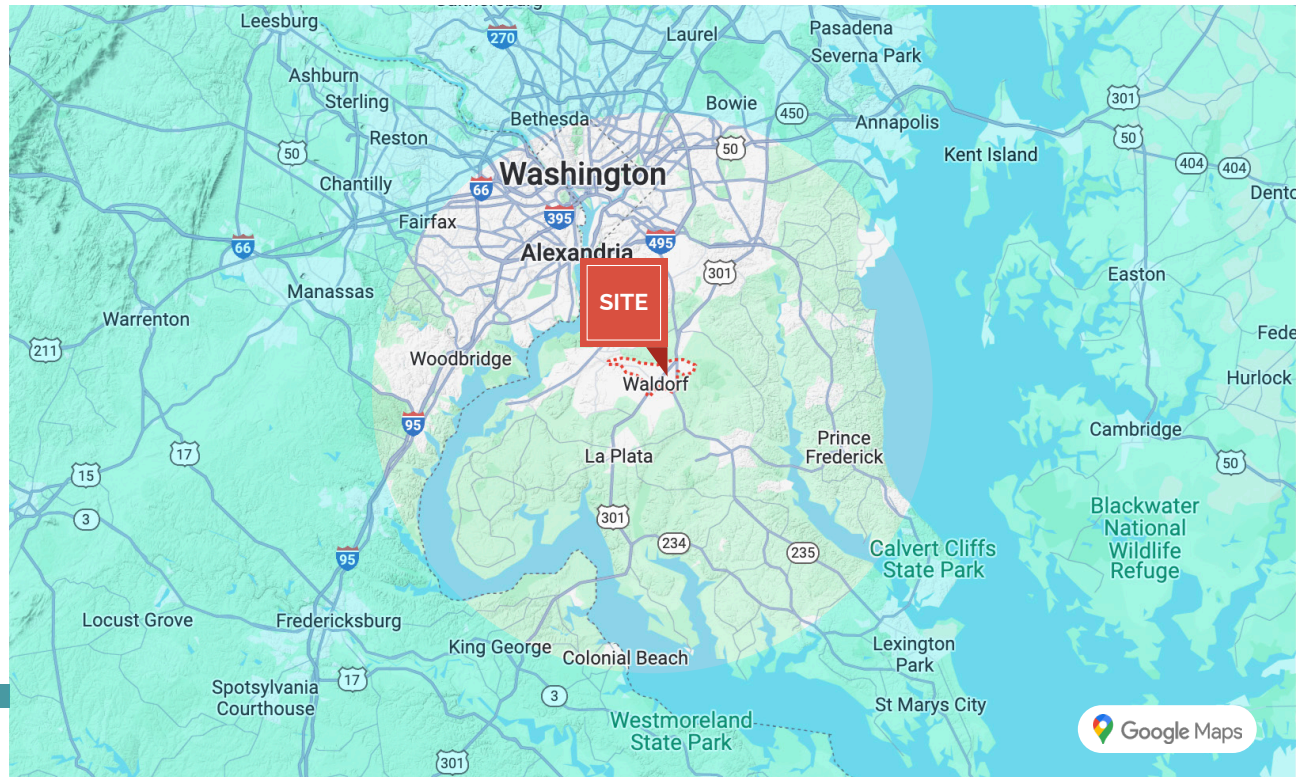
PROPERTY OVERVIEW

Highlights

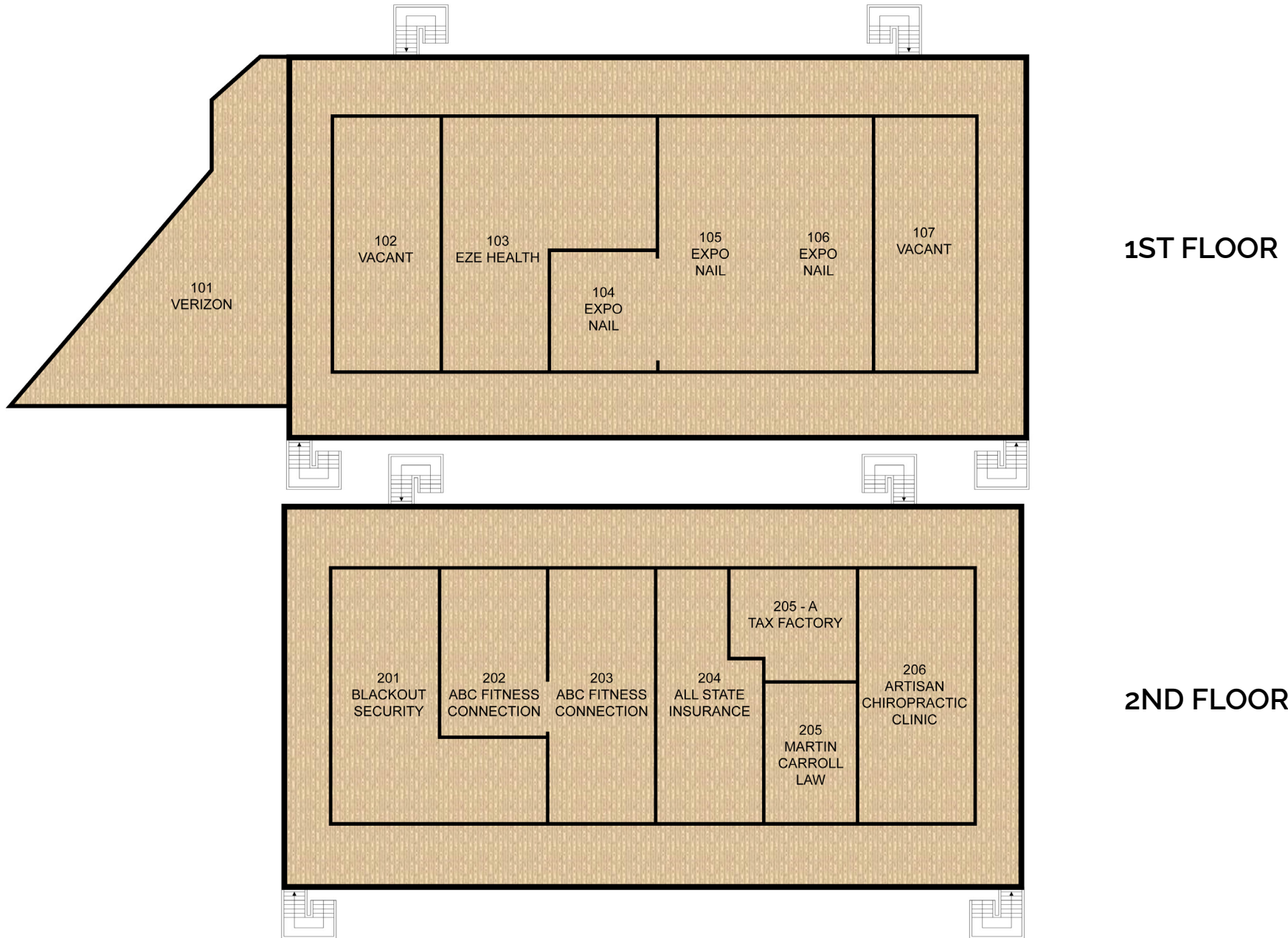
- 2-Story, mixed use Retail/Office Building with prime front-age and exposure on Rt. 301 in Waldorf, Maryland.
- Elevator building, exterior walkways on the front and rear of building, provides flexibility for Tenant layouts.
- Abundant surface parking in the front and rear, along with rear auxiliary lot.
- New Tenant – Verizon Wireless.
- 2 vacant first floor spaces are available.
- **Suite 102** – Turnkey fully finished space. Open concept with 1 office, LVP flooring.
- **Suite 107** – Retail shell space. A possible drive through lane is available.



BUILDING SIZE	21,472 SF
LOT SIZE	1.58 ACRES (PAVED)
ZONING	CC (COMMUNITY COMMERCIAL)
TRAFFIC COUNT	59,975 CARS PER DAY (ON RT. 301)
NOI	\$248,863.00 (BUDGETED FOR 2025)
SALES PRICE	\$5,000,000



FLOOR PLAN



FINANCIAL OVERVIEW

Waldorf Business Center
11750 BUSINESS PARK DRIVE, WALDORF, MD 20601

2022-2024 Income/Expenses | 2025-2027 Budget

(based on 10mo avg)

CODE	CATEGORY/DESCRIPTION	2022 (ACTUAL)	2023 (ACTUAL)	2024 (ACTUAL)	2025 (BUDGET)	2026 (BUDGET)	2027 (BUDGET)
INCOME							
501	Rent	\$ 330,841	\$ 351,944	\$ 327,470	\$ 383,837	\$ 416,237	\$ 428,725
	Vacancy Rate (5%)				\$ 19,192	\$ 20,812	\$ 21,436
	TOTAL INCOME	\$ 330,841	\$ 351,944	\$ 327,470	\$ 364,646	\$ 395,426	\$ 407,288
EXPENSES							
609	Electric	\$ 2,508	\$ 2,282	\$ 2,161	\$ 2,247	\$ 2,337	\$ 2,407
610	Water/Sewer	\$ 560	\$ 491	\$ 507	\$ 527	\$ 548	\$ 565
611	Telephone/Internet	\$ 725	\$ 750	\$ 750	\$ 780	\$ 811	\$ 836
612	Refuse Removal	\$ 11,605	\$ 12,204	\$ 12,478	\$ 12,977	\$ 13,496	\$ 13,901
613	Elevator Contract	\$ 3,970	\$ 4,134	\$ 4,277	\$ 4,448	\$ 4,626	\$ 4,765
614	Janitorial	\$ 5,640	\$ 6,540	\$ 5,730	\$ 5,959	\$ 6,198	\$ 6,383
615	Grounds Maintenance	\$ 6,760	\$ 9,585	\$ 9,585	\$ 750	\$ 750	\$ 773
616	Repairs & Maintenance	\$ 23,408	\$ 33,706	\$ 43,705	\$ 21,500	\$ 24,000	\$ 24,720
617	Management Fees	\$ 16,542	\$ 17,597	\$ 16,374	\$ 19,192	\$ 20,812	\$ 21,436
618	Real Estate Taxes	\$ 30,131	\$ 31,017	\$ 34,554	\$ 36,282	\$ 38,096	\$ 39,239
619	Insurance	\$ 8,914	\$ 9,700	\$ 8,686	\$ 9,120	\$ 9,576	\$ 9,864
620	Accounting	\$ 1,800	\$ 1,800	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
	TOTAL EXPENSES	\$ 112,562	\$ 129,806	\$ 140,806	\$ 115,783	\$ 123,251	\$ 126,948
	TOTAL INCOME less EXPENSES	\$ 218,279	\$ 222,138	\$ 186,664	\$ 248,863	\$ 272,175	\$ 280,340

Income

2024 Lowerer income is due to 102 and 107 vacancy and replacement of Tenants - 101, 202A. Both at higher rents.

2025 Increase in rent is due to, new tenants in 101 & 202A, and assumption of rental of 102 or 107.

Capital Improvements

2021 1 HVAC Unit Replacement

2022 1 HVAC Unit Replacement

2023 3 HVAC Rooftop Unit Replacement

2024 Structural Balcony replacements, 2 HVAC unit replacement, 101 roof replacement



INTERIOR PHOTOS: SUITE 102



FOR MORE INFO CONTACT



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