11750 BUSINESS PARK

WALDORF, MD 20601

FOR SALE

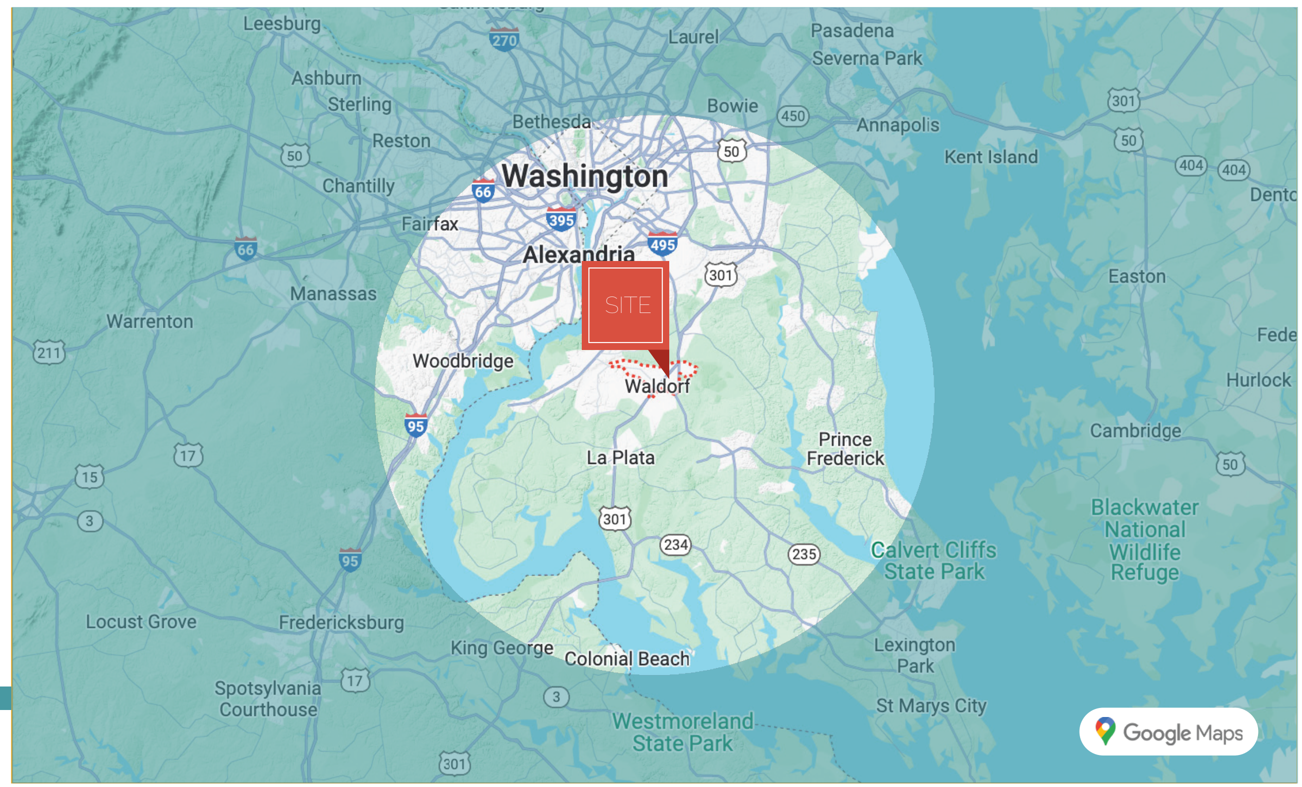
Innovative Properties

PROPERTY OVERVIEW

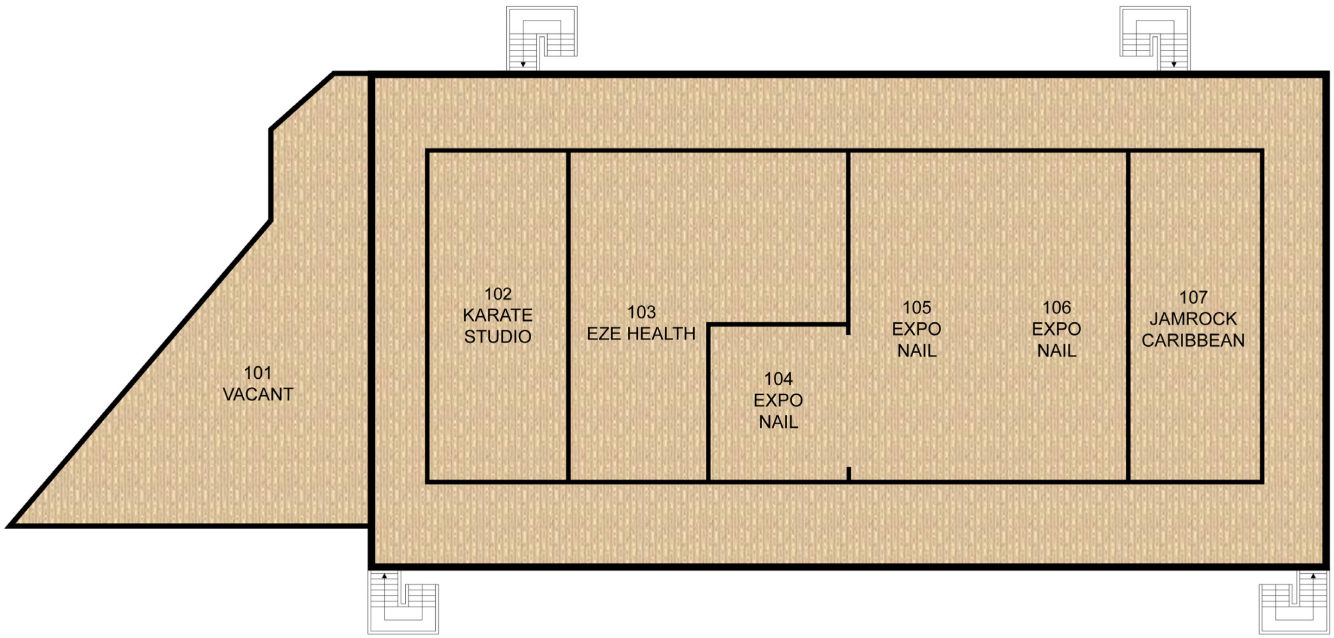
Highlights

- 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.
- 90% Leased, only 1 vacant first floor space is available.
    - Suite 101 – End Cap Location for an Anchor Tenant. Possible drive-thru.

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	$271,326.31 (BUDGETED FOR 2026)
SALES PRICE	$3,600,000



FLOOR PLAN



1ST FLOOR

FINANCIAL OVERVIEW

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

2023-2025 Income/Expenses | 2026-2027 Budget

CODE	CATEGORY/DESCRIPTION	2023 (ACTUAL) (based on 10mo avg)	2024 (ACTUAL)	2025 (ACTUAL)	2026 (BUDGET)	2027 (BUDGET)	NOTES
INCOME							
501	Rent	$ 351,944	$ 327,470.35	$ 362,493.68	$ 406,493.68	$ 418,688.49	
	Vacancy Rate (2.5%)				$10,162.342	$ 10,467.212	
	TOTAL INCOME	$ 351,944	$ 327,470.35	$ 362,493.68	$ 369,331.338	$ 408,221.278	
EXPENSES							
609	Electric	$ 2,281.53	$ 2,154	$ 2,170	$ 2,256.8	$ 2,324.504	
610	Water/Sewer	$ 491.33	$ 532	$ 862.58	$ 897.083	$ 923.996	
611	Telephone/Internet	$ 750.33	$ 712	$ 810.85	$ 843.284	$ 868.583	
612	Refuse Removal	$ 12,204	$ 12,478	$ 12,977.12	$ 13,496.205	$ 13,901.091	
613	Elevator Contract	$ 4,133.76	$ 4,277	$ 4,458	$ 4,636.32	$ 4,775.41	
614	Janitorial	$ 6,540	$ 5,730	$ 5,959.2	$ 6,197.568	$ 6,383.495	
615	Grounds Maintenance	$ 9,585	$ 8,235	$ 10,550	$ 750	$ 772.5	
616	Repairs & Maintenance	$ 33,706.16	$ 43,704.87	$ 22,644.98	$ 24,000	$ 24,720	
617	Management Fees	$ 17,597	$ 16,373.518	$ 18,124.684	$ 20,324.684	$ 20,934.425	
618	Real Estate Taxes	$ 31,017	$ 34,177	$ 34,486	$ 36,210.3	$ 37,296.609	
619	Insurance	$ 9,700.2	$ 8,686	$ 12,755	$ 13,392.75	$ 13,794.533	
620	Accounting	$ 1,800	$ 2,000	$ 1,904	$ 2,000	$ 2,060	
621	Miscellaneous		$ -	$ -	$ -	$ -	
	TOTAL EXPENSES	$ 129,806.31	$ 139,059.388	$ 127,702.414	$ 125,004.994	$ 128,755.144	
	TOTAL INCOME less EXPENSES	$ 222,137.69	$ 188,410.962	$ 234,791.266	$ 271,326.344	$ 279,466.134	
	NET OPERATING INCOME						

Income

2024 Lowerer income is due to 102 and 107 vacancy. Both at higher rents.

2025 Increase in rent is due to, new tenants in 102, 107 & 202A.

Capital Improvements

2023 3 HVAC Rooftop Unit Replacement

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

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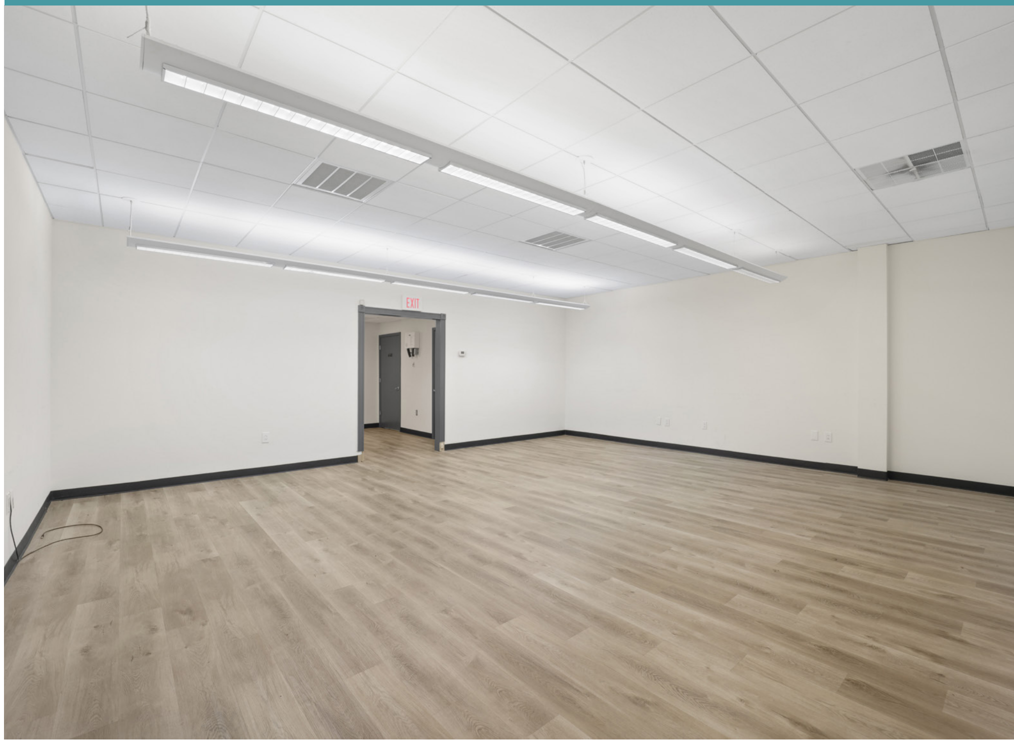
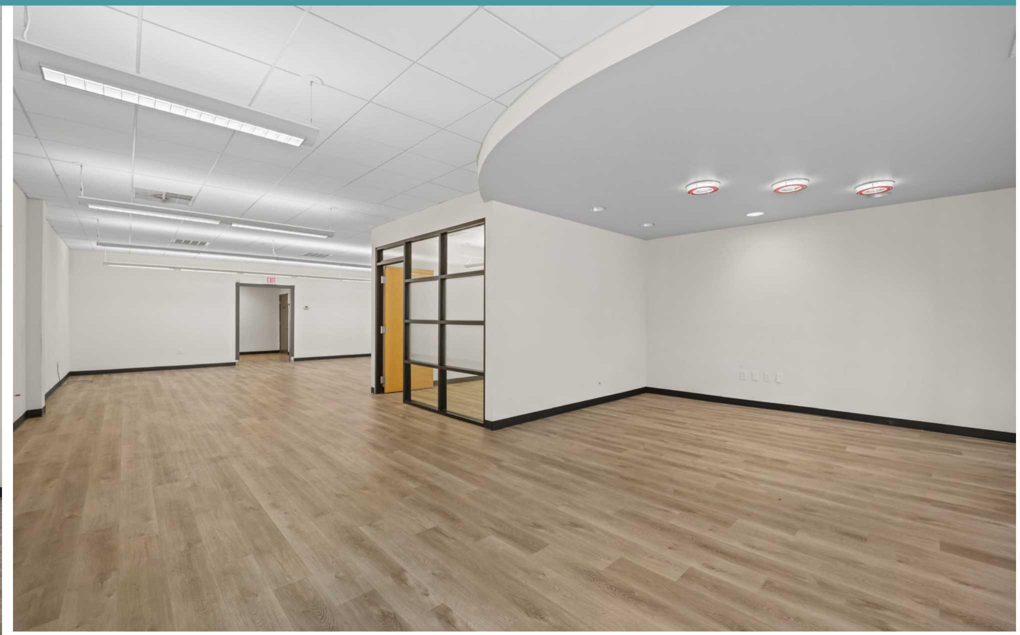
INTERIOR PHOTOS: SUITE 102





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