

# NEW MARKET RETAIL CENTER

NEW MARKET, MARYLAND 21774

FOR SALE





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HOGAN  
2077 Somerville Road  
Suite 206  
Annapolis, Maryland 21401  
(410) 266 - 5100



# THE OFFERING

HOGAN is pleased to present for sale 9.2 acres of General Commercial (GC)-zoned land located at the intersection of Old National Pike (Route 144) and Rotary Avenue just north of Interstate 70 and east of Route 75. The property is proximate to the New Market Shopping Center and a new residential Planned Unit Development, Calumet, which is approved for 925 homes in the New Market Region along with Lake Linganore Town Center located on the west side of historic downtown New Market.

The project has Preliminary Plan approval and is served by public water and sewer. Significant infrastructure is already installed at the project to include public sewer, public water, storm water management facilities, storm drain, and access roads to the remaining developable area. Join CVS Pharmacy and Popeye's at this already established retail location.

Site can be developed with existing pad site configuration or re-configured by buyer.

For additional information, contact:  
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# AERIAL MAP





# PROPERTY DETAILS

**Location:** Old National Pike (Route 144) and Rotary Avenue

**Zoning:** GC (General Commercial)

Pad Sites	
Lot	Size
3	1.75 - Acres
4A	1.0 - Acres
4B	1.04 - Acres
5	3.3 - Acres
6	2.6 - Acres
<b>Total Acreage</b>	<b>9.2 - Acres</b>

## Demographics

Radius	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Projection	1,945	13,082	43,305
2019 Estimate	1,876	12,628	41,523
2010 Census	1,832	12,376	39,062
Growth 2019-2024	3.68%	3.60%	4.29%
Growth 2010-2019	2.40%	2.04%	6.30%
<b>Households</b>			
2024 Projection	687	4,456	14,701
2019 Estimate	662	4,298	14,077
2010 Census	643	4,198	13,183
Growth 2019-2024	3.78%	3.68%	4.43%
Growth 2010-2019	2.95%	2.38%	6.78%
Owner Occupied	625 94.41%	4,047 93.93%	12,794 90.89%
Renter Occupied	36 5.44%	260 6.05%	1,283 9.11%
<b>2019 Households by HH Income</b>			
Income: < \$25,000	70 10.57%	287 6.67%	789 5.60%
Income: < \$25,000-\$50,000	33 4.98%	335 7.79%	1,144 8.13%
Income: < \$50,000-\$75,000	83 12.55%	49 11.60%	1,443 10.25%
Income: < \$75,000-\$100,000	40 6.04%	468 10.88%	1,839 13.06%
Income: < \$100,000-\$125,000	130 19.64%	785 18.26%	2,014 14.31%
Income: < \$125,000-\$150,000	125 18.88%	637 14.81%	1,887 13.40%
Income: < \$150,000-\$200,000	85 12.84%	792 18.42%	2,684 19.07%
Income: < \$200,000+	96 14.50%	497 11.56%	2,277 16.18%
<b>2019 Avg Household Income</b>	<b>131,796</b>	<b>129,762</b>	<b>139,821</b>
<b>2019 Med Household Income</b>	<b>120,192</b>	<b>117,866</b>	<b>122,634</b>

## Concept Plan



# PERMITTED USES

**Permitted uses include:**

Assisted living, fast food with drive-thru, hotels, grocery stores, medical or professional offices, health clubs, and various other commercial uses. Contact listing agent for additional information.

**WE ASSENT TO THIS PLAN OF SUBDIVISION BRANCH BANKING AND TRUST COMPANY**

*John J. Schmitt (TRUSTEE)* *8/1/2015*

**OWNER'S CERTIFICATION AND DEDICATION**

WE, NEW MARKET RETAIL CENTER LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ACCEPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND INDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS TO PUBLIC USE UNLESS OTHERWISE NOTED ON THIS PLAN. WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OR LAWS, LIENS, ENCUMBRANCES, TRUSTS, EASEMENTS OR RIGHTS-OR-WAYS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS HEREON INDICATED IN CERTAIN SEAS OF TRUSTS RECORDED IN LIBER 6386 AT FOLIO 246, AND THAT THE REQUIREMENTS OF FREDERICK CITY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN AND THAT THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH. PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. LOT 2 IS SERVED BY PUBLIC WATER AND SEWER AND FACILITIES WILL BE OFFERED TO ALL LOTS OFFERED FOR SALE.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAN SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY NEW MARKET PROPERTIES, INC., A MARYLAND CORPORATION, UNTO NEW MARKET RETAIL CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 21, 2006 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 6386 AT FOLIO 246 AND PART OF THE LANDS CONVEYED BY 244 PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AS AN UNDIVIDED TWO-THIRD INTEREST, UNTO NEW MARKET RETAIL CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED RECORDED IN LIBER 6386 AT FOLIO 247 ON AUGUST 21, 2006 AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND, AND THAT THE REQUIREMENTS OF THE ASSOCIATED CODE OF MARYLANDS, REAL PROPERTY BOOK, TITLE 1, SUBTITLE 1, SECTION 3-201.12(a) EDITION, AND THE REQUIREMENTS OF THE FREDERICK CITY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

**REGINA ARNOLD**  
Notary Public  
Prince George's County  
My Commission Expires June 7, 2017

**NEW MARKET SHOPPING CENTER (OLD NATIONAL PIKE)**  
(VARIABLE WIDTH R/W - SHA PLATS 42106, 42197, 40358 & P.B. 88 P. 161)

**NEW MARKET SHOPPING CENTER**  
P.B. 36 P. 30

**LOT 1**  
NEW MARKET RETAIL CENTER  
LOT 1 AND PARCEL "A"  
P.B. 88 PG. 161

**LOT 2**  
60,947 S.F.  
1,399 AC.

**REMAINDER AREA = 414,939 S.F. OR 9.526 AC.**

**OWNER**  
NEW MARKET RETAIL CENTER LLC  
175 ADMIRAL COCHRANE DRIVE, SUITE 201  
ANNAPOLIS, MD 21401  
PHONE: (410) 224-0100  
FAX: (410) 224-0120

**APPROVED FREDERICK COUNTY PLANNING COMMISSION**  
*Robert J. Benn* 8/28/15  
SECRETARY / CHAIRMAN

**APPROVED FREDERICK COUNTY HEALTH DEPARTMENT**  
FOR PUBLIC WATER AND SEWER, THE USE OF COMMUNITY WATER AND SEWER PLANS CONFORMS TO THE FREDERICK COUNTY WATER AND SEWER PLAN.  
*Brian J. [Signature]* 8-24-15  
APPROVING AUTHORITY

**NOTES**

- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2) THE PROPERTY IS ZONED "C" - GENERAL COMMERCIAL.
- 3) WATER AND SEWER CLASSIFICATION IS AND SHALL BE REFERENCED ALONG ALL LOT LINES.
- 4) IF A WIDE DRIVEWAY AND UTILITY TREATMENT IS REFERRED TO HEREON, LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ROAD. FREDERICK COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE ROADS.
- 5) IF A WIDE CITY ARE SERVED BY A PRIVATE ROAD, LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE ROAD.
- 6) A DISCUSSION OF CONDITIONS, CONDITIONS AND RESTRICTIONS WAS RECORDED ON PARCEL "A" UNDER THIS PLAN NUMBER.
- 7) AN APPROVED PERMIT TO CONSTRUCT A DRIVEWAY APPROX WAS ISSUED ON MARCH 2, 2015. THE PERMIT NUMBER IS 2015-001.
- 8) THIS PLAN IS A RECONSTRUCTION OF THE REMAINDER AREA AS SHOWN ON A PREVIOUSLY RECORDED FINAL PLAN OF SUBDIVISION (RECORD TITLE PLAN) UNDER MARKET RETAIL CENTER, LOT 1 AND PARCEL "A", AS RECORDED IN P.B. 88, P. 161. NO RECORDABLE ACCESS TO LOT 2 FROM OLD NATIONAL PIKE.
- 9) IF A FOREST CONSERVATION PERMIT IS REFERRED TO HEREON, LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF FOREST CONSERVATION PERMIT. IF A FOREST CONSERVATION PERMIT IS REFERRED TO HEREON, THE PERMIT NUMBER SHALL BE SHOWN ON PARCEL "A".
- 10) FOREST CONSERVATION PERMIT FOR PARCEL 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- 12) THE SUBDIVISION SHALL COMPLY WITH PRELIMINARY PLANS PHASES 1 & 2 NEW MARKET RETAIL CENTER AS APPROVED ON SEP. 01, 2008 WITH EXTENSION APPROVED UNTIL JAN. 01, 2014.

**SYMBOLS**

- DENOTES CORNER TO BE SET
- DENOTES MONUMENT FOUND
- ⊗ DENOTES NEAR F.M. (#21330)

**MINIMUM BUILDING RESTRICTION LINES**

FRONT: 25' (SHOWING)  
SIDE: 8'  
REAR: 25'  
MAX. BUILD HEIGHT: 60'

**DATE REVISIONS**

DATE	REVISIONS
4-4-13	NOVEN CORNERS

**SCALE: 1" = 80'** **DATE: August 3, 2015**

**DMW #08724**

**REGINA ARNOLD**  
Notary Public  
Prince George's County  
My Commission Expires June 7, 2017

**APPROVED FREDERICK COUNTY PLANNING COMMISSION**

**APPROVED FREDERICK COUNTY HEALTH DEPARTMENT**

**NOTES**

**SYMBOLS**

**MINIMUM BUILDING RESTRICTION LINES**

**DATE REVISIONS**

**SCALE: 1" = 80'** **DATE: August 3, 2015**

**DMW #08724**

Record Plat

# TRANSACTION DETAILS

## Due Diligence Items in Document Vault

- Recorded Plats and Tax Records
- Approved Preliminary Plan
- Conceptual Layouts for strip retail buildings
- Condominium Association Documents
- Pictures of Existing Conditions

## Offer Guidance

- Asking Price: \$3,750,000
- Bulk Closing preferred
- Feasibility Period: 45 days
- Closing: 30 – 60 days after expiration of Feasibility Period
- Cooperating Brokerage: HOGAN is offering a 3% cooperating broker for registered buyer brokers.



## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither HOGAN nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.