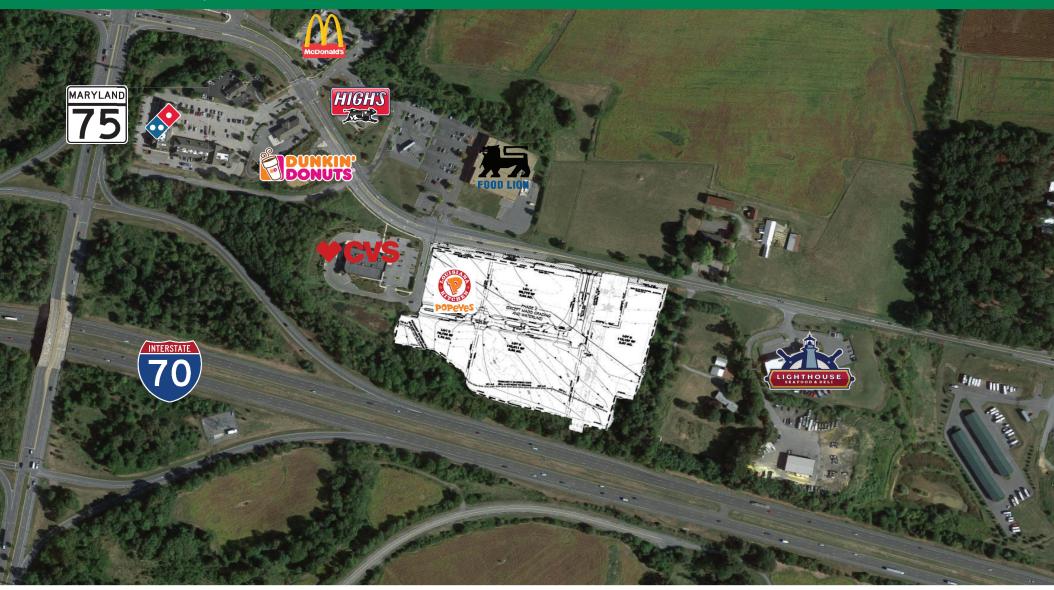
NEW MARKET RETAIL CENTER

NEW MARKET, MARYLAND 21774

FOR SALE





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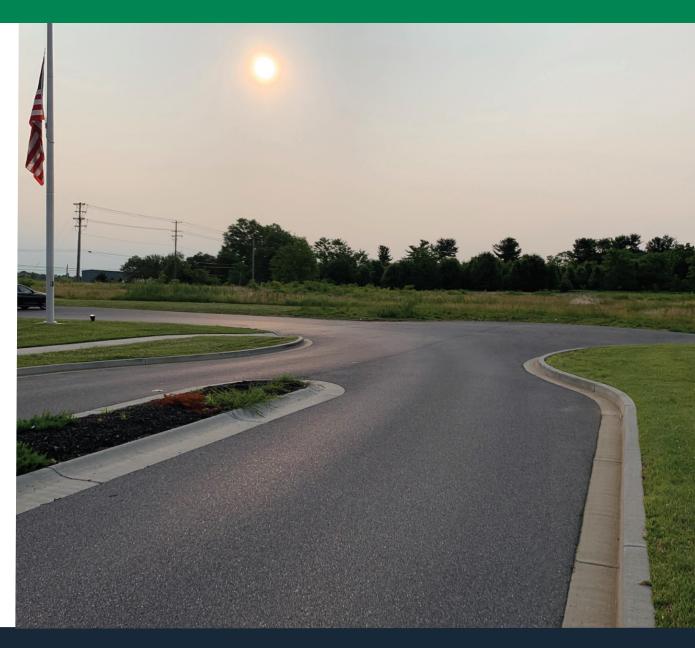
Project Approvals 6

Transaction Details

Victor White, Chief Operating Officer (410) 507-4061 ext. 121 vwhite@hogancompanies.com

Ryan Day, Vice President (410) 266 - 5100 ext. 125 rday@hogancompanies.com

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.

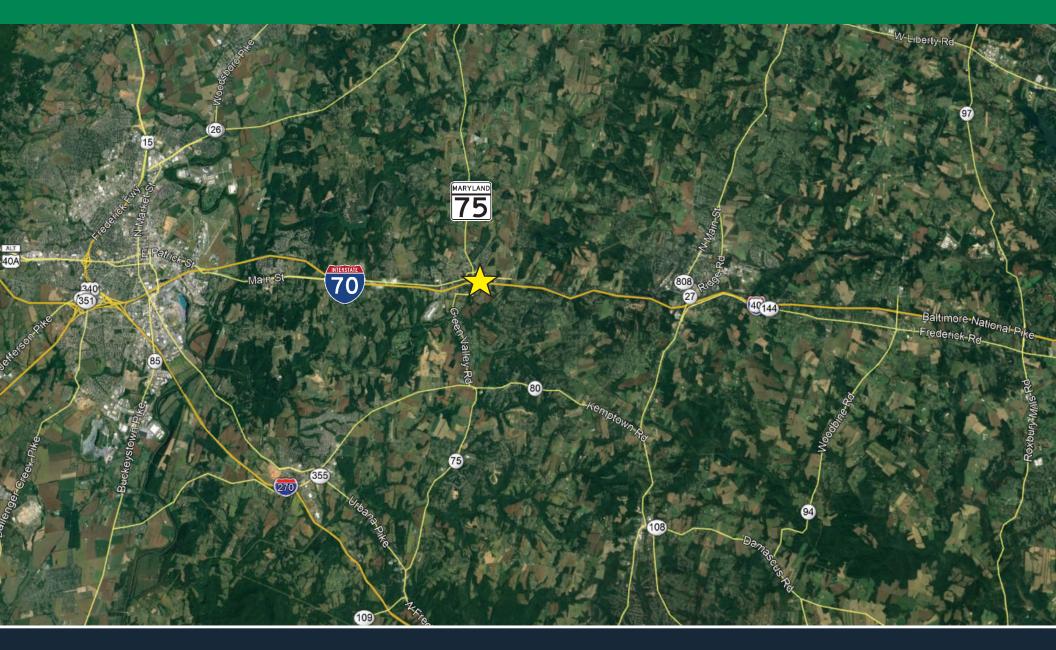
Site can be developed with existing pad site configuration or re-configured by buyer.

For additional information, contact: Victor White, Chief Operating Officer (410) 507-4061 ext 121 vwhite@hogancompanies

Ryan Day, Vice President (410) 266 - 5100 ext 125 rday@hogancompanies.com



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					
Total Acreage	9.2 - Acres					

Demographics

Radius		1 Mile		3 Miles		5 Miles	
Population							
	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%	
Households							
	2024 Projection	687		4,456		14,701	
	2019 Estimte	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%
2019 Households by HH Income		662		4,300		14,077	
	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%
2019 Avg Household Income		131,796		129,762		139,821	
2019 Med Household Income		120,192		117,866		122,634	

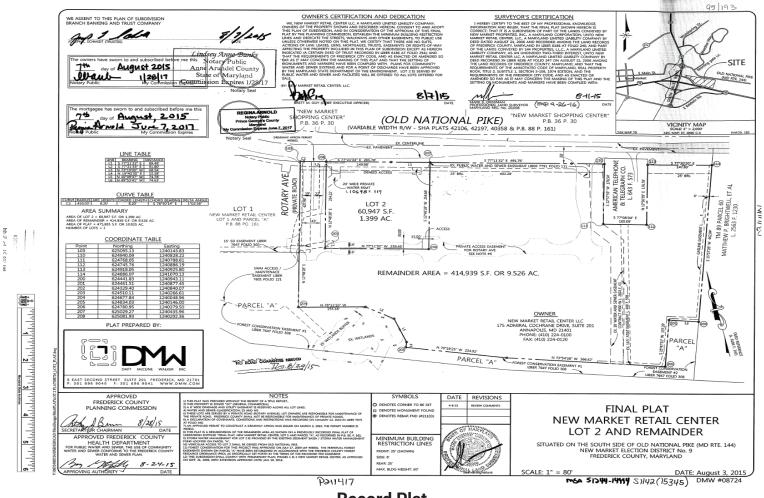
Concept Plan



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.



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.



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.

