

**COMMERCIAL
SALE**

**JUST
LISTED**



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614 S. PHILADELPHIA BLVD & 4 JAMES AVE
ABERDEEN, MD 21001

Fully Leased Corporate Precision Tune building + finished ½ acre
padsite next door and 3.28 acre rear parcel For Sale.





614 S. PHILADELPHIA BLVD, ABERDEEN 21001

4 JAMES AVE, ABERDEEN 21001

EXCLUSIVELY MARKETING BY

David Feazell of Garceau Realty, Commercial Realtor

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ABOUT PRECISION TUNE

Precision Tune Auto Service Station plus adjacent pad site located in Aberdeen, MD just 30 miles North of Baltimore City. Custom built by landlord for tenant in 2005, the property consists of a freestanding building with a Gross Leasable Area (GLA) of 3,289 square feet situated on a .84-acre lot zoned B3. Precision Tune occupies roughly 1/2 of this lot and the other 1/2 is a paved padsite ready to go for another free standing building of similar size. Precision Tune is paying \$82,039/yr on a corporately guaranteed, Double-Net (NN) lease with 4 years remaining on their 1st of (5) 5yr renewal options. (July 2029 expiration). They have 4 remaining options to renew with 15% increases or CPI whichever is less. The paved padsite next door to the Precision Tune is included and tenant-ready with utilities, curb cuts, and stormwater management in place. The lease is guaranteed by PTAC which is owned by parent company Icahn Automotive Group LLC.

Aberdeen as a city is the largest employer in Harford County MD. This Precision Tune is located near the intersection of South Philadelphia Blvd and James St and has an average daily traffic count of 34,000+ vehicles per day. The property is in an area with a population of over 45,600 people living within a five-mile radius. Major retail tenants and points of interest in close proximity include: 7-Eleven, McDonalds, Lidl, Walmart, Wawa, Royal Farms, Autozone, and Dominos Pizza. The property's corporate guarantee and strategic location make this Precision Tune an attractive investment opportunity.



ABOUT 4 JAMES AVENUE

4 James St is a 3.28 Acre B3 zoned piece of land directly behind the Precision Tune and adjacent lot. Stormwater management is in place. A developer can connect this large lot to the front padsite to create a large retail site with frontage & signage on Philadelphia Blvd.



PRIME LOCATION ON PHILADELPHIA RD



Precision
Tune
Auto Care



AVIS



M&T Bank



INVESTMENT HIGHLIGHTS

- Precision Tune and padsite on .84 acres plus 3.28 acre parcel in rear for a combined 4.12 Acres
- Both parcels zoned B3 which is the most permissive zoning in the City of Aberdeen
- Precision Tune is paying \$82,039 in rent annually NN
- The current pad site can be substantially enlarged by moving the SWM pond on site
- Landlord is responsible for roof, structure, and parking lot
- Located in Aberdeen, MD, 30 miles North of Baltimore
- Positioned at the Intersection of South Philadelphia Blvd and James St that has an Average Daily Traffic Count of over 34,000 Vehicles Per Day
- Major Retail Tenants & Points of Interest in Close Proximity Include: 7-Eleven, McDonald's, Lidl, Walmart, Wawa, Royal Farms, Autozone, and Dominos Pizza and many more
- In an Area with a Population of Over 45,600 People Living within a Five-Mile Radius



OFFERING HIGHLIGHTS

OFFERING:

PRICE: \$2,000,000

TENANT: Multiple

LEASE TYPE: NN

LEASE OPTIONS: 4 remaining renewal options, the lesser of 15% increases or CPI

LEASE EXPIRATION: JULY 2029

PROPERTY SPECIFICATIONS:

SQUARE FOOTAGE: 3,289

LAND AREA: 4.12 total combined acres

ADDRESS: 614 S. Philadelphia Blvd & 4 James Ave, Aberdeen 21001

YEAR BUILT: 2005

OWNERSHIP: Fee Simple

ZONING: B3



ABOUT PRECISION AUTO CARE

Icahn Automotive, a subsidiary of Icahn Enterprises, acquired Precision Auto Care, Inc., the parent company of Precision Tune Auto Care, in 2017. The acquisition added over 320 corporate-owned and franchised Precision Tune service locations to Icahn's growing network, which also includes Pep Boys and Auto Plus. This move was part of a strategy to expand Icahn Automotive's presence in the automotive aftermarket, providing both parts and service directly to customers. The independently owned and operated auto service centers providing routine automotive maintenance and repair throughout the continental U.S. and around the world in Nigeria, Oman, Portugal, Mexico and Taiwan. Franchising domestically since 1977 and internationally since 1990, Precision Tune Auto Care today offers a one-stop-shop specializing in diagnostics, factory scheduled maintenance and car repair services.



DEMOGRAPHICS

2021 ESTIMATE

	1 MILE	3 MILES	3 MILES
TOTAL POPULATION	7,615	25,534	48,277
TOTAL HOUSEHOLDS	2,857	9,456	18,184
AVERAGE HH INCOME	\$77,700	\$71,378	\$81,882

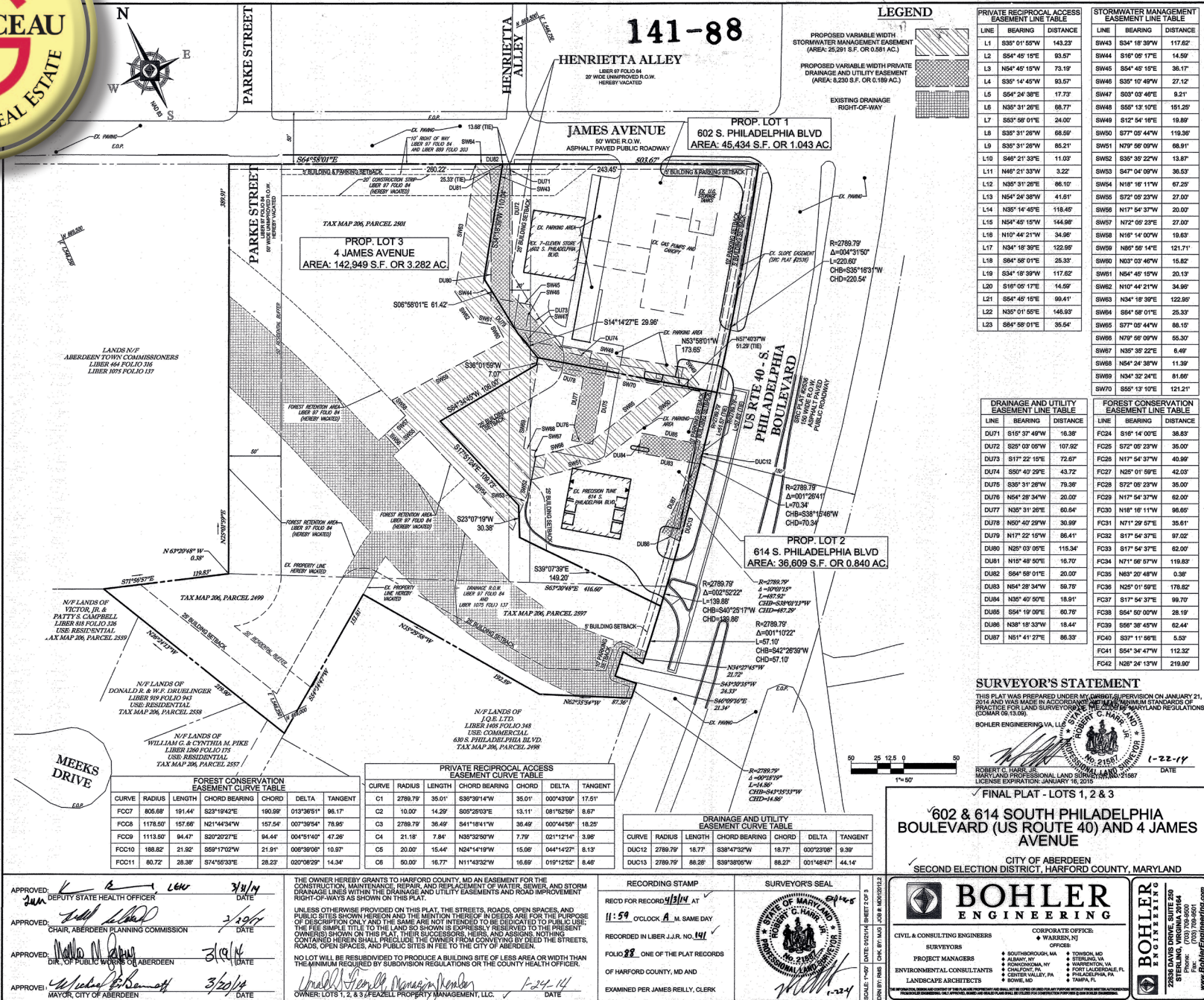


AREA OVERVIEW

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Major retail tenants and points of interest in close proximity include: 7-Eleven, McDonald's, Lidl, Walmart, Wawa, Royal Farms, Autozone, and Dominos Pizza.





HARFORD COUNTY CLERK OF COURT (SUBDIVISION PLATS, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 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