

**Hot
New
Pricing!**



3129 Marshall Hall Road
Bryans Road, MD 20616



SVN | Providence Realty Advisors is pleased to offer for sale the fee simple interest in three retail buildings in a mixed-use shopping center in Bryans Road, Maryland. Located at the signalized intersection of Indian Head Highway and Marshall Hall Road, the two retail buildings total 67,984 square feet and are anchored by Dollar General, which has been in occupancy since 1992. The buildings are presently 83% occupied, with 10,630 square feet available for lease in four spaces. The remaining land parcels include a new CubeSmart, a soon-to-be-constructed AutoZone, a planned 88-unit apartment building, an urgent care medical facility, and other uses.

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**New Sale
Price:
\$6,595,000**

The Offering	
Asking Price	\$6,595,000
Cap Rate	9.5% on in place income
2024 Projected NOI	\$629,803
Rentable Area	67,984 sf
Year Built / Renovated	Approx. 1980 / 2016-2017
Land Units in Offering	2B and 3

