

2000 N FOREST PARK



Royal Farms Development Opportunity
New Development with Existing Income and Surplus Land

Confidential Offering Memorandum

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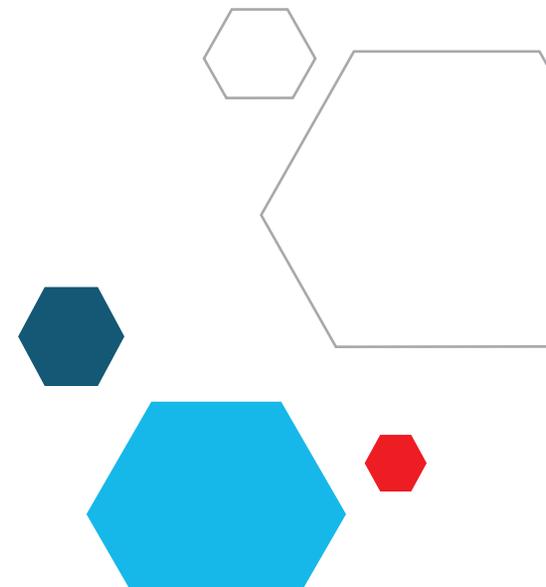
The Property is being marketed as a “Principals-Only” offering and any broker representing a potential purchaser or investor is advised to look to its client for any and all compensation in the event of a closed transaction



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EXECUTIVE SUMMARY

Cushman and Wakefield is pleased to present for sale a 3.4 acre retail development opportunity featuring a newly built Royal Farms convenient store, gas station as well as a newly renovated retail center including Subway . The total NNN income of the offering is over \$300K. The site includes 1.6+/- acres of additional C-2 retail zoned land to complete this uniquely situated retail corner. The property is situated at the high traffic count, lighted intersection of Windsor Mill Road and North Forest Park. Not only is this the only retail servicing the Kernan Hospital directly

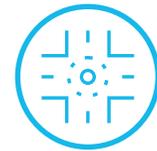
across the street, it is also one of the main commuter arteries servicing the Woodlawn business district. This employment hub is home to over 100K government jobs including the headquarters of, CMS, SSA, and HHS just to name a few. All employees in the West Baltimore area are funneled through this intersection on their daily commute creating a bottleneck to benefit all local retail sales. The subject property is situated less than a half mile from the I-70 on ramp and less than 2 miles from I-695 making the property the ideal retail location.



INVESTMENT HIGHLIGHTS



Proximity to Major Employers of Woodlawn Community including Several Government and Private Businesses



High traffic count lighted intersection



Access to i-695 and i70



National credit tenants



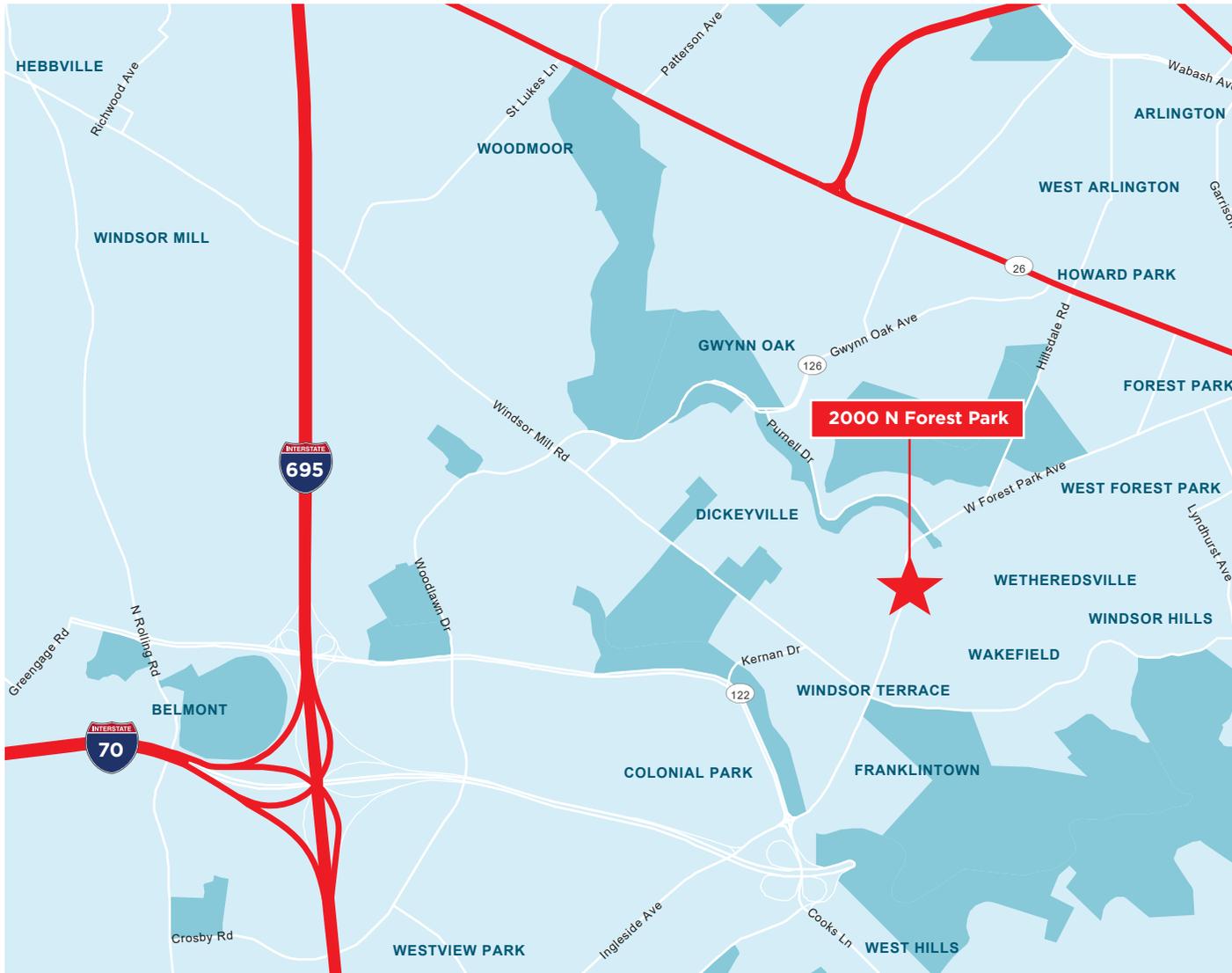
PROPERTY OVERVIEW

PROPERTY SUMMARY

Address	2000 N Forest Park Ave, Baltimore, MD 21207
Submarket	Greater Woodlawn
Zoning	C-2
Year Built/Renovated	2020 For Royal Farms 2023 Hillsdale Square Renovation
Sq. Ft	20,000+/- SF Between 6 Buildings
Total Acreage	3.4 Acres



LOCATION & MARKET OVERVIEW



Retail in the Suburban West Baltimore Vacancy in the Baltimore Northwest retail submarket been fairly steady over the past 12 months.

Within this submarket, General Retail is the largest subtype, with 3.5 million SF in this category.

Rents are around \$23.00/SF, which is a 3.2% increase from where they were a year ago. In the past three years, rents have increased a cumulative 6.4%.

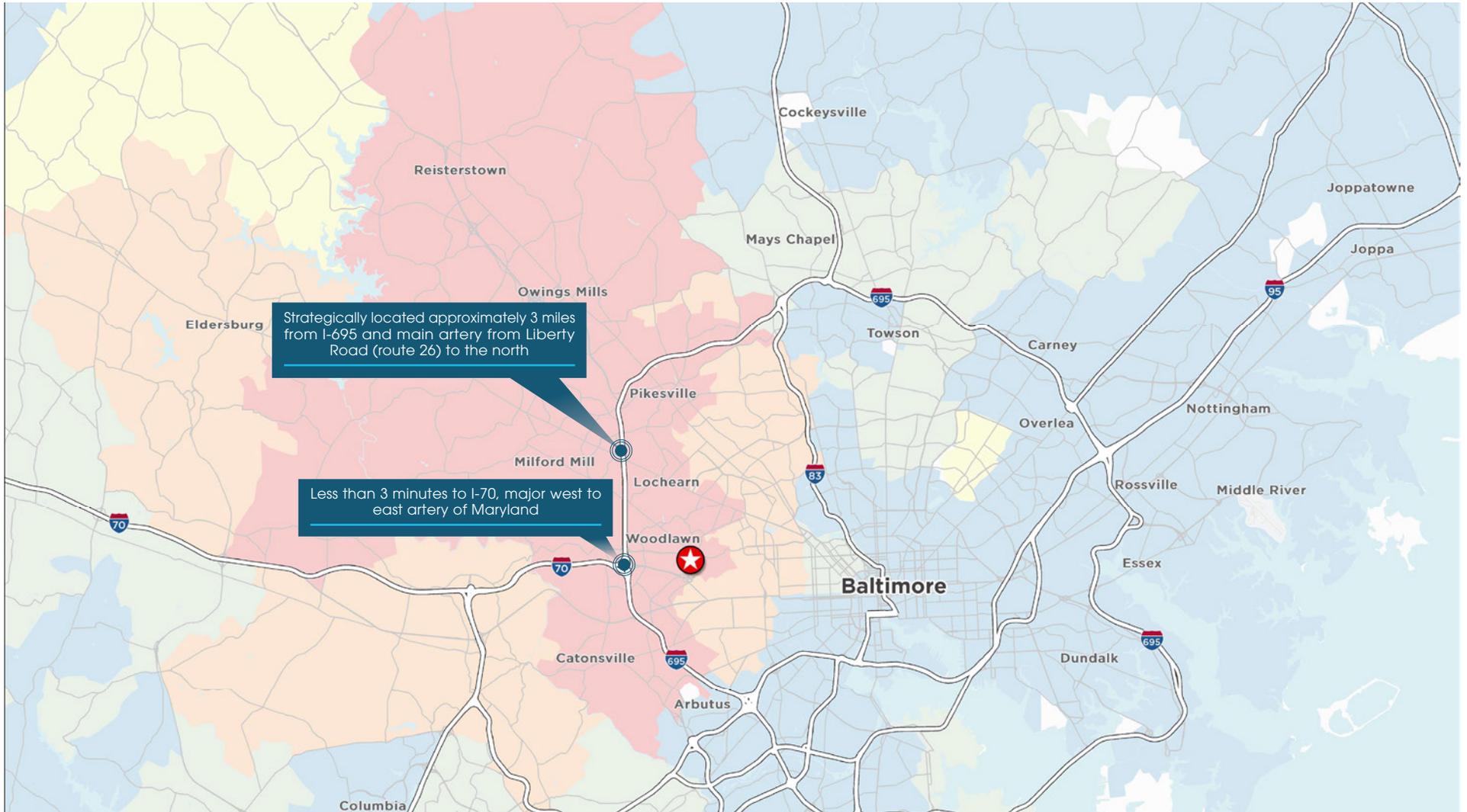
There is nothing currently under construction. In the past 12 months, 26 sales have taken place. Sales have averaged \$75/SF, and the estimated value for the submarket as a whole is \$171/SF.

Over the past three years, there have been 119 sales, which have traded for approximately \$148 million. During this time, the market cap rate for Baltimore Northwest has remained at 7.6%.



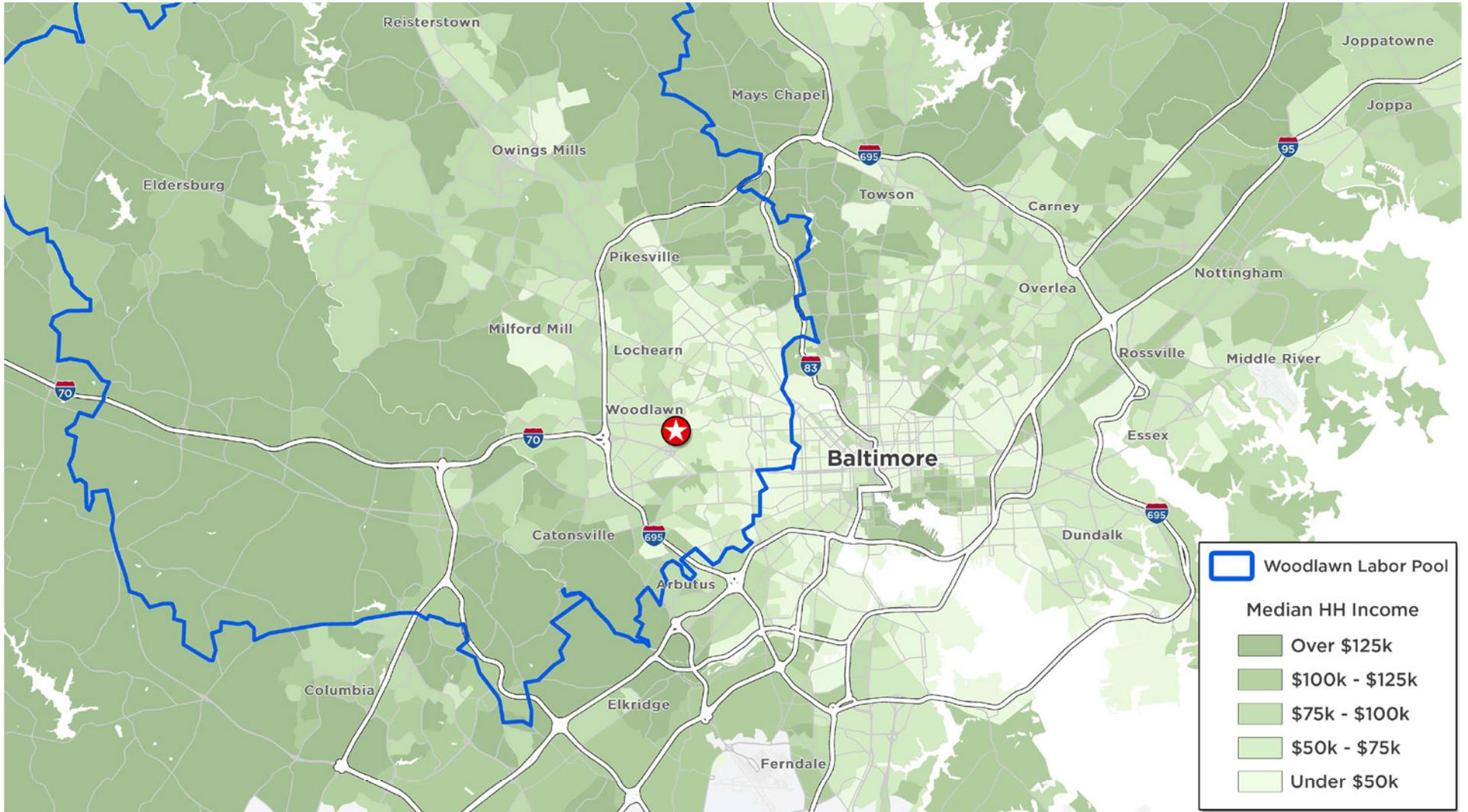
LOCATION & MARKET OVERVIEW

COMMUTE MAP



LOCATION & MARKET OVERVIEW

HIGH INCOME COMMUTING HUB



LOCATION & MARKET OVERVIEW

MAJOR EMPLOYERS



TENANT SUMMARY

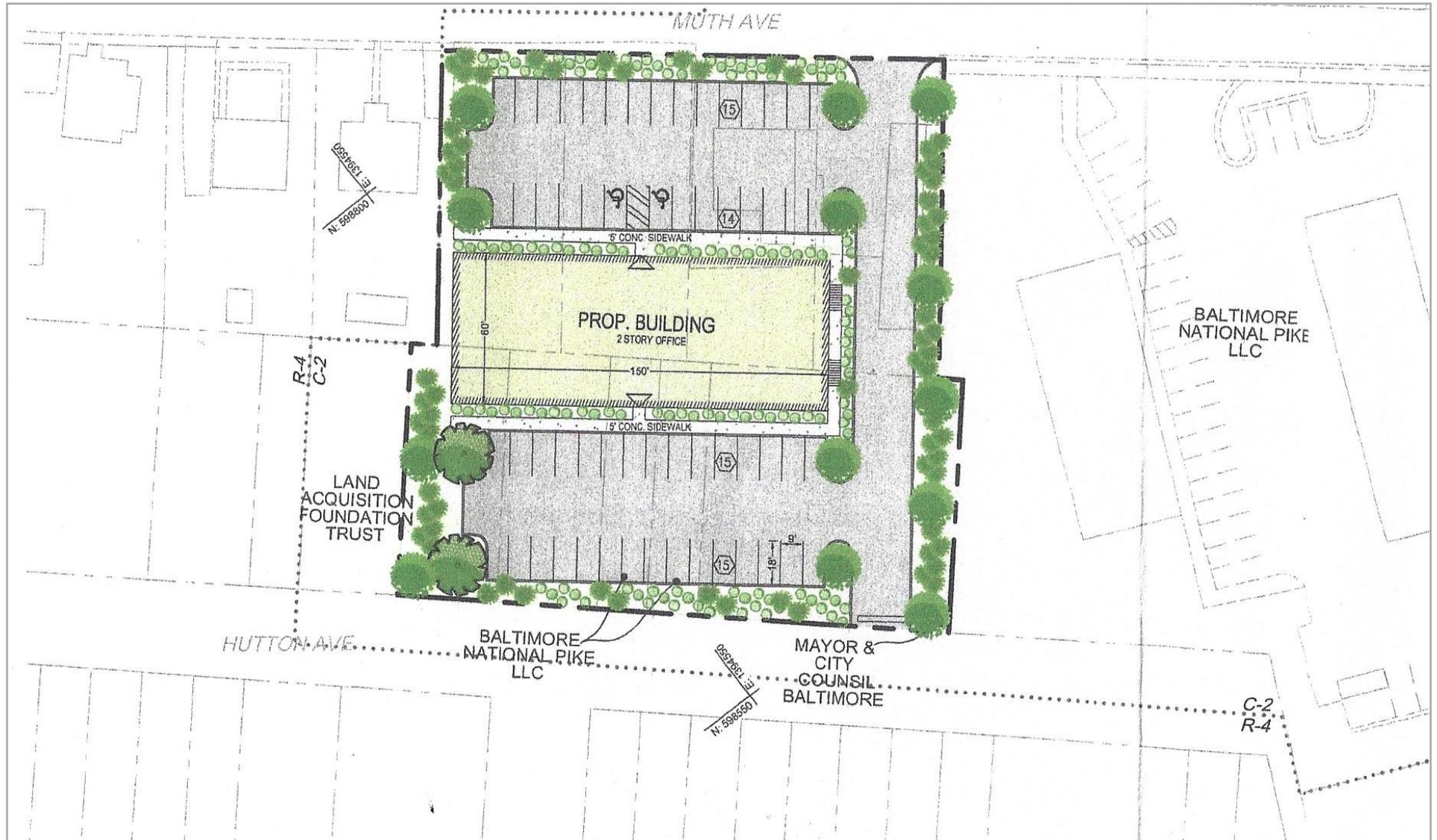
EBERHART FOREST PARK & WINDSOR MILL ROAD

TENANT	ADDRESS	EBERHART OWNED PARCEL	ACREAGE	BUILDING SIZE	ANNUAL RENT	NNN LEASE	LEASE EXPIRATION	ZONING	NOTES
Royal Farms	2000 N Forest Park Ave	28-04-8415-016	1.65 acres	4,684rsf	\$216,000.00	Yes	9/1/2040	C2	10% Increase at 11th year
	Hilldale Square	28-04-8415-010	.46 acres	5,976rsf					
Subway	5209 Windsor Mill Road				\$44,000.00	Yes	TBD	C2	
Nails Spot	5209 Windsor Mill Road				\$84,000.00	Yes	TBD	C2	
Vacant	5209 Windsor Mill Road				\$-	TBD	TBD		
A Taste of Africa	5213 Windsor Mill Road, Gwyn Oak MD	28-04-8415-025	.14 acres	TBD	\$24,000.00	Yes		C2	
African Braiding	5209 Muth Ave, Gwyn Oak MD			TBD	\$18,000.00	Yes		C2	
	5207-5211 Muth Ave.		1.149 acres	TBD	-	No		C2	



PROPOSED BUILDING PLAN

NEW BUILDING CONSTRUCTION AFTER DEMOLITION OF EXISTING STRUCTURE



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