

# 11750 BUSINESS PARK DRIVE

WALDORF, MD 20601

FOR  
SALE



*Innovative  
Properties*

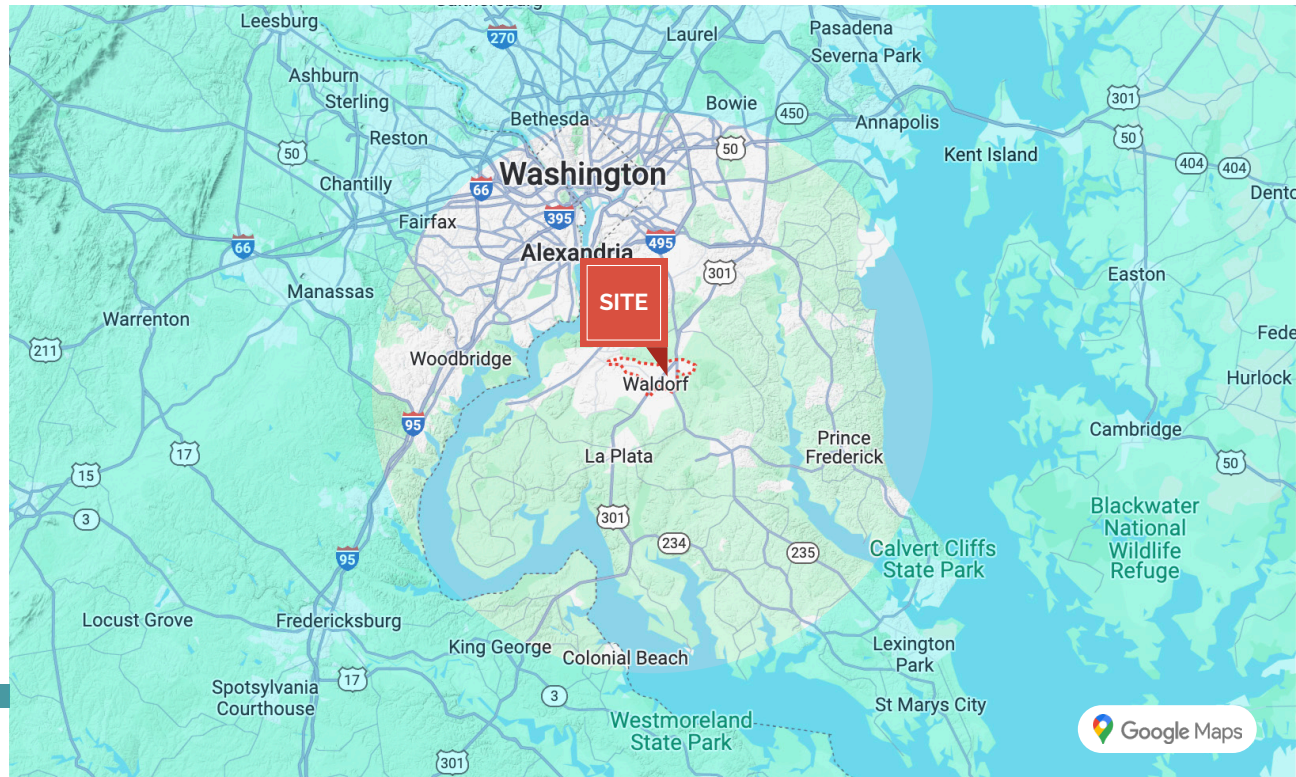
# PROPERTY OVERVIEW

## Highlights

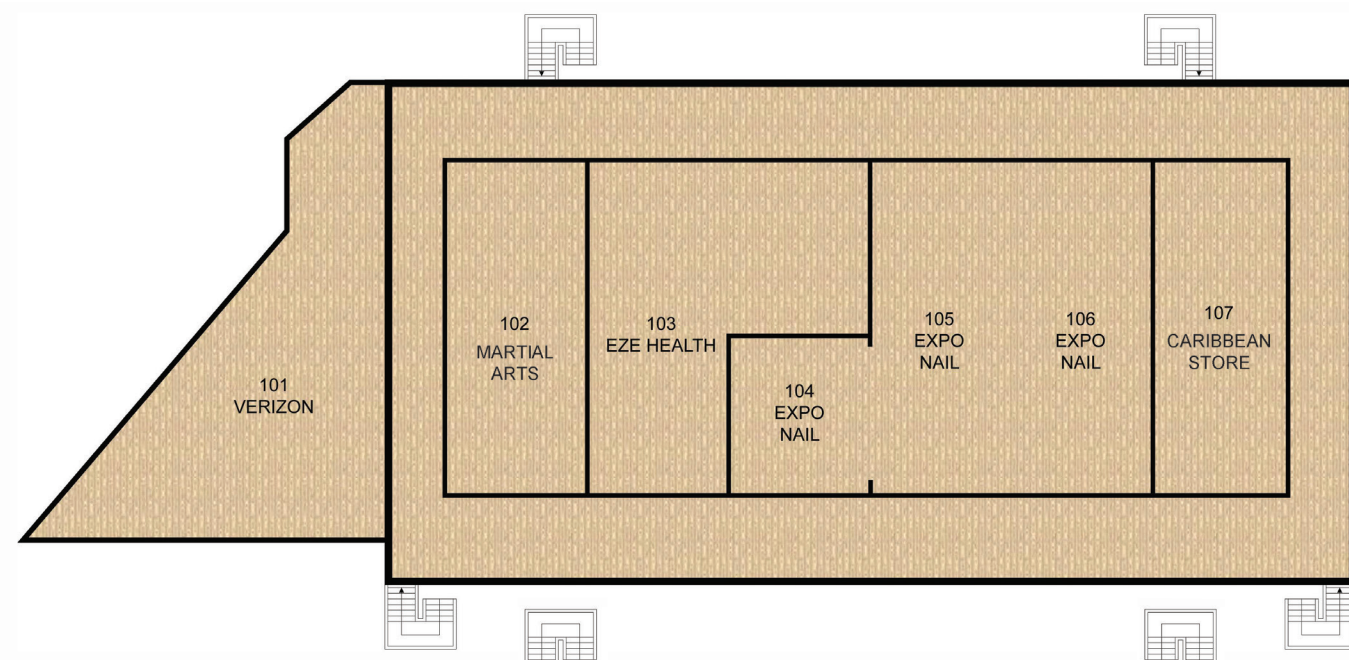
- 2-Story, mixed use Retail/Office Building with prime front-age and exposure on Rt. 301 in Waldorf, Maryland.
- 100% leased building.
- Elevator building, exterior walkways on the front and rear of building, provides flexibility for Tenant layouts.
- Abundant surface parking in the front and rear, along with rear auxiliary lot.
- New Tenants – Verizon Wireless, Marital Arts, and Caribbean Store



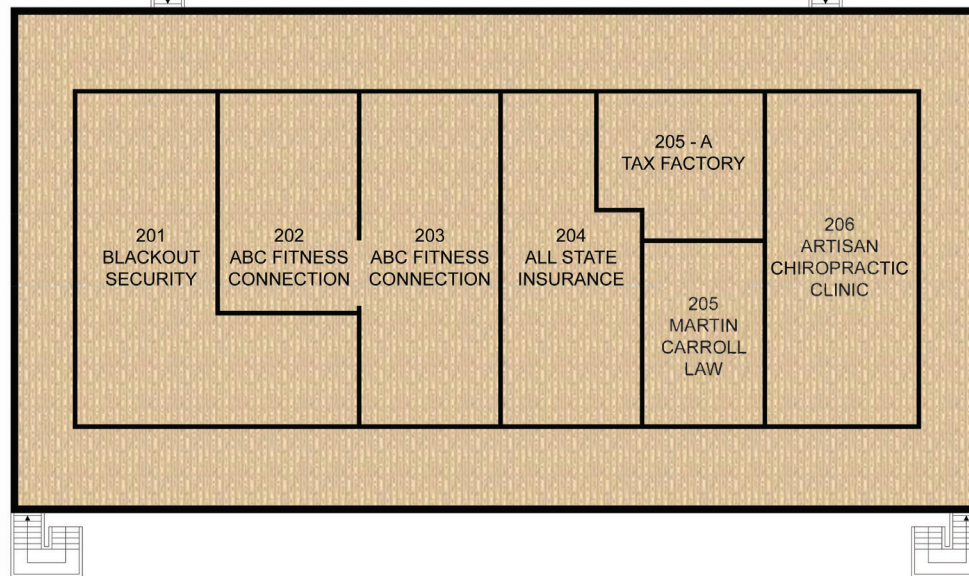
BUILDING SIZE	21,472 SF
LOT SIZE	1.58 ACRES (PAVED)
ZONING	CC (COMMUNITY COMMERCIAL)
TRAFFIC COUNT	59,975 CARS PER DAY (ON RT. 301)
NOI	\$316,028.00 (BUDGETED FOR 2025)
SALES PRICE	\$5,000,000



# FLOOR PLAN



1ST FLOOR



2ND FLOOR

# FINANCIAL OVERVIEW

Waldorf Business Center  
11750 BUSINESS PARK DRIVE, WALDORF, MD 20601

2022-2024 Income/Expenses | 2025-2027 Budget

(based on 10mo avg)							
CODE	CATEGORY/DESCRIPTION	2022 (ACTUAL)	2023 (ACTUAL)	2024 (ACTUAL)	2025 (BUDGET)	2026 (BUDGET)	2027 (BUDGET)
<b>INCOME</b>							
501	Rent	\$ 330,841	\$ 351,944	\$ 327,470	\$ 433,897	\$ 446,914	\$ 460,321
	Vacancy Rate (5%)					\$ 11,173	\$ 11,508
	<b>TOTAL INCOME</b>	<b>\$ 330,841</b>	<b>\$ 351,944</b>	<b>\$ 327,470</b>	<b>\$ 433,897</b>	<b>\$ 435,741</b>	<b>\$ 448,813</b>
<b>EXPENSES</b>							
609	Electric	\$ 2,508	\$ 2,282	\$ 2,154	\$ 2,240	\$ 2,330	\$ 2,400
610	Water/Sewer	\$ 560	\$ 491	\$ 532	\$ 553	\$ 575	\$ 593
611	Telephone/Internet	\$ 725	\$ 750	\$ 712	\$ 740	\$ 770	\$ 793
612	Refuse Removal	\$ 11,605	\$ 12,204	\$ 12,478	\$ 12,977	\$ 13,496	\$ 13,901
613	Elevator Contract	\$ 3,970	\$ 4,134	\$ 4,277	\$ 4,448	\$ 4,626	\$ 4,765
614	Janitorial	\$ 5,640	\$ 6,540	\$ 5,730	\$ 5,959	\$ 6,198	\$ 6,383
615	Grounds Maintenance	\$ 6,760	\$ 9,585	\$ 8,235	\$ 750	\$ 750	\$ 773
616	Repairs & Maintenance	\$ 23,408	\$ 33,706	\$ 43,705	\$ 21,500	\$ 24,000	\$ 24,720
617	Management Fees	\$ 16,542	\$ 17,597	\$ 16,374	\$ 21,695	\$ 22,346	\$ 23,016
618	Real Estate Taxes	\$ 30,131	\$ 31,017	\$ 34,177	\$ 35,886	\$ 37,680	\$ 38,811
619	Insurance	\$ 8,914	\$ 9,700	\$ 8,686	\$ 9,120	\$ 9,576	\$ 9,864
620	Accounting	\$ 1,800	\$ 1,800	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,060
	<b>TOTAL EXPENSES</b>	<b>\$ 112,562</b>	<b>\$ 129,806</b>	<b>\$ 139,059</b>	<b>\$ 117,869</b>	<b>\$ 124,347</b>	<b>\$ 128,078</b>
	<b>TOTAL INCOME less EXPENSES</b>	<b>\$ 218,279</b>	<b>\$ 222,138</b>	<b>\$ 188,411</b>	<b>\$ 316,028</b>	<b>\$ 311,394</b>	<b>\$ 320,736</b>

## Income

- 2024** Lowerer income is due to 102 and 107 vacancy and replacement of Tenants - 101, 202A. Both at higher rents.
- 2025** Increase in rent is due to, new tenants in 101, 102, 107 & 202A.

## Capital Improvements

- 2021** 1 HVAC Unit Replacement
- 2022** 1 HVAC Unit Replacement
- 2023** 3 HVAC Rooftop Unit Replacement
- 2024** Structural Balcony replacements, 2 HVAC unit replacement, 101 roof replacement



# INTERIOR PHOTOS: SUITE 102



# FOR MORE INFO CONTACT



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