

# BELAIR CROSSING

5960 Belair Road  
Baltimore, MD 21206

**NOW AVAILABLE**



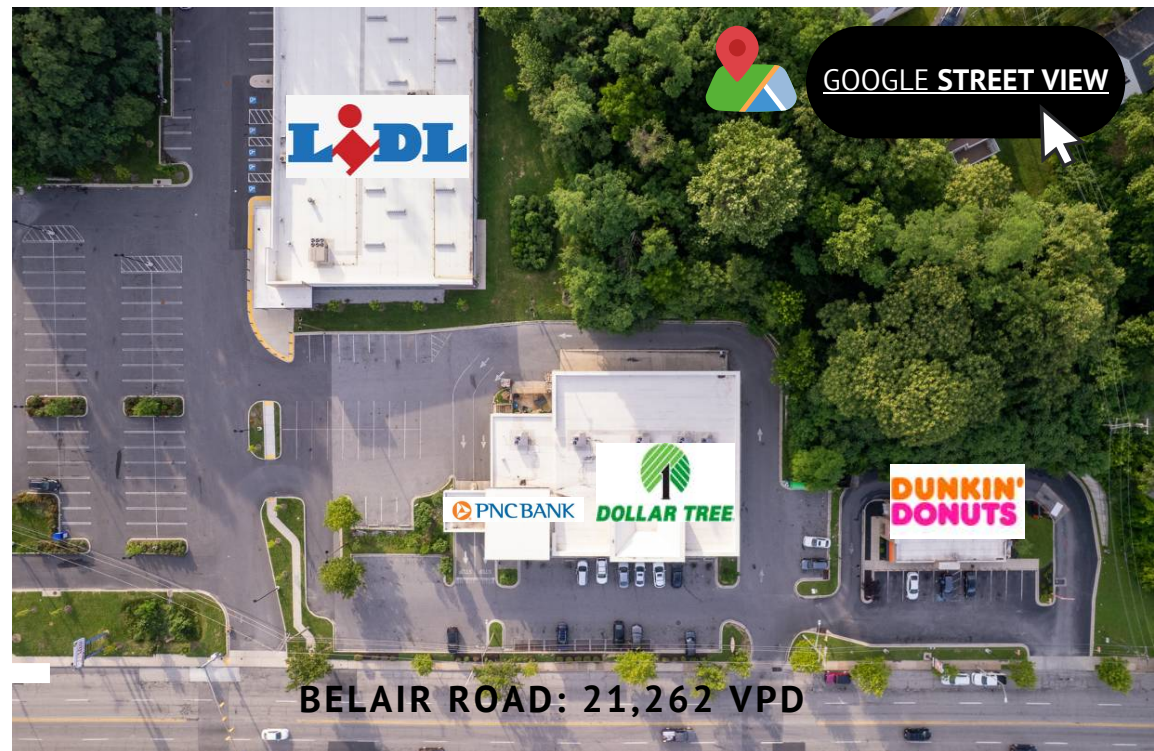


# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 12,800 SF shadow-anchored retail center with corporately guaranteed, national credit tenants
- Located at signalized intersection
- Close proximity to I-695/Baltimore Beltway (163,922 VPD)

ADDRESS	5960 BELAIR ROAD BALTIMORE, MD 21206
PRICE	\$4,050,000
NOI	\$265,200
CAP RATE	6.55%
SQUARE FOOTAGE	12,800 SF
OCCUPANCY	100%
YEAR CONSTRUCTED	2015
PARCEL NUMBER	26-03-5965-002



# INVESTMENT SUMMARY

**CRE**ative Solutions is pleased to exclusively present for sale the offering of the fee simple interest in Belair Crossing, a shadow-anchored, newly constructed 12,800 SF retail center located in Baltimore City, Maryland.

To accommodate a growing retail market, the center was 100% pre-leased to PNC and Dollar Tree prior to its construction in the Fall of 2015.

*Both tenants have recently executed their first Five-Year renewal option after a successful 10-year initial term.*

Purpose-built as a Community Reinvestment Act (CRA) development, this PNC branch is an integral part of the community at large. The CRA, enacted in 1977, requires the Federal Reserve to serve the needs and convenience of the communities in which they are chartered to do business.

The Property also enjoys the benefits of its co-tenancy with Dunkin and the newly constructed and anticipated LIDL Supermarket.

Belair Crossing is located on Belair Road (21,262 VPD), also known as US Route 1, a major north-south Highway that runs from Florida to Maine.

In Maryland, US-1 connects Baltimore City to the northern Baltimore suburbs. Located approximately 5 miles from downtown Baltimore, the property is situated in an extremely dense residential market with over 169,000 people living within 3 miles of the property. Additionally, the property is located 2 miles south of I-695, also known as the Baltimore Beltway (163,922 VPD).

PRICE:  
**\$4,050,000**

NOI:  
**\$265,200**

CAP RATE:  
**6.55%**



# PROPERTY PHOTOS

[CLICK TO VIEW DRONE  
FOOTAGE](#)



# TENANT OVERVIEW



## DOLLAR TREE INC.

**\$17.58 B | 16,000+**

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**Revenue      US Locations**

Dollar Tree, Inc. (NASDAQ: DLTR) is a publicly traded Fortune 200 company and one of the largest discount variety retailers in North America. Founded in 1986 and headquartered in Chesapeake, Virginia, the company has evolved from a single-price-point model to a broader multi-price strategy while maintaining its value-driven identity. Dollar Tree operates more than 16,000 stores across the United States and Canada under the Dollar Tree and Family Dollar banner. With over 200,000 employees, the company offers a wide range of products including household goods, groceries, seasonal items, and personal care products.

## PNC BANK

**\$33.86 B | 2,200+**

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**Revenue      US Locations**

The PNC Financial Services Group, Inc. (NYSE: PNC) is one of the largest diversified financial services institutions in the United States, offering retail banking, corporate and institutional banking, asset management, and residential mortgage services. Founded in 1845 and headquartered in Pittsburgh, Pennsylvania, PNC operates in more than 28 states and the District of Columbia, with a growing national footprint supported by digital banking capabilities.



**Clean House Recycling**

Clean House Recycling provides attractive, clean collection bins in parking lots of neighborhood shopping centers. Their process prevents hundreds of thousands of pounds of shoes and clothing from entering area landfills and provides people in other countries with clean, warm clothing that would otherwise be considered trash.



# LEASE SUMMARY: DOLLAR TREE

LEASE ABSTRACT			
<b>Tenant</b>	Dollar Tree	<b>Net Operating Income</b>	\$155,000
<b>Lease Guarantor</b>	Dollar Tree Stores, Inc	<b>Increases</b>	\$1/SF
<b>Lease Type</b>	Triple Net	<b>Options</b>	(2) Five-Year Options
<b>Roof &amp; Structure</b>	Landlord Responsible	<b>Building Area</b>	10,000 SF
<b>Commencement</b>	12/03/2015	<b>Expense Recovery</b>	NNN + 5% Admin
<b>Lease Expiration</b>	01/31/2031	<b>Option to Terminate</b>	No
<b>Lease Term</b>	5 Years	<b>Option to Purchase</b>	No
<b>Term Remaining</b>	5 Years	<b>Right of First Refusal</b>	No

Initial Lease Term/Options				
Lease Year	Monthly Rent	Annual Rent	Rent PSF	Increases
1 - 10	\$12,083.33	\$145,000.00	\$14.50	-
<b>11 - 15</b>	<b>\$12,916.67</b>	<b>\$155,000.00</b>	<b>\$15.50</b>	<b>\$1 PSF</b>
16 - 20	\$13,750.00	\$165,000.00	\$16.50	\$1 PSF
21 - 25	\$14,583.33	\$175,000.00	\$17.50	\$1 PSF

# LEASE SUMMARY: PNC BANK

LEASE ABSTRACT			
<b>Tenant</b>	PNC	Net Operating Income	\$107,800.00
<b>Lease Guarantor</b>	PNC Bank, National Association	Increases	10%
<b>Lease Type</b>	Triple Net	Options	(2) Five Year Options
<b>Roof &amp; Structure</b>	Landlord Responsible	Building Area	2,800 SF
<b>Commencement</b>	03/01/2016	Expense Recovery	NNN + 5% Admin
<b>Lease Expiration</b>	02/28/2031	Option to Terminate	No
<b>Lease Term</b>	5 Years	Option to Purchase	No
<b>Term Remaining</b>	5 Years	Right of First Refusal	No

Initial Lease Term/Options				
Lease Year	Monthly Rent	Annual Rent	Rent PSF	Increases
1 - 5	\$8,166.66	\$98,000.00	\$35.00	-
6 - 10	\$8,983.33	\$107,800.00	\$38.50	
<b>11 - 15</b>	<b>\$8,983.33</b>	<b>\$107,800.00</b>	<b>\$38.50</b>	
16 - 20	\$9,881.66	\$118,580.00	\$42.35	10%
21 - 25	\$10,869.83	\$130,438.00	\$46.59	10%

# LEASE SUMMARY: CLEAN HOUSE RECYCLING

LEASE ABSTRACT		
Tenant	Clean House Recycling	
Lease Type	Gross	
Commencement	06/01/2019	
Lease Expiration	MTM	
NOI	\$2,400	



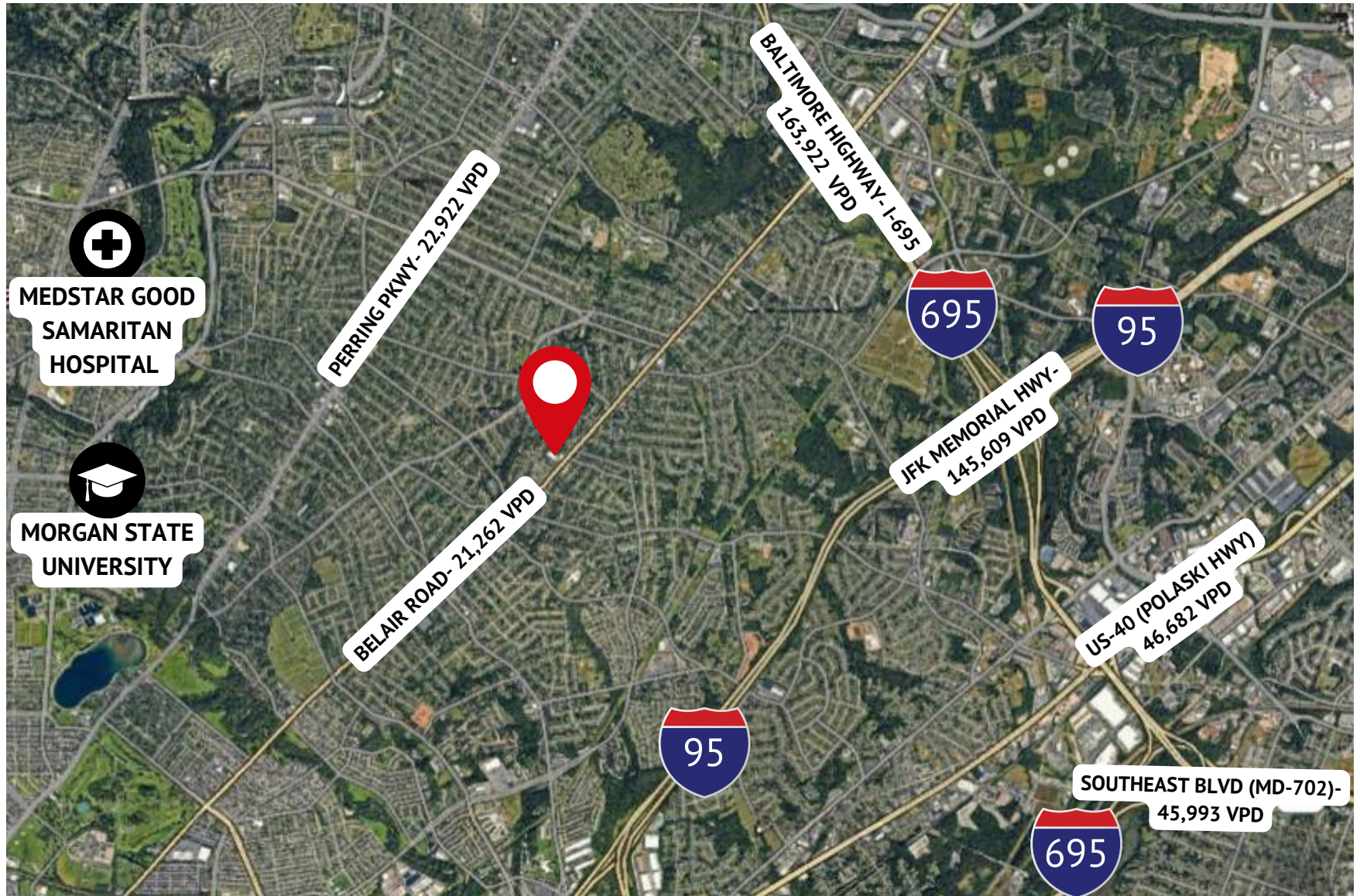


# LOCAL AERIAL





# REGIONAL AERIAL





# DEMOGRAPHIC OVERVIEW | 2024



RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



20,744

153,793

456,842

## MEDIAN HOUSEHOLD INCOME



\$77,235

\$64,810

\$65,681

## NUMBER OF HOUSEHOLDS



7,993

61,350

185,361

## MEDIAN HOME VALUE



\$191,451

\$202,455

\$231,909

## AVERAGE AGE



41

40

39

# FOR MORE INFORMATION:



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**BROKER**

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**CREative**  
— SOLUTIONS —

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