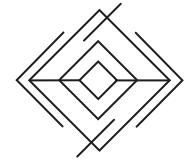


MULTI-TENANT STRIP CENTER

Investment Opportunity



BRANDYWINE
VILLAGE

Fronting Crain Hwy (100,400 VPD) | Across From Brandywine Crossing (231,000+ SF Retail Center)



15805 Crain Highway

BRANDYWINE MARYLAND

ACTUAL SITE

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



ANDREW FALCON

EVP & Managing Principal

National Net Lease

andrew.fallon@srsre.com

D: 703.787.4733 | M: 202.286.1542

1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

VA License No. 0225193951

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First Vice President

National Net Lease

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1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

FL license No. SL3430880



INVESTMENT SUMMARY



SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a 100% occupied, multi-tenant retail center located along U.S. Highway 301 in Brandywine, Maryland. The property features a strong tenant mix of e-commerce-resistant retailers focused on food and essential services, each operating under NNN lease structures. These leases minimize expense leakage and ensure predictable, long-term cash flow for future ownership. In addition, the investment includes income generated from an on-site signage installation, providing an additional revenue stream. Recently constructed with modern architecture and high-quality materials, the center requires minimal near-term capital expenditures.

The subject property benefits from excellent visibility and access along U.S. Highway 301, which sees over 104,100 vehicles per day. A prominent pylon sign and dedicated ingress/egress enhance exposure and convenience, driving consistent customer traffic from both daily commuters and local residents. Strategically positioned across from Brandywine Crossing, a 231,000+ square foot power center anchored by Safeway, Xscape Theatres, Marshalls, and CarMax, the property enjoys strong cross-shopping synergy and sustained consumer demand generated by leading national tenants. The surrounding trade area is both affluent and growing, with more than 66,400 residents and 27,700 employees within five miles. Notably, the average household income within one mile is \$174,268, underscoring the area's affluence and further strengthening the property's appeal to high-quality tenants. This combination of durable income, strong demographics, and strategic location makes the offering a premier investment opportunity.

SITE OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$11,179,000
Net Operating Income	\$670,731
Cap Rate	6.00%
Tenants	Navy Federal Credit Union Hangry Joe's Jersey Mike's Zips Cleaners Diondre Venable, DDS, LLC Pizza Hut Fresh Green Tropical Smoothie

PROPERTY SPECIFICATIONS

Total Rentable Area	15,550 SF
Land Area	2.01 Acres
Property Address	15805 Crain Highway Brandywine, Maryland 20613
Year Built	2023
Parcel Number	11-5591967
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



100% Occupied | NNN Leases | Additional Signage Revenue | Recently Constructed

- Fully leased, multi-tenant street-front retail center featuring a strong mix of e-commerce-resistant tenants focused on food and essential services.
- All tenants operate under NNN lease structures, minimizing expense leakage and ensuring predictable cash flow for future ownership.
- The offering includes income from an on-site signage installation, providing an additional revenue stream.
- Recently constructed with modern architecture and high-quality materials, the property requires minimal near-term capital expenditures.

Excellent Visibility & Access | Direct Access to U.S. Hwy 301 (104,100 VPD)

- Strategically positioned along U.S. Highway 301, which sees over 104,100 vehicles per day, the property enjoys high visibility and outstanding exposure.
- Enhanced by a prominent pylon sign and dedicated ingress/egress, the site offers seamless access for daily commuters and local shoppers alike.

National Tenant Presence | Directly Across from Brandywine Crossing

- Ideally located across from Brandywine Crossing, a 231,000+ SF power center anchored by Safeway, Xscape Theatres, Marshalls, and CarMax.
- The strong national tenant presence drives continuous customer traffic and creates powerful cross-shopping synergy for the subject property.

Strong Demographics | Affluent Trade Area

- The 5-mile trade area is home to more than 66,400 residents and 27,700 employees.
- Within a 1-mile radius, the average household income is a robust \$174,268, highlighting the area's affluence and its appeal to high-quality retail tenants.



PROPERTY OVERVIEW



LOCATION



Brandywine, Maryland
Prince George's County
Washington D.C.-Baltimore-Arlington MSA

ACCESS



Crain Highway/U.S. Highway 301: 1 Access Point

TRAFFIC COUNTS



Crain Highway/U.S. Highway 301: 100,400 VPD

IMPROVEMENTS



There is approximately 15,550 SF of existing building area

PARKING



There are approximately 87 parking spaces on the owned parcel.
The parking ratio is approximately 5.44 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 11-5591967
Acres: 2.01
Square Feet: 87,468

CONSTRUCTION



Year Built: 2023

ZONING



Transit-Oriented/Activity Center

ELION
LOGISTICS PARK DC

ELION LOGISTICS PARK DC
270 ACRE INDUSTRIAL PARK
3M SF PROPOSED

BRANDYWINE CROSSING



100,400
VEHICLES PER DAY

CARMAX

Cheddar's
SEASIDE KITCHEN



CAROLINA
Kitchen

JOYLAND
A Kid's Indoor Play & Party

TIMOTHY BRANCH DR.

ubreakifix.
by asurion

CRAIN HWY.

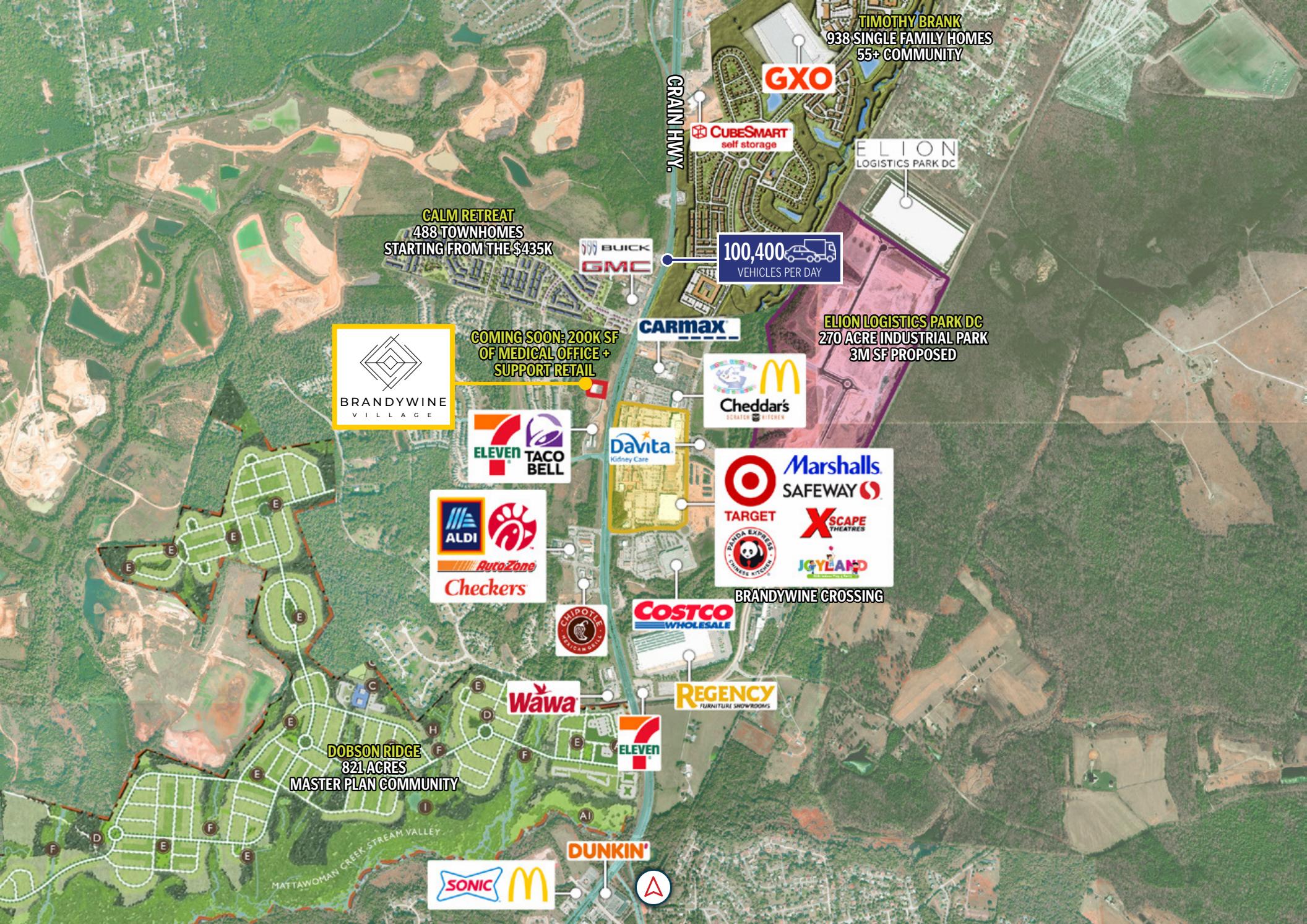
COMING SOON: 200K SF
OF MEDICAL OFFICE +
SUPPORT RETAIL



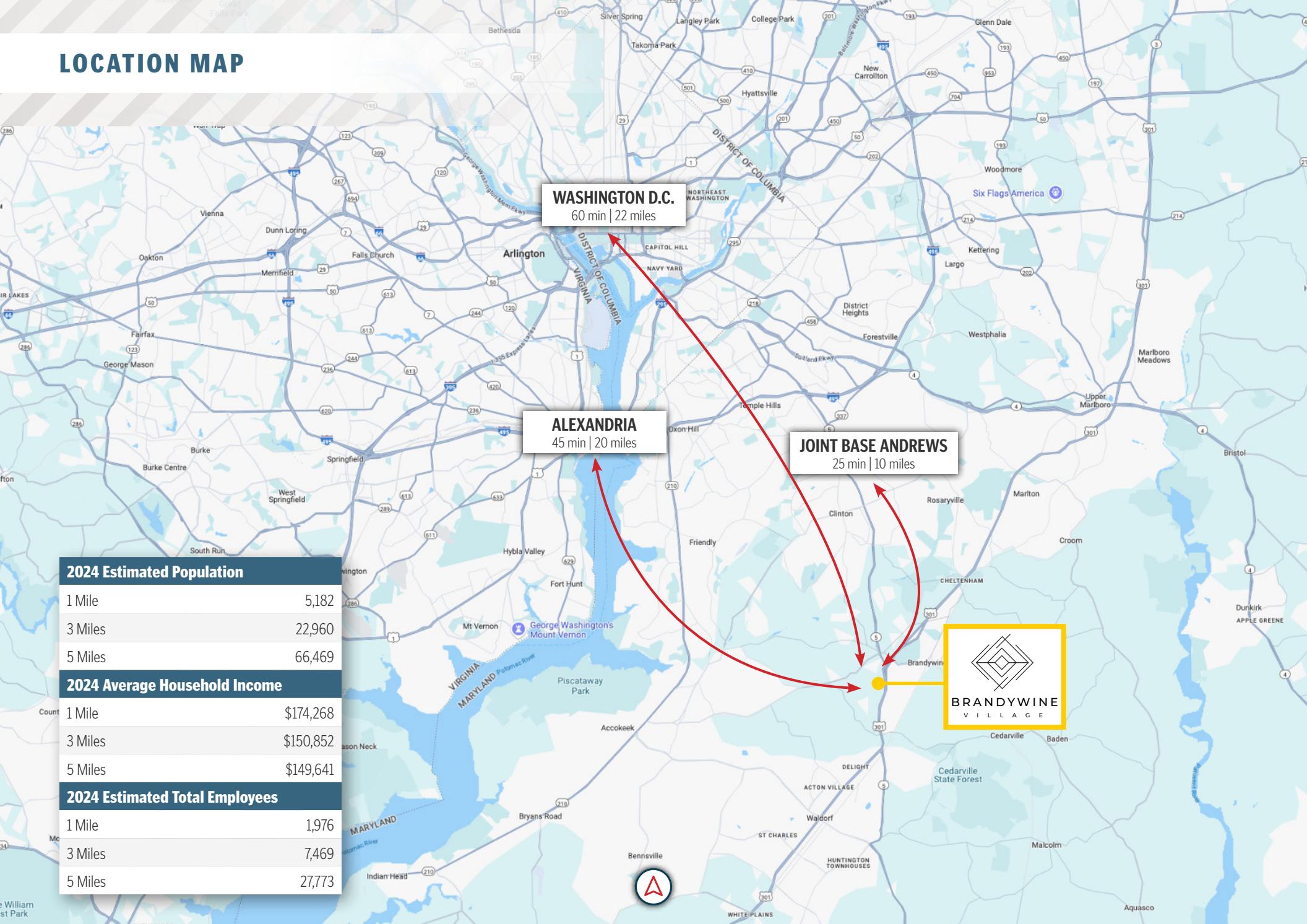
BRANDYWINE
VILLAGE

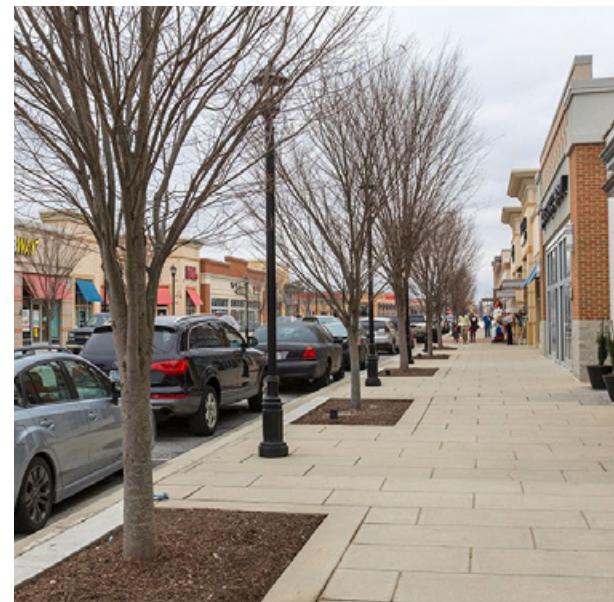






LOCATION MAP





BRANDYWINE, MARYLAND

Brandywine is a CDP located in Prince George's County, Maryland. It has a 2025 population of 10,930. For much of its history, the community of Brandywine, originally built along the Baltimore and Potomac Railroad, served little purpose beyond being a train stop and farming village. As of 2024, there were numerous townhouse communities in development, and the expectation is for Brandywine to grow into a much larger Washington-area suburb in the coming years, considering the ample land and the local housing market.

The Southern Area Aquatics and Recreation Complex in Brandywine is considered Prince George County's first multigenerational recreation center, with amenities that appeal to all ages. The complex features a fitness center, two high-school-sized gymnasiums, a lane pool, a plunge pool and a spa pool. To the southeast is Cedarville State Forest, a massive 3,500-acre park with 19 miles of trails fit for hikers, mountain bikers and horseback riders. Saint Paul's Episcopal Church is a historic house of worship in Brandywine. The church is a landmark in the Maryland Episcopalian community and was constructed back in 1733, though it was originally founded in 1692.

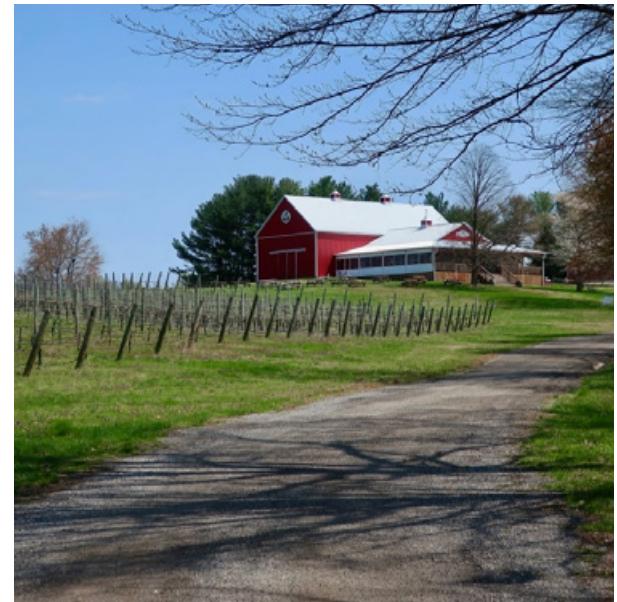
Joint Base Andrews is 11 miles north and employs over 20,000 military and civilian personnel. For those people, Brandywine provides much-needed proximity to work, with a satisfactory distance to unwind on the commute back home. Branch Avenue and Crain Highway are the main arteries running through Brandywine. Commuters can take Branch Avenue north to Washington after about 20 miles or travel just 12 miles north to the Branch Avenue Metro station, offering Green Line access through D.C., Maryland and Virginia. Crain Highway leads to Annapolis after a 34-mile drive northeast, taking under an hour. Ronald Reagan Washington National Airport is 23 miles west in Virginia and offers domestic and international flights.

Prince George's County Public Schools is the main district serving Brandywine. Students can attend Brandywine Elementary, with a C-rating from Niche, Gwynn Park Middle and Gwynn Park High, which both get C-minus ratings. Gwynn Park High features several Career and Technical Education courses in fields such as business, family and consumer sciences, and auto tech.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	5,182	22,960	66,469
2029 Projected Population	5,338	23,170	66,621
2010 Census Population	1,864	16,078	53,300
Projected Annual Growth 2024 to 2029	0.59%	0.18%	0.05%
Historical Annual Growth 2010 to 2020	6.97%	2.44%	1.76%
Households & Growth			
2024 Estimated Households	1,878	8,186	23,518
2029 Projected Households	1,973	8,363	23,867
2010 Census Households	668	5,621	18,438
Projected Annual Growth 2024 to 2029	0.99%	0.43%	0.30%
Historical Annual Growth 2010 to 2020	6.53%	2.47%	1.86%
Race & Ethnicity			
2024 Estimated White	15.80%	18.72%	14.63%
2024 Estimated Black or African American	69.72%	64.95%	68.64%
2024 Estimated Asian or Pacific Islander	2.37%	2.45%	3.75%
2024 Estimated American Indian or Native Alaskan	1.31%	0.75%	0.67%
2024 Estimated Other Races	4.96%	6.40%	5.46%
2024 Estimated Hispanic	8.30%	10.31%	9.44%
Income			
2024 Estimated Average Household Income	\$174,268	\$150,852	\$149,641
2024 Estimated Median Household Income	\$143,124	\$116,163	\$117,737
2024 Estimated Per Capita Income	\$62,836	\$54,259	\$53,158
Businesses & Employees			
2024 Estimated Total Businesses	193	714	2,781
2024 Estimated Total Employees	1,976	7,469	27,773



COMING SOON: 200K SF
OF MEDICAL OFFICE +
SUPPORT RETAIL

100,400
VEHICLES PER DAY

530' GRAIN HWY.

Suite	Tenant	SQ FT
A	Navy Federal Credit Union	4,406
B	Hangry Joe's	1,620
C	Jersey Mike's	1,408
D	Zips Cleaners	1,578
E	Diondre Venable, DDS, LLC	2,123
F	Pizza Hut	1,101
G	Fresh Green	1,726
H	Tropical Smoothie	1,588

RENT ROLL



Suite #	Tenant Name	Size SF	Pro				Pro				Rental Increases						Lease Start Date	Lease End Date	Options Remaining
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr					
A	Navy Federal	4,406	28%	\$13,952	\$3.17	\$167,428	\$38.00	25%	Jun-29	15.0%	\$16,045	\$3.64	\$192,542	\$43.70	Jun-24	Jun-34	2 (5-Year)	15% Increases Every 5 Years	
B	Hangry Joe's	1,620	10%	\$5,535	\$3.42	\$66,420	\$41.00	10%	Jan-27	3.0%	\$5,701	\$3.52	\$68,413	\$42.23	Dec-25	10 Yrs	1 (5-Year)	3.0% Annual Increases	
C	Jersey Mike's	1,408	9%	\$5,104	\$3.63	\$61,248	\$43.50	9%	Nov-29	10.0%	\$5,614	\$3.99	\$67,373	\$47.85	Nov-24	Nov-34	2 (5-Year)	10% Increases Every 5 Years	
D	Zips Cleaners	1,578	10%	\$5,392	\$3.42	\$64,698	\$41.00	10%	Oct-25	2.5%	\$5,526	\$3.50	\$66,315	\$42.03	Oct-24	Dec-34	2 (5-Year)	2.5% Annual Increases	
E	Diondre Venable, DDS, LLC	2,123	14%	\$6,634	\$3.13	\$79,613	\$37.50	12%	Apr-26	6.7%	\$7,077	\$3.33	\$84,920	\$40.00	Mar-25	Oct-35	2 (5-Year)	2.5% Annual Increases	
F	Pizza Hut	1,101	7%	\$4,071	\$3.70	\$48,851	\$44.37	7%	Jul-26	2.0%	\$4,152	\$3.77	\$49,828	\$45.26	Jun-24	Jun-34	2 (5-Year)	2.5% Annual Increases	
G	Fresh Green	1,726	11%	\$5,753	\$3.33	\$69,040	\$40.00	10%	Sep-30	12.5%	\$6,472	\$3.75	\$77,670	\$45.00	Sep-25	10 Yrs	2 (5-Year)	12.5% Increases Every 5 Years	

RENT ROLL



Suite #	Tenant Name	Size SF	Pro				Pro				Rental Increases						Lease Start Date	Lease End Date	Options Remaining
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Lease Start Date	Lease End Date			
H	Tropical Smoothie	1,588	10%	\$5,558	\$3.50	\$66,696	\$42.00	10%	Aug-29	10.0%	\$6,114	\$3.85	\$73,366	\$46.20	Jul-24	Jul-34	2 (5-Year)		
																		10% Increases Every 5 Years	
Sign 1	Clear Chanel Sign	-	-	\$2,165	-	\$25,978	-	4%	Jul-26	2.0%	\$2,208	-	\$26,498	-	Jul-22	10 Yrs	-		
									Jul-27	2.0%	\$2,252	-	\$27,028	-					
																		2.0% Annual Increases Thereafter	
Sign 2	Kody Holding Sign	-	-	\$1,400	-	\$16,800	-	3%	Apr-26	2.5%	\$1,435	-	\$17,220	-	Apr-22	10 Yrs	-		
									Apr-27	2.5%	\$1,471	-	\$17,651	-					
																		2.5% Annual Increases Thereafter	
Total Occupied		15,550	100%	\$55,564	\$3.57	\$666,772	\$42.88	100%											
Total Vacant		0	0%	\$0		\$0		0%											
Total / Wtd. Avg:		15,550	100%	\$55,564	\$3.57	\$666,772	\$42.88	100%											



CASH FLOW



For the Years Ending	\$ / SF Mo 1 Annualized	Annualized Jan-2026	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030	Year 6 Dec-2031	Year 7 Dec-2032	Year 8 Dec-2033	Year 9 Dec-2034	Year 10 Dec-2035	Year 11 Dec-2036
Potential Gross Revenue													
Base Rental Revenue	\$43.13	\$670,731	\$676,235	\$684,791	\$692,751	\$719,378	\$750,067	\$764,400	\$770,924	\$777,625	\$807,820	\$842,365	\$858,467
Scheduled Base Rental Revenue	\$43.13	670,731	676,235	684,791	692,751	719,378	750,067	764,400	770,924	777,625	807,820	842,365	858,467
Expense Reimbursement Revenue	\$7.50	116,625	116,625	120,124	123,727	127,439	131,262	135,200	139,256	143,434	147,737	152,169	156,734
Total Potential Gross Revenue	\$50.63	787,356	792,860	804,914	816,479	846,817	881,329	899,601	910,180	921,059	955,557	994,534	1,015,201
Effective Gross Revenue	\$50.63	787,356	792,860	804,914	816,479	846,817	881,329	899,601	910,180	921,059	955,557	994,534	1,015,201
Total Operating Expenses	\$7.50	116,625	116,625	120,124	123,727	127,439	131,262	135,200	139,256	143,434	147,737	152,169	156,734
Net Operating Income	\$43.13	670,731	676,235	684,791	692,751	719,378	750,067	764,400	770,924	777,625	807,820	842,365	\$858,467
Occupancy Trends													
Average Physical Occupancy	-	15,550	15,550	15,550	15,550	15,550	15,550	15,550	15,550	15,550	15,550	15,550	15,550
Average Physical Occupancy - %	-	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Cap Rate	-	6.00%	6.05%	6.13%	6.20%	6.44%	6.71%	6.84%	6.90%	6.96%	7.23%	7.54%	

Notes

1. Cash flow based on an analysis date of January 1, 2026.
2. All tenants are assumed to exercise their options upon initial term expiration.
3. Sign tenants are assumed to renew under the same terms.
4. Operating expenses are estimated at \$7.50/SF/Year and assumed to inflate at 3% annually.
5. All operating expenses are assumed to be passed through to tenants on a pro-rata basis; administrative fees are not included.



HANGRY JOE'S

hangryjoes.com

Company Type: Private
Locations: 110+



Hangry Joe's Hot Chicken & Wings is a Nashville-style hot chicken franchise with a Korean twist, brought to all the customers from the USA. At Hangry Joe's they only use the freshest chicken that's never frozen, everything is made to order and served fresh. From the vibrant streets of the East to the sun-kissed shores of the west, they have extended their culinary craze to Dubai and Korea. They have taken the classic Nashville hot chicken and turned it up a notch, serving up the ultimate chicken sandwich. It's not just a meal, it's a sensation.

Source: [linkedin.com/hangryjoes/](https://www.linkedin.com/company/hangryjoes/), franarabia.com



JERSEY MIKE'S SUBS

jerseymikes.com

Company Type: Private
Locations: 3,000+



Founded in 1956 as Mike's Subs with one location in Point Pleasant, New Jersey, Jersey Mike's has grown into a premier franchisor with more than 3,000 locations in the U.S. and Canada. The Company has been recognized as one of the fastest-growing fast-casual restaurant chains in America, ranking #2 on Entrepreneur's 2024 Franchise 500 and #10 on Yelp's 2024 List of Fastest Growing Brands. Jersey Mike's has also been ranked as the #1 Best Sandwich Chain in America in 2024 by Eat This, Not That!

Source: [prnewswire.com](https://www.prnewswire.com)



PIZZA HUT

pizzahut.com

Company Type: Subsidiary

Locations: 19,000+

Parent: Yum! Brands

2024 Revenue: \$7.55 Billion

2024 Net Income: \$1.49 Billion

2024 Assets: \$6.72 Billion

Credit Rating: S&P: BB+



Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas and a global leader in the pizza category. Pizza Hut operates more than 19,000 restaurants in more than 100 countries. Pizza Hut is committed to providing an easy pizza experience – from order to delivery – and has Hut Rewards, the Pizza Hut loyalty program that offers points for every dollar spent on food any way you order.

Source: finance.yahoo.com



TROPICAL SMOOTHIE CAFE

tropicalsmoothiecafe.com

Company Type: Subsidiary

Locations: 1,500+

Parent: Blackstone Inc.

2024 Revenue: \$10.93 Billion

2024 Net Income: \$2.78 Billion

2024 Assets: \$43.47 Billion

2024 Equity: \$8.21 Billion

Credit Rating: S&P: A+



Tropical Smoothie Cafe is a national fast-casual restaurant brand built on a mission to Inspire Better®, a commitment that starts with our better-for-you food and smoothies and extends to inspiring better in the communities we serve. Tropical Smoothie Cafe has 1,500 locations in 44 states. For the fourth year in a row, the brand was ranked #1 in the Smoothie/Juice Category by Entrepreneur Franchise 500.

Source: finance.yahoo.com, prnewswire.com



ZIPS CLEANERS

321zips.com

Company Type: Franchisee
Locations: 65+



ZIPS Cleaners is a national dry-cleaning franchise founded in 2002, now operating more than 65 locations across the United States.

The brand is known for its transparent pricing—"Any Garment Dry Cleaned" for a single low rate—and its signature "In by 9, Out by 5" same-day service guarantee.

Services include dry cleaning with environmentally friendlier solvents, laundered shirts, wash-and-fold laundry, alterations, and specialty care for items like leather and household textiles.

ZIPS emphasizes convenience through EZ Drop boxes, rewards programs, and delivery partnerships, while keeping quality control in-house for consistent results. **This is Zips first automated 24/7 store in the market!**

Source: 321zips.com



NAVY FEDERAL CREDIT UNION

tropicalsmoothiecafe.com

Company Type: A not-for-profit, member-owned federal credit union
Locations: 367+


2024 Net Income: \$1.7 Billion

2024 Assets: \$180 Billion

2024 Equity: \$20 Million

Navy Federal Credit Union is the world's largest member-owned credit union, founded in 1933 to serve U.S. military members, veterans, and their families. Headquartered in Vienna, Virginia, it operates 367 branches worldwide and manages about \$181 billion in assets, offering full-service banking products from checking and savings to mortgages, loans, and investments. Guided by its motto "Our Members Are the Mission," Navy Federal delivers competitive rates, low fees, and extensive digital and community programs while remaining a not-for-profit financial cooperative.

Source: finance.yahoo.com



MULTI-TENANT INVESTMENTS

Capitalizing on retail market expertise to deliver maximum returns

300+

TEAM
MEMBERS

25+

OFFICES

\$ 5 B +

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$ 2.5 B +

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

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