



## 7605 Marlboro Pike, Forestville, MD 20747

**SAMSON**  
PROPERTIES



### **Matthew Bearinger**

Samson Properties

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## 7605 Marlboro Pike

\$1,750,000

Prime Retail Investment Opportunity in District Heights, MD.

Address: 7605, 7607 & 7609 Marlboro Pike, District Heights, MD 20747.

Zoning: CGO (Commercial, General, and Office Zone).

Total Rentable SF: Approx. 3,780 SF (3 units at 1,260 SF each)

Projected 2025 Gross Income: \$115,923 with yearly escalations.

Tenant Type: 2 NNN — Tenants responsible for property tax, insurance, and maintenance / One N Tenant responsible for Maintenance. Seller Financing: Not offered. Investment Highlights: Stabilized, Long-Term Tenancy: All three units are leased to long-standing with 3.3% average escalations.



Price:	\$1,750,000
Property Type:	Retail
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.44%
Lot Size:	0.18 AC
Gross Building Area:	3,710 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1958
Tenancy:	Multi
Parking Ratio:	5.39/1,000 SF
Zoning Description:	CSC
APN / Parcel ID:	06-0471755
Walk Score ®:	72 (Very Walkable)

## Major Tenant Information

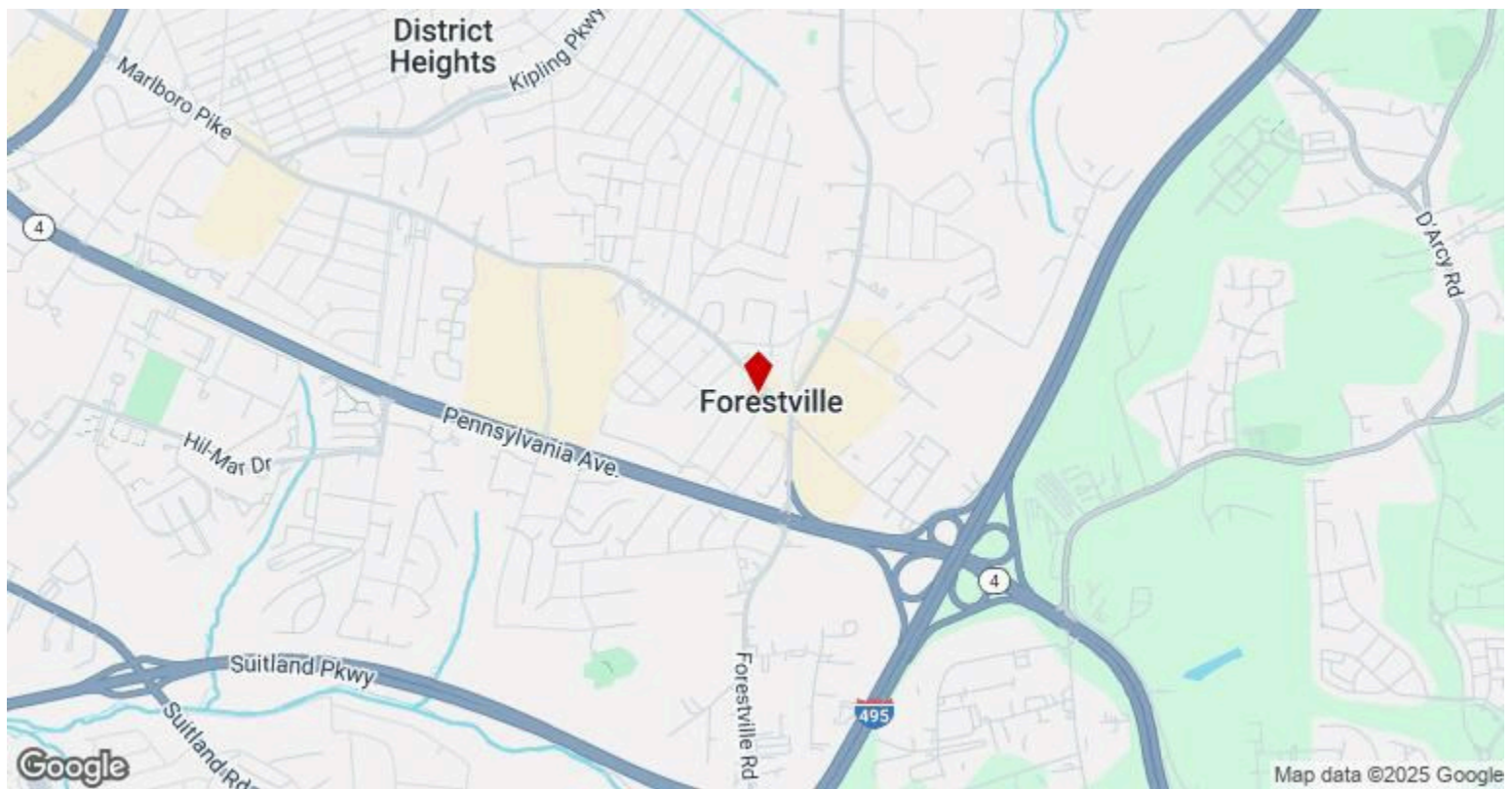
Tenant	Lease Expired
Adames Money Transfer & Check Cashing	Mar 31, 2033
Crabline Seafood	Dec 31, 2030
Vivian Nails	May 31, 2035

Current Tenants	7605	7607	7609
Tenant w/ Lease links	<a href="#">Adames Money Transfer &amp; Check Cashing</a>	<a href="#">Crabline Seafood</a>	<a href="#">Vivian Nails</a>
Lease Start Date	Apr 1, 2023	Jan 1, 2011	Jun 1, 2025
Lease End Date	Mar 31, 2033	Dec 31, 2030	May 31, 2035
Monthly Rent	\$3,481.48	\$3,025.18	\$3,153.58
Annual Rent	\$41,777.76	\$36,302.16	\$37,842.96
Escalation %age	3.5%	3%	3.5%
Sq Footage	1,260	1,260	1,260
Property Taxes	Incl. in Monthly Rent	Paid by Tenant	Paid by Tenant
Insurance	Incl. in Monthly Rent	Paid by Tenant	Paid by Tenant
General Maintenance	Provided by Tenant	Provided by Tenant	Provided by Tenant

## Tenant & Lease Details

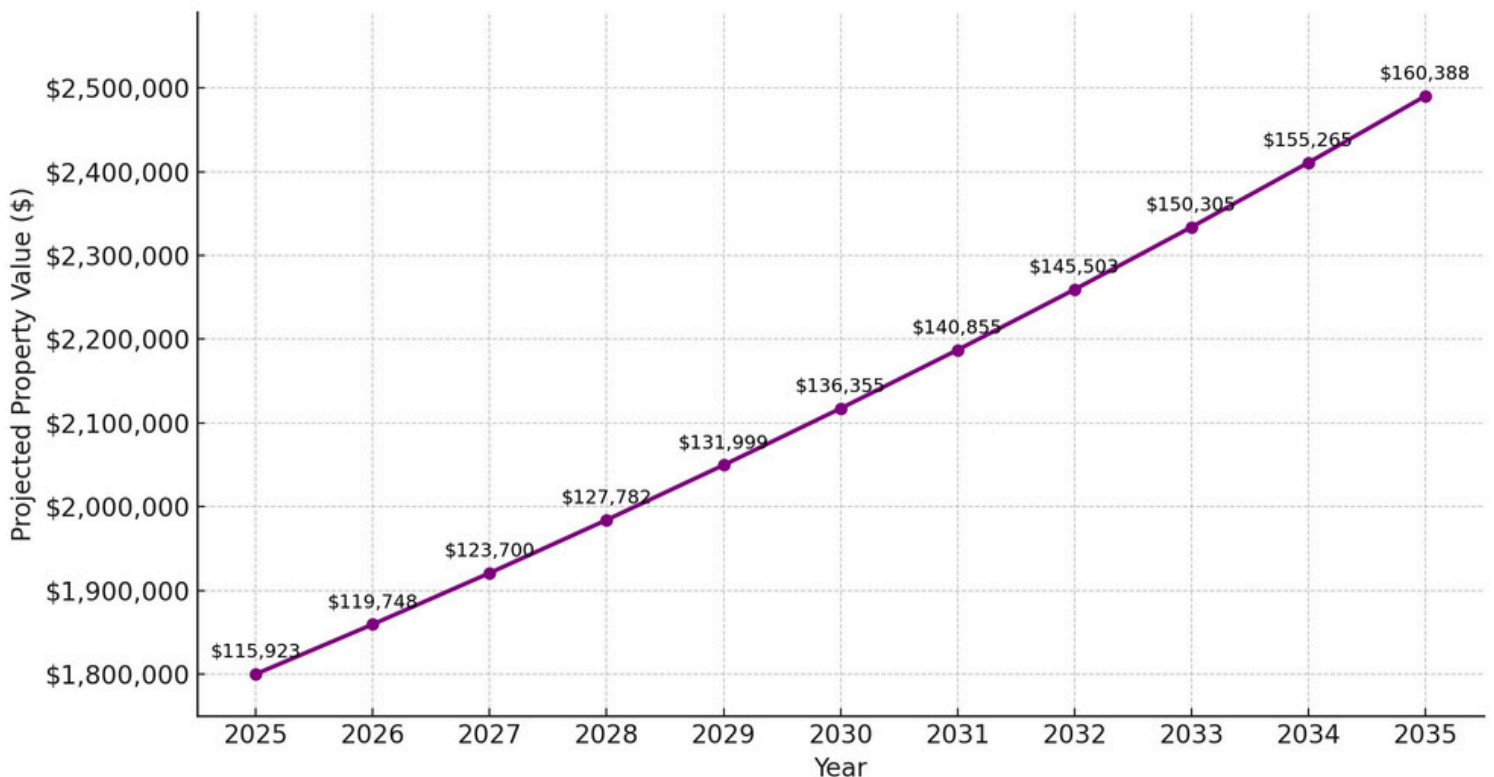
### Capital Improvements:

- 2022 Building and asphalt refresh: \$14,134
- 2022 New outdoor lighting: \$2,650
- 2020 New HVAC system in 7605 Store: \$7,500
- 2019 Roof repairs: \$3,200
- 2017 Parking Lot repair: \$500
- 2017 HVAC maintenance: \$236
- 2016 New HVAC system in 7607 Store: \$7,500
- 2012 Roof re-coated: \$1,500



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10-Year Property Value Projection at 6.44% Cap Rate  
(Annotated with Projected NOI at 3.3% Growth)



Property Photos



Building Photo

