

CAMBRIDGE LANDING

309 SUNBURST HIGHWAY | CAMBRIDGE, MARYLAND 21613



TEASER OFFERING



BUILDING SIZE:

18,130 SF ±



OCCUPANCY:

100%



LOT SIZE:

1.503 ACRES ±



YEAR BUILT:

1988



CLASS:

B



STORIES:

1



PARKING:

66 SURFACE SPACES



ZONING:

GENERAL COMMERCIAL



NOI:

\$248,895

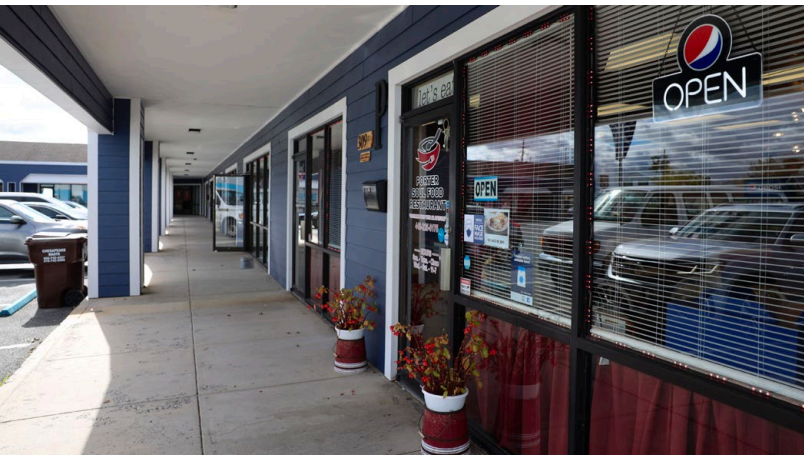


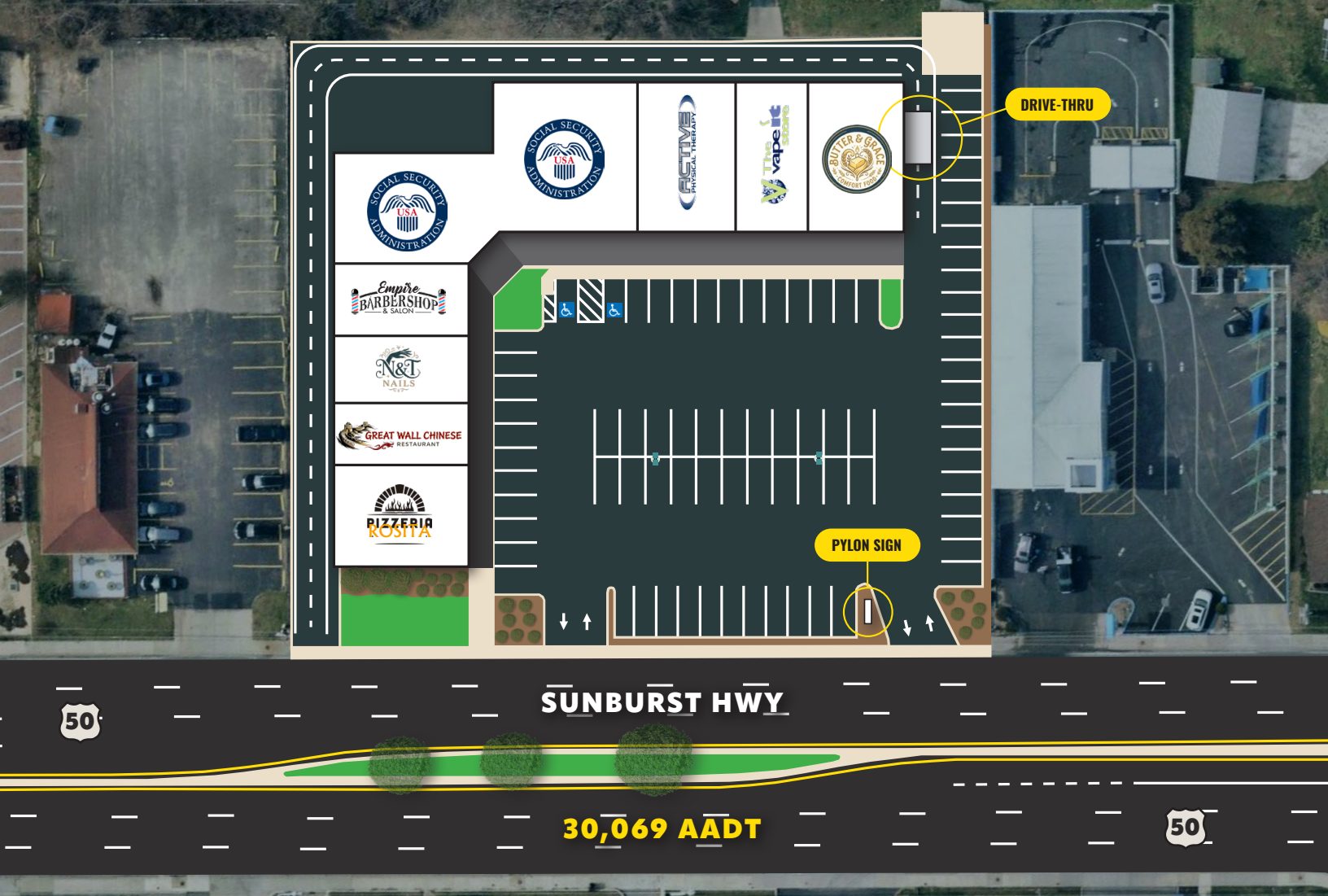
SALE PRICE:

SUBJECT TO OFFER



GOOGLE STREET VIEW





INVESTMENT HIGHLIGHTS:

- 18,130 SF retail strip center on Maryland's Eastern Shore anchored by a long-term Social Security Administration lease
- High visibility location with 280 ± feet of frontage on US Route 50 (30,000+ vehicles per day)
- Diverse tenant mix featuring government, medical, food and service retailers
- **Under-market rents, providing for substantial value add potential**
- Numerous recent capital improvements, including new 10-year warranted Durolast roof (2024), new gutters and downspouts, new facade, new pylon and tenant signage, and fully repainted exterior
- Ample on-site parking (66 surface spaces)
- Pylon signage
- Located in an Opportunity Zone
- Adjacent to Plaza Tapatia, Dunkin' and McDonald's

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.

Exclusively represented by:



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

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For more information please **sign** and **return**:

**CONFIDENTIALITY AND
NON-DISCLOSURE AGREEMENT**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

DISCLAIMER:

As a licensed real estate agent in the State of Maryland, I hereby disclose that I am a part-owner of this property, Cambridge Landing, located at 309 Sunburst Highway. This disclosure is being made in accordance with all local applicable real estate laws and regulations to ensure full transparency in this transaction.