

## NNN Lease Opportunity

9891 Rhode Island Avenue, College Park, MD 20740



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

## INVESTMENT HIGHLIGHTS

- Great demographics 5-mile | Pop +359K | Income +100K
- Many National Tenants nearby
- Excellent traffic +10,000 VPD
- Close proximity to I-95 | 214,000 VPD
- Excellent Cap Rate 7.5% | 2% annual rental increases to hedge against inflation.
- 15 year Sale Leaseback from Multi Tenant Operator with high net worth.



## PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase Citgo Gas Station with 15 years NNN Sale Leaseback. Property resides on a prime location on Rhode Island Avenue in College Park MD. The building is 1,734 square feet and is situated approximately .57 acres of land. The subject property does great gas volume and auto services. This is a stable Tenant and Investment for years to come. Tenant operates multiple locations and high network.

<b>Property Information</b>		Year Built   Renovated	1957
Property	Citgo	Guarantee	Personal
Property Address	9891 Rhode Island Avenue, College Park MD	Lease:	15 Year Sale Leaseback— Begins COE
Land Size	0.57 Acres	Option:	2 Five year   2% annual rental increase
Building Size	1,734 SF Total	Lease Type:	NNN
NOI	\$228,000	Purchase Price	\$3,040,000
Rent Increases	2% Annually	Cap Rate	7.5%

### About the Tenant

Citgo on Rhode Island Avenue has been a staple in the College Park community for some time. They offer gas and auto services. Tenant offers extremely competitive auto services while offering cost-effective gas beating out many main competitors in the surrounding area. Tenant additionally owns many gas stations and businesses in Maryland and has a high net worth. This is a go to location for the surrounding area of College Park.

**About the Area** | Situated just outside Washington DC, College Park, Maryland, is a bustling town home to the University of Maryland. Amidst and around the vast campus exists a thriving community that take advantage of the many attractions the town has to offer, such as the numerous local wonders and sites. Of course, all of Washington, D.C.'s attractions, such as Capitol Hill and the National Mall, are also easy to visit since they're only 10 miles away and directly connected via the Green Line of the Metro. The University of Maryland continues to expand and with it so does student housing. As more and more students attend the University, more and more apartment buildings are built with many corporate tenants moving in to take advantage of these new opportunities.



## Demographics

	2 Mile	5 Mile	10 Mile
Population	40,692	358,976	1,473,478
Income	\$94,754	\$100,255	\$124,102
Median Home Value	\$347,307	\$353,841	\$440,874







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**Hollywood Shopping Center**



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