

# Introducing Sequoia Center

507-509 Reisterstown Rd, Pikesville, MD 21208



**6 Tenants ★ 11,048 SF ★ 100% Leased ★ Parking ★ Visibility**



**Gilbert R. Trout**

Investment Real Estate

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## Sequoia Center | Offering Memorandum

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# The Offering



## PROPERTY DESCRIPTION

Trout Daniel & Associates has been retained as exclusive representative of the owner for the 100% fee simple interest sale of Sequoia Center, an retail complex located in Pikesville, Baltimore County.

Pricing guidance available by calling Gilbert Trout

## HIGHLIGHTS

- 100% Occupied to 6 Tenants, with YOY history of high occupancy
- Straightforward NNN lease structures, with escalations and term
- NOI of +\$167,000!
- Ample parking; easy access from either Reisterstown Rd or Slade Ave
- Professionally managed and maintained by same owners for decades

## OFFERING SUMMARY

Sale Price:	Call for Pricing Guidance
NOI (2024):	\$167,274
Building Size / Lot Size:	11,048 SF / Lot: 2 Parcels, Totaling 0.82 AC
Parking / Zoning:	40 Surface Spaces / BL Zoning
No. of Tenants / Occupancy:	6 Tenants / 100% Occupied

## PURCHASER'S WRITTEN OFFER SHOULD INCLUDE:

- Offer price, deposit amount and structure
- Due diligence and closing timeline
- Description of the debt/equity sources
- Biography of purchaser and purchaser's qualifications



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## Aerial View



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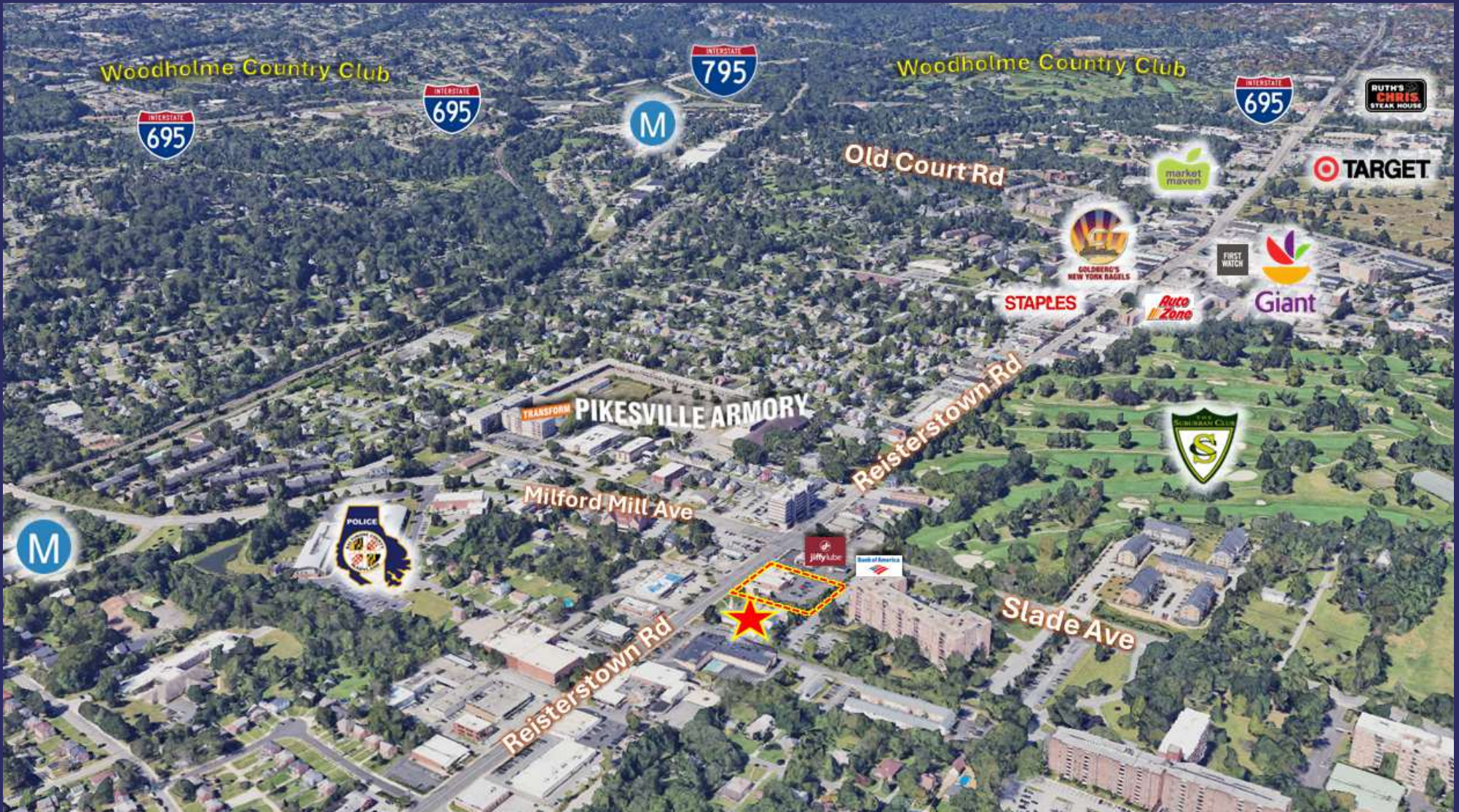
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## Key Property Details

Sale Price

**CALL FOR GUIDANCE**

### LOCATION INFORMATION

Street Address	505-509 Reisterstown Rd, Pikesville, MD 21208
City, State, Zip	Pikesville, MD 21208
County	Baltimore
Cross-Streets	Reisterstown Rd and Slade Ave/ Milford Mill Rd
Traffic Count	ADT of 26,358 per day on Reisterstown Rd



### PROPERTY INFORMATION

Property Type	Retail Strip
Zoning	BL
Lot Size	Total of 0.82 Acres 507 Reisterstown Rd: 0.46 AC 509 Reisterstown Rd: 0.33 AC
Account Numbers	507 Reisterstown: 03-0307053046 509 Reisterstown: 03-0307053066

### BUILDING INFORMATION

Building Size	11,048 SF
Occupancy %	100%
Tenancy	6 Tenants
Number of Floors	1
Year Built	1963
Condition	Good
Roof	New Firestone Building Products TPO (Fully-Adhered) roofing systems installed in 2010. Comprised of four separate roof elevations on the two separate buildings.
Number of Buildings	2




### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.62/1,000 SF
Number of Parking Spaces	40



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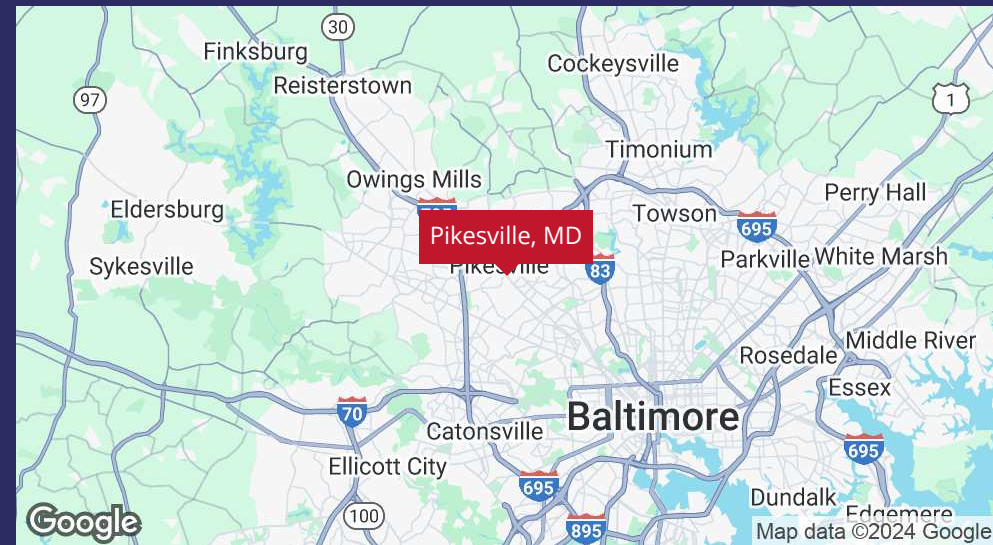
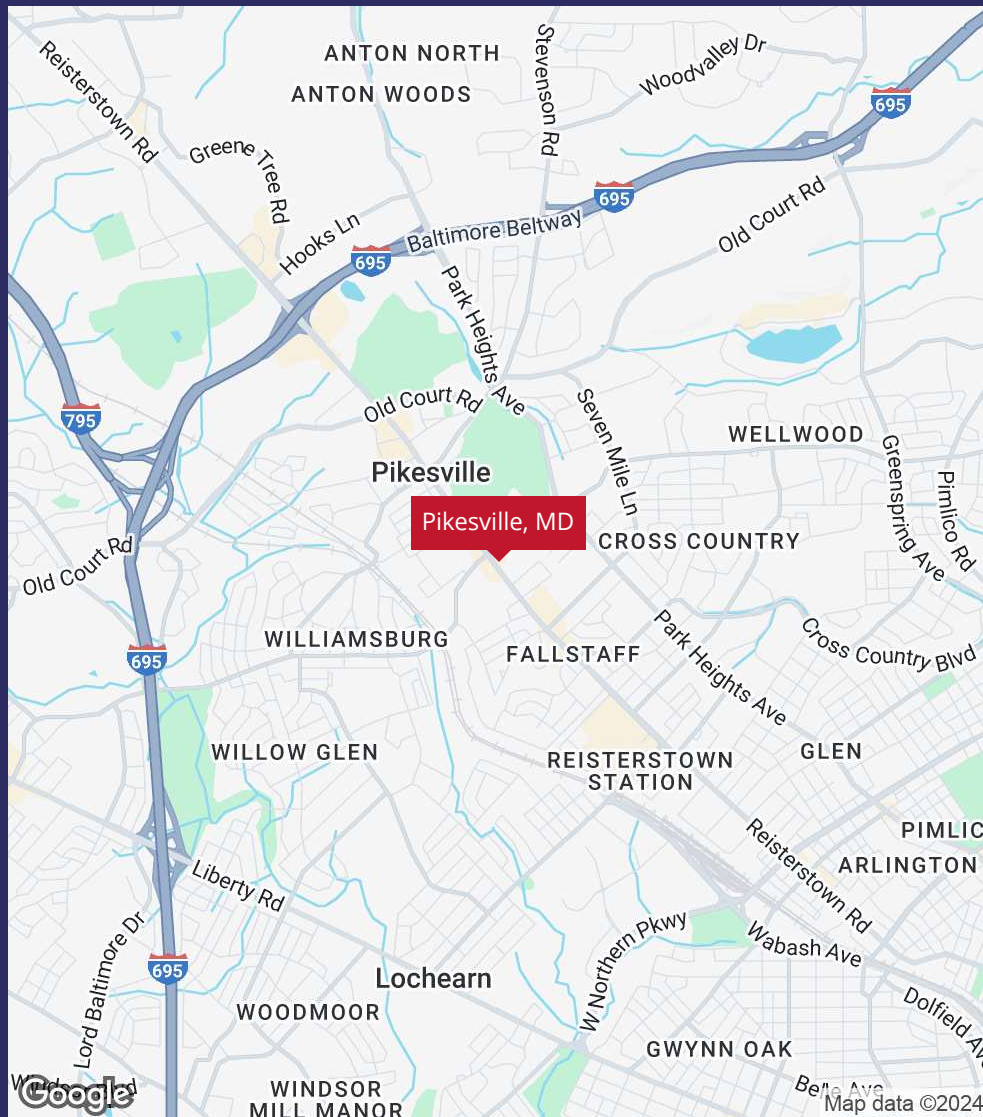
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# Map & Demographics



DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total population	4,038	18,965	130,520
Median age	46	42	43
Median age (Male)	43	40	40
Median age (Female)	49	44	45
Total households	1,874	7,741	52,617
Total persons per HH	2.2	2.4	2.5
Average HH income	\$104,893	\$101,270	\$106,468
Average house value	\$289,733	\$305,684	\$346,925



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