



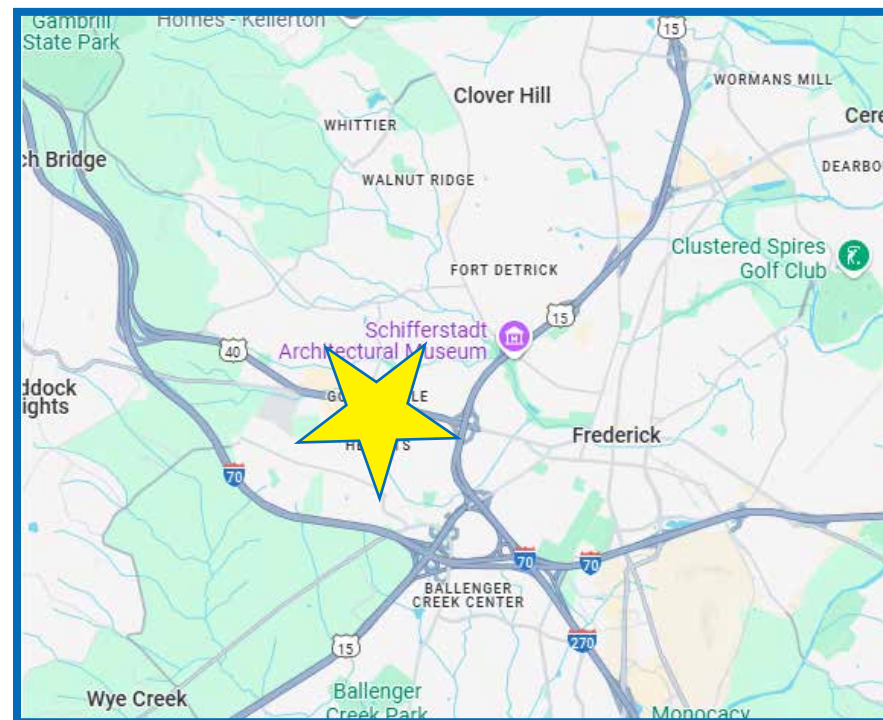
1042 W Patrick St | Frederick, MD 21703
\$1,043,478 | 5.75% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Financial Info

Lease Expiration:	April 21, 2032
Annual Rent:	\$60,000
Options:	Two (2) @ Five (5) Years
Increases:	15% In Option Period
Building Size:	2,427 SF
Lot Size:	.35 Acre
Lease Type:	NNN
Guarantee:	Corporate
Price:	\$1,043,478 5.75% CAP



Highlights

- Located on SW corner of W. Patrick St with traffic counts in excess of 45,000 VPD
- Traffic light regulated intersection
- Area retailers include Starbucks, Red Lobster, Lidl, Taco Bell, Bank of America, H Mart and more.

W. Patrick St (Hwy 40 W) - 45,689 VPD





Burlington



Frederick County Square Shopping Center

HARBOR FREIGHT fabric and craft stores

JO-ANN

LIDL

OLLIE'S

Advance Auto Parts

Walgreens

OUTBACK STEAKHOUSE

verizon



Wawa



W. Patrick St - 45,689 VPD

US Hwy 15 - 45,401 VPD





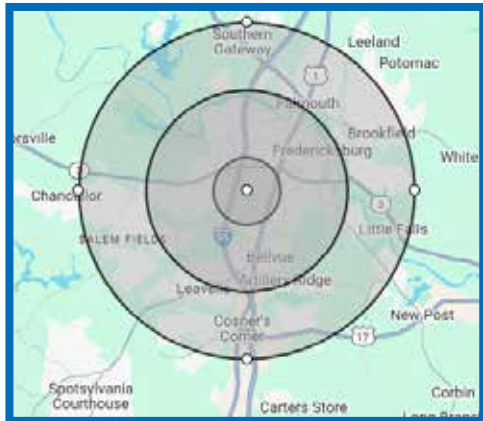
POPULATION:	1 MILE	3 MILE	5 MILE
2029 POPULATION PROJECTION	23,760	103,620	158,082
2024 POPULATION	21,093	91,148	138,960
2020 POPULATION	20,319	82,568	125,278
ANNUAL GROWTH 2020-2024	1.00%	2.60%	2.70%
ANNUAL GROWTH 2024-2029	2.50%	2.70%	2.80%

2024 POPULATION BY RACE:

WHITE	7,742	46,164	77,226
BLACK	4,487	16,494	22,895
AMERICAN INDIAN/ALASKAN NATIVE	260	1,058	1,357
ASIAN	1,554	6,010	8,847
HAWAIIAN & PACIFIC ISLANDER	28	120	175
TWO OR MORE RACES	7,022	21,302	28,460
HISPANIC ORIGIN	6,827	18,847	24,184

HOUSEHOLDS:

2020 HOUSEHOLDS	7,230	31,892	47,432
2024 HOUSEHOLDS	7,537	35,386	52,834
2029 HOUSEHOLD PROJECTION	8,525	40,397	60,350
ANNUAL GROWTH 2020-2024	1.20%	2.20%	2.30%
ANNUAL GROWTH 2024-2029	2.60%	2.80%	2.80%
OWNER OCCUPIED HOUSEHOLDS	3,863	21,888	38,044
RENTER OCCUPIED HOUSEHOLDS	4,662	18,510	22,306
AVG HOUSEHOLD INCOME	\$93,939	\$102,798	\$115,397
MEDIAN HOUSEHOLD INCOME	\$72,265	\$80,054	\$93,053



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice



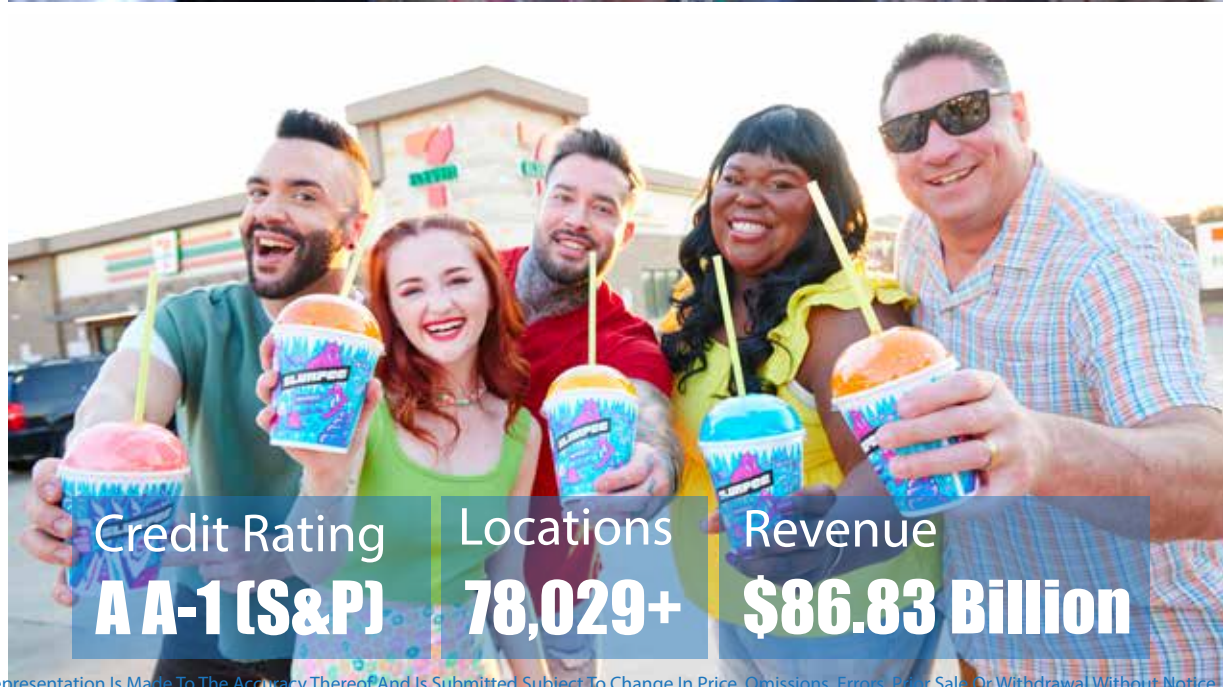


7-Eleven, Inc. (often abbreviated as SEI) is an American convenience store chain, headquartered in Irving, Texas and owned by Japanese Seven & I Holdings through Seven-Eleven Japan Co., Ltd. The chain was founded in 1927 as an ice house storefront in Dallas. It was named Tote'm Stores between 1928 and 1946. After Ito-Yokado, a Japanese supermarket chain and the parent company of Seven-Eleven Japan, acquired a 70% stake in the company in 1991, the company became a wholly-owned subsidiary of Seven-Eleven Japan in November, 2005.

7-Eleven operates, franchises, and licenses 78,029 stores in 19 countries and territories as of November 2021. While operating under its namesake brand globally, within the United States it operates as 7-Eleven nationally, as Speedway nationally but mostly in the Midwest & East Coast, and as Stripes Convenience Stores within the South Central United States; both Speedway and Stripes operate alongside 7-Eleven's namesake stores in several markets. 7-Eleven also operates A-Plus locations with the name licensed from owner and fellow Metroplex-based Energy Transfer Partners, though most of these stores have since been rebranded as standard 7-Eleven stores.



TENANT INFORMATION



Credit Rating
A A-1 (S&P)

Locations
78,029+

Revenue
\$86.83 Billion

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Frederick, MD

Frederick is a city in, and the county seat of, Frederick County, Maryland, United States. Frederick's population was 78,171 people as of the 2020 census, making it the second-largest incorporated city in Maryland behind Baltimore. It is a part of the Washington metropolitan area and the greater Washington–Baltimore combined statistical area.

Frederick is home to Frederick Municipal Airport (IATA: FDK), which accommodates general aviation, and Fort Detrick, a U.S. Army bioscience and communications research installation and Frederick County's largest employer.



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FOR MORE INFORMATION

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