

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



7+ Years Remaining | Annual Rental Increases | Dense Retail Corridor



1328 W. Patrick Street | Frederick, Maryland

**WASHINGTON DC** MSA

ACTUAL SITE



**EXCLUSIVELY MARKETING BY**



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**NATIONAL NET LEASE**

Reciprocal Broker: Andrew Fallon, SRS Real Estate Partners, LLC | MD License No. #5002882

## OFFERING SUMMARY



## OFFERING

Pricing	\$1,765,000
Feb. 2026 NOI	\$123,479
Cap Rate	7.00%

## PROPERTY SPECIFICATIONS

Property Address	1328 W. Patrick Street Frederick, Maryland 21702
Rentable Area	4,770 SF
Land Area	0.69 AC
Year Built / Remodeled	1980
Tenant	Tobacco Hut
Guaranty	Personal
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	7+ Years
Increases	3% Annual Increases
Options	None
Rent Commencement	November 18, 2021
Lease Expiration	January 31, 2032
ROFO/ROFR	No

# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Tobacco Hut (Personal Guaranty)	4,770	11/18/2021	1/31/2032	2/1/2026	-	\$10,290	\$123,479	None
				2/1/2027	3%	\$10,599	\$127,184	
				2/1/2028	3%	\$10,917	\$130,999	
				2/1/2029	3%	\$11,244	\$134,929	

3% Annual Increases Throughout Initial Term

## 7+ Years Remaining | Annual Rental Increases | Recent Extension

- The tenant currently has 7 years remaining after just recently extend their lease, demonstrating their commitment to the site
- The lease features 3% annual rental increases throughout the initial term, growing NOI and hedging against inflation

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Strong Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 137,000 residents and 79,000 employees support the trade area, providing a direct consumer base from which to draw
- Affluent average household income of \$133,514

## Signalized, Hard Corner Intersection | Interstate 70 | Excellent Visibility & Access

- The asset is located at the signalized, hard corner intersection of W Patrick St and Grove Hill Rd which combined average 44,000 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 70, a major thoroughfare that averages 103,900 vehicles passing by daily
- The asset has excellent visibility and multiple points of ingress/egress

## Dense Retail Corridor | Strong National/Credit Tenant Presence

- The property is in the center of a primary retail corridor with other nearby national/credit tenants including Home Depot, Aldi, Petco, Burlington, Dollar General, Autozone, Harbor Freight, Advance Auto Parts, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site



### TOBACCO HUT

**tobaccohuts.com**

**Company Type:** Private

**Locations:** 60+

Tobacco Hut offer a diverse range of products to meet the needs of every smoker and vaper. From traditional tobacco products to modern vaping solutions and herbal alternatives, they carry high-quality items from trusted brands to ensure the best experience. They are a community-focused business dedicated to providing our customers with top-tier products and expert service. With years of experience in the industry, they have built a reputation for quality, reliability, and extensive product selection.

Source: tobaccohuts.com

# PROPERTY OVERVIEW



## LOCATION



Frederick, Maryland  
Frederick County  
Washington MSA

## ACCESS



W. Patrick Street/U.S. Highway 40: 1 Access Point  
Grove Hill Road: 1 Access Point

## TRAFFIC COUNTS



W. Patrick Street/U.S. Highway 40: 44,000 VPD  
U.S. Highway 40: 101,600 VPD

## IMPROVEMENTS



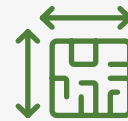
There is approximately 4,770 SF of existing building area

## PARKING



There are approximately 35 parking spaces on the owned parcel.  
The parking ratio is approximately 7.33 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 02-083884  
Acres: 0.69  
Square Feet: 30,056

## CONSTRUCTION



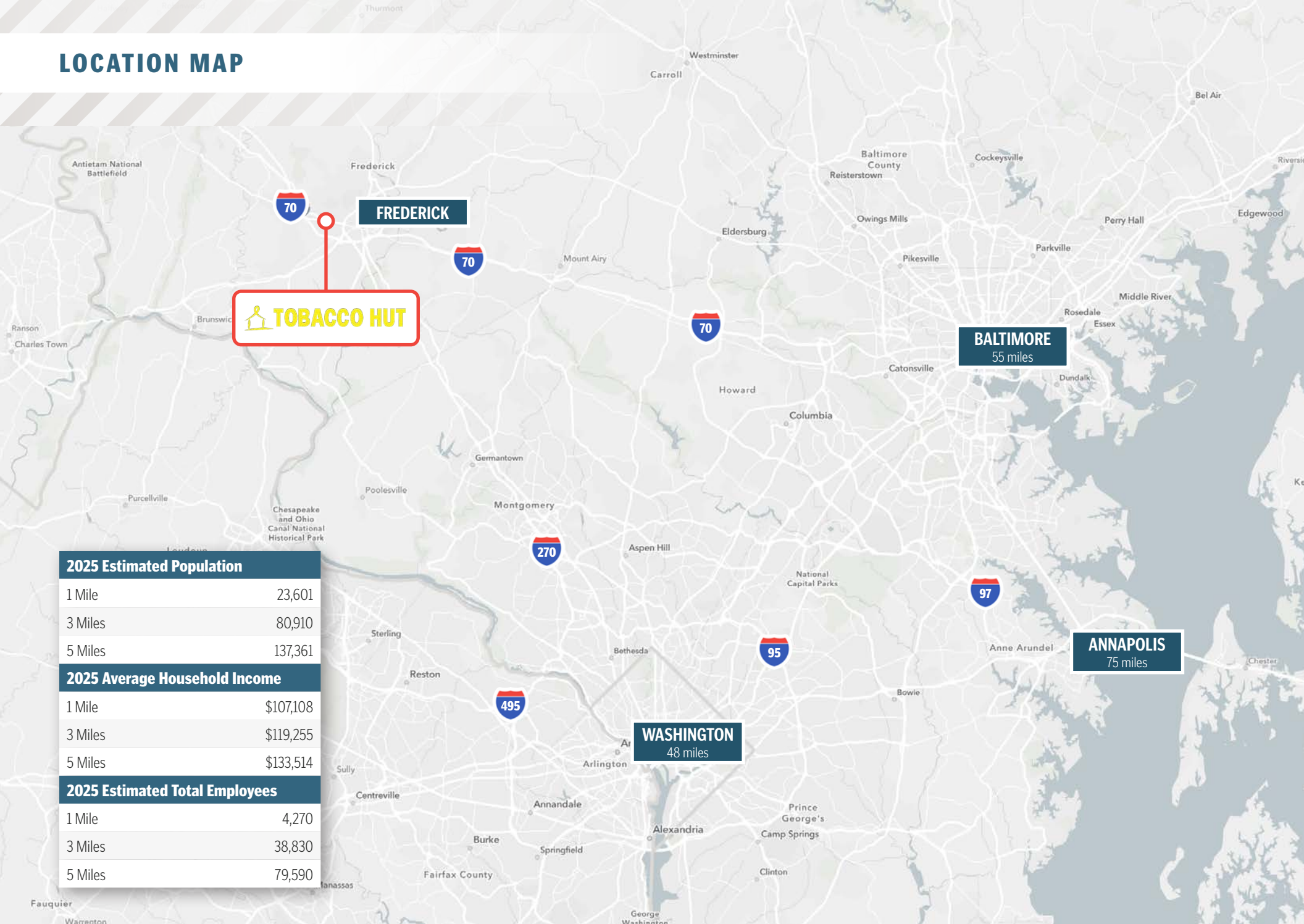
Year Built: 1980

## ZONING



General Commercial

## LOCATION MAP



### 2025 Estimated Population

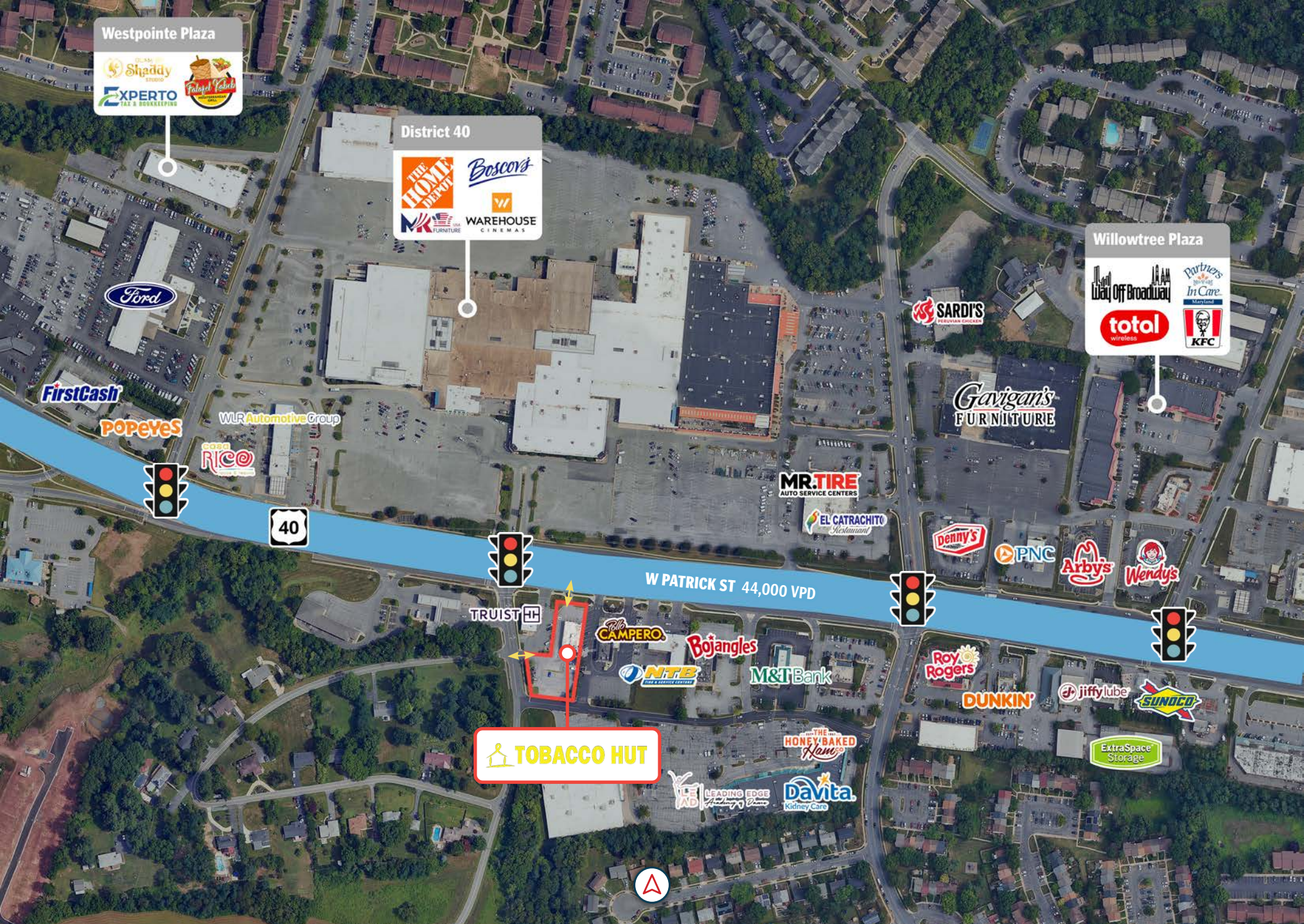
1 Mile	23,601
3 Miles	80,910
5 Miles	137,361

### 2025 Average Household Income

1 Mile	\$107,108
3 Miles	\$119,255
5 Miles	\$133,514

### 2025 Estimated Total Employees

1 Mile	4,270
3 Miles	38,830
5 Miles	79,590



Westpointe Plaza



District 40



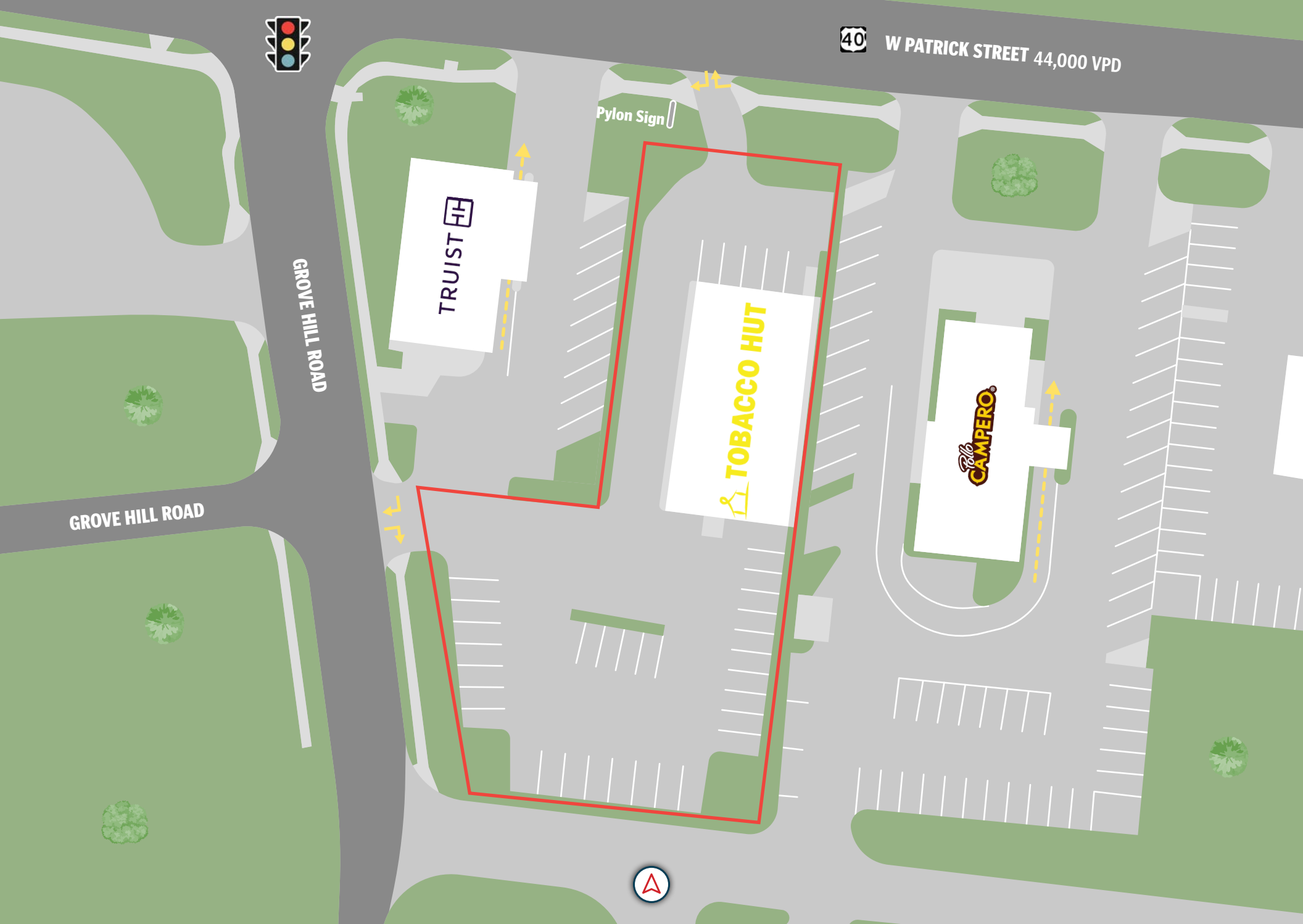
Willowtree Plaza



W PATRICK ST 44,000 VPD

TOBACCO HUT







	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	23,601	80,910	137,361
2030 Projected Population	25,220	88,308	150,469
2025 Median Age	32.6	37.1	38.2
<b>Households &amp; Growth</b>			
2025 Estimated Households	7,952	31,388	52,558
2030 Projected Households	8,488	34,269	57,782
<b>Income</b>			
2025 Estimated Average Household Income	\$107,108	\$119,255	\$133,514
2025 Estimated Median Household Income	\$85,449	\$92,987	\$106,283
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	477	3,172	6,226
2025 Estimated Total Employees	4,270	38,830	79,590



## FREDERICK, MARYLAND

The city of Frederick, county seat of Frederick County, Maryland, lies about 50 miles west of Baltimore and roughly the same distance northwest of Washington, D.C. Major highways servicing the city include Interstates I-70 and I-270, and U.S. Routes 15, 40, and 340. The City of Frederick is the 2nd largest city in Maryland with a population of 92,322 as of 2025.

Frederick, Maryland, is a vibrant city known for its blend of historical charm and modern amenities. Located in the heart of Frederick County, it serves as a key hub within the Washington, D.C., and Baltimore metropolitan areas. The city is celebrated for its rich history, evident in its well-preserved 18th- and 19th-century architecture and landmarks such as the National Museum of Civil War Medicine and the clustered spires of its downtown churches.

Frederick's economy thrives on a mix of biotechnology, healthcare, education, and government services, with a strong presence of research facilities and private industries. Its proximity to major urban centers and excellent transportation networks, including I-70 and I-270, make it a strategic location for businesses and commuters. The city is home to Fort Detrick, a prominent research and development center for the U.S. military and federal agencies.

Outdoor enthusiasts enjoy access to nearby natural attractions like Cunningham Falls State Park and the C&O Canal. The city also boasts a dynamic arts and culture scene, along with a variety of shops, restaurants, and breweries, making it a popular destination for both residents and visitors.

The nearest airport to Frederick is Hagerstown Airport which is 26.6 miles away.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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