



Confidential Offering Memorandum

MEDICAL/PROFESSIONAL BUILDING

For Sale

499 Idlewild Avenue Easton, MD 21601

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Executive Summary

499 Idlewild Ave., Easton, MD

Is a unique opportunity to own recently built, triple-net, commercial real estate in the Easton medical and professional corridor.

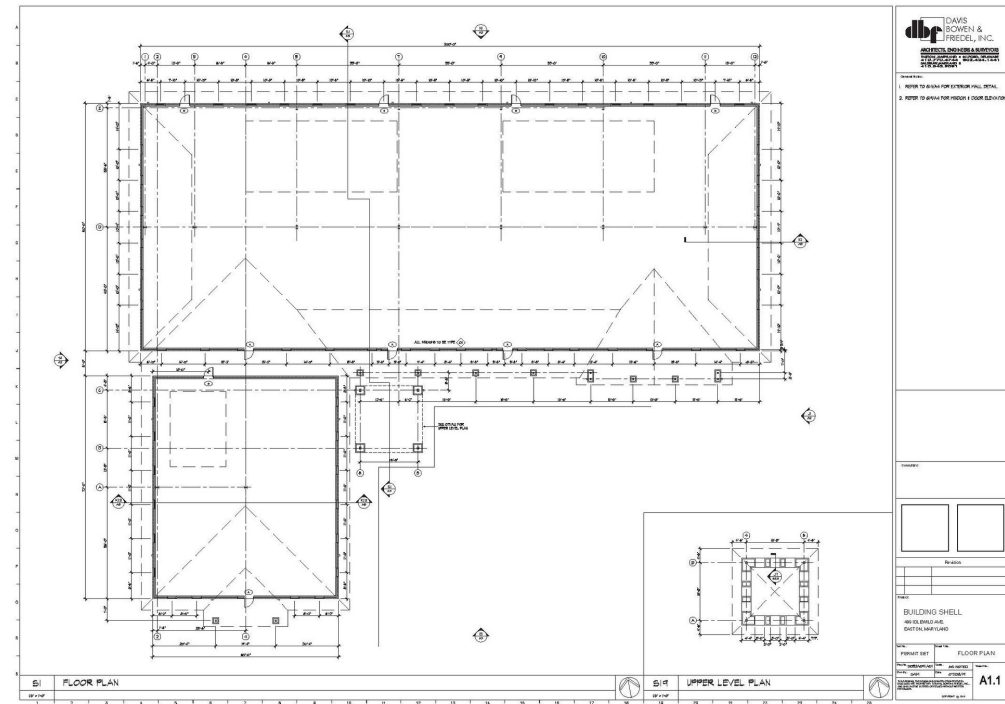
This acquisition provides investors with an income-producing property consisting of a 20,000 square foot building constructed in 2019, offering NNN, 100% occupancy. Present tenants all exceed five-year terms with strong financial and tenancy records. This property has the potential to provide a significant Return on Investment within the first few years of ownership, following a projected Pro Forma which reflects market rate and standard escalation and terms in the Easton professional space market.

Acquiring this property provides investors with 20,000 square feet of Class A medical and professional office, constructed to exceed building efficiency code requirements and provide ample parking. This building's proximity to Route 50, the University of Maryland Shore Medical Center (0.50 miles), and downtown Easton offers easily-accessed amenities and quality restaurant options, making this an attractive option for any tenant seeking space within this market.



Property Highlights

- New, Class A Construction
- Income-producing
- Strong tenancy
- Located within the Easton, MD medical corridor, and adjacent to Route 50



Location Information

Street Address	499 Idlewild Avenue
City, State, Zip	Easton, MD 21601
County	Talbot
Market	Eastern Shore of Maryland
Sub-market	Easton

Property Information

Lot Size	2.19 Acres
Property Type	Office

Building Information

Building Size	20,000 SF
Building Class	A
Tenancy	Multiple
Year Built	2019

Custom Table

Sale List Price	\$6,900,000.00
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Rent Roll - 499 Idlewild

SF	Start Date	End Date	Initial Monthly Base Rent	Escalation	Term
4,000	6/20/2019	8/31/2028	\$ 6,304.00	2.5%	NNN
2,632	12/1/2022	11/30/2029	\$ 3,948.00	3%	NNN
3,040	1/1/2023	2/29/2028	\$ 4,933.00	3%	NNN
4,000	9/1/2023	8/30/2030	\$7,000.00	2.5%	NNN
3,000	7/1/2024	6/30/2031	\$6,000.00	3%	NNN
3,336	5/1/2025	3/31/2035	\$6,116.00	3%	NNN

499 Idlewild Ave.



Tenant Descriptions

O'Donnell Vein and Laser

O'Donnell Vein and Laser is a comprehensive medical facility established for the treatment of varicose veins, spider veins, and venous disorders. An owner-operated medical facility, this successful business operates two locations, offers an array of services, and boasts a well-established clientele. This business has been a tenant at 499 Idlewild Ave. since 2019.

Mid-Shore Pro Bono

Mid-Shore Pro Bono is a non-profit legal services agency located on the Eastern Shore of Maryland, connecting income eligible clients with civil legal issues, with free legal assistance. The owner/operator team at Mid-Shore Pro Bono joined 499 Idlewild Ave. as tenants in early 2022.

Phoenix Rehabilitation and Health Services

Phoenix Rehabilitation and Health Services offers rehabilitative, occupational, and other therapies for Eastern Shore residents, as one of over 70 locations nationwide. Established as a strong national tenant for over 25 years, Phoenix Rehabilitation and Health Services added their newest location at 499 Idlewild Ave. in 2022.

CoreLife

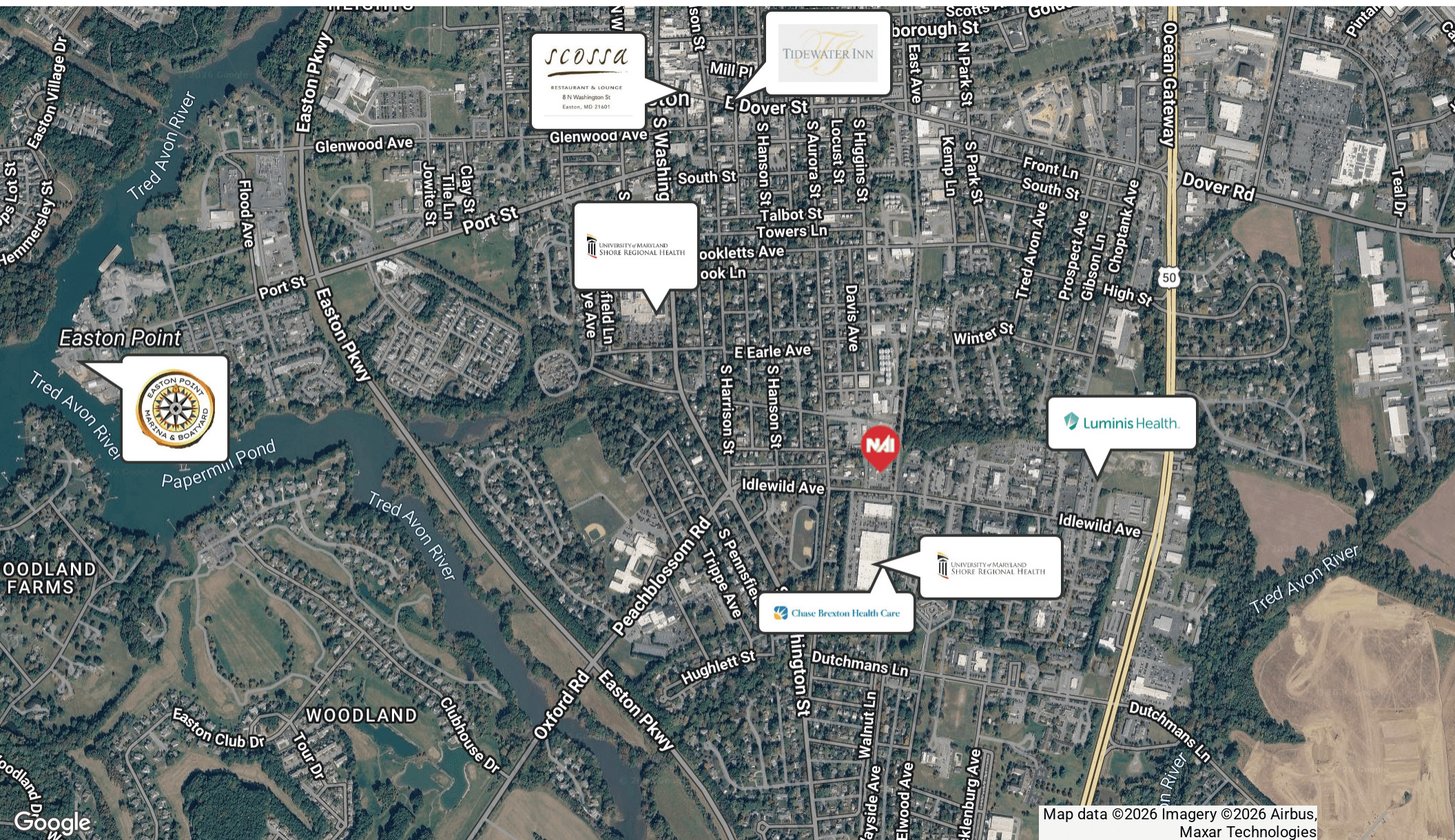
CoreLife is a nationally recognized healthcare organization operating since 2012, whose mission is to enhance total health by providing a multifaceted approach to obesity and chronic illnesses through identification of root causes, social determinants of health acting as barriers to success through on-site coordinated management.

Clearway Pain

Clearway Pain offers pain management and restorative physical therapies for a variety of injuries and ailments. Well-established and located across multiple states, Clearway Pain offers multidisciplinary solutions to chronic and acute pain.

Dr. Clay Kim, Oral and Maxillofacial Surgery

Dr. Kim is board certified in Oral and Maxillofacial surgery and is a member of the American Association of Oral and Maxillofacial Surgeons. His practice focuses on the disciplines of ambulatory parenteral anesthesia administration, third molar (wisdom tooth) removal, bone grafting, dental implantology, reconstructive surgery, and orthognathic jaw surgery.



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Confidential Offering Memorandum

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