

Introducing Colby Center

220-228 Reisterstown Rd, Pikesville, MD 21208



5 Tenants ★ 6,725 SF ★ 100% Leased ★ Parking & Visibility



Gilbert R. Trout

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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 Colby Center, a retail strip located in Pikesville, Baltimore County.

Pricing guidance available by calling Gilbert Trout

HIGHLIGHTS

- 100% Occupied to 5 Tenants, with YOY history of high occupancy
- Leased to 4 boutique tenants, with Rita's Frozen Ice franchise
- NNN lease structures, with escalations and term
- Ample parking; easy access from either Reisterstown Rd or Colby Rd
- Professionally managed and maintained by same owners for decades
- Highly visible with signage on Reisterstown Rd, Pikesville's major artery

OFFERING SUMMARY

| | |
|-----------------------------|------------------------------|
| Sale Price: | Call for Pricing Guidance |
| NOI (2024): | \$104,614 |
| Building Size / Lot Size: | 6,725 SF / 0.4 Acres |
| Parking / Zoning: | 24 Surface Spaces / BL Zoned |
| No. of Tenants / Occupancy: | 5 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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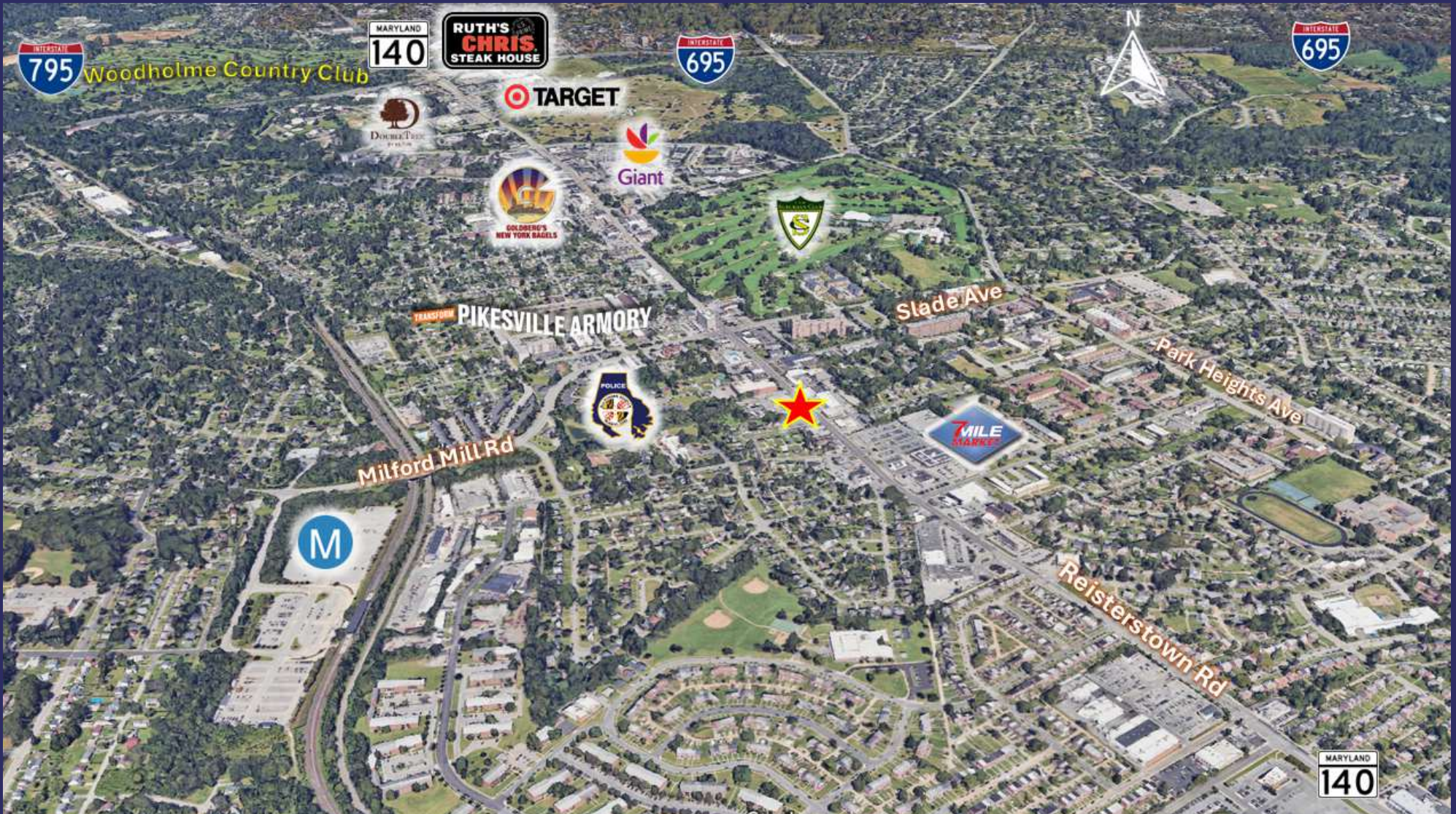
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Key Property Details

Sale Price

CALL FOR GUIDANCE

LOCATION INFORMATION

| | |
|------------------|---|
| Street Address | 220-228 Reisterstown Rd, Pikesville, MD 21208 |
| City, State, Zip | Pikesville, MD 21208 |
| County | Baltimore |
| Market | Pikesville |
| Sub-market | Reisterstown Road Corridor |
| Cross-Streets | Reisterstown Rd , Colby Rd & Old Milford Mill Rd |



PROPERTY INFORMATION

| | |
|----------------------|-----------------------|
| Property Type | Retail Strip |
| Property Subtype | Street Retail |
| Zoning | BL |
| Lot Size | 0.4 Acres |
| APN # | 03-0318011605 |
| Traffic Count | ADT Count: 26,358/Day |
| Traffic Count Street | Reisterstown Rd |

BUILDING INFORMATION

| | |
|---------------------|-----------|
| Gross Leasable Area | 6,725 SF |
| Occupancy % | 100.0% |
| Tenancy | 5 Tenants |
| Year Built | 1967 |
| Condition | Good |

Roof

New Firestone TPO (FullyAdhered) roofing system installed in 2010. The one-story masonry retail buildings are comprised of two separate roof elevations on one building.




PARKING & TRANSPORTATION

| | |
|--------------------------|------------------------|
| Parking Type | Surface |
| Parking Ratio | 3.59:1,000 SF |
| Number of Parking Spaces | 24 Free Surface Spaces |



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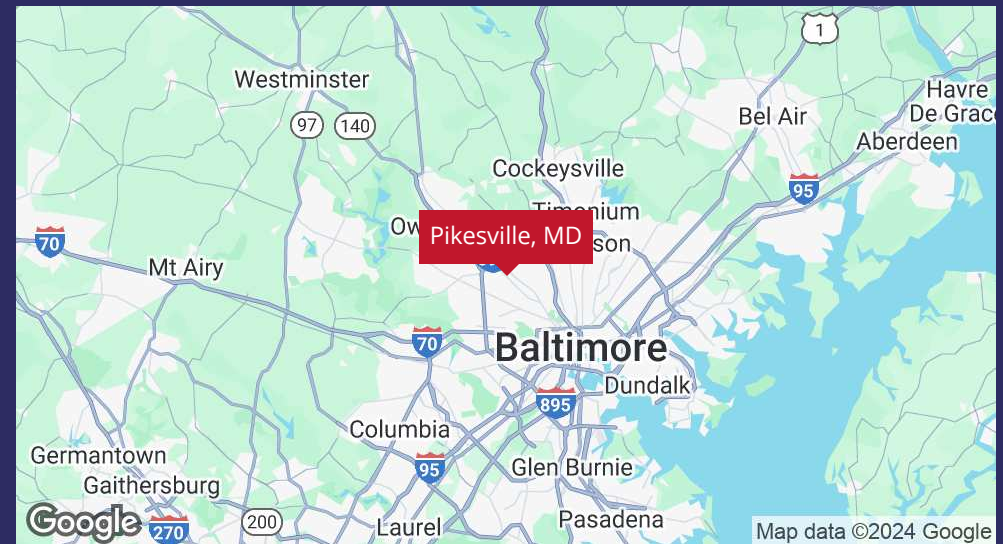
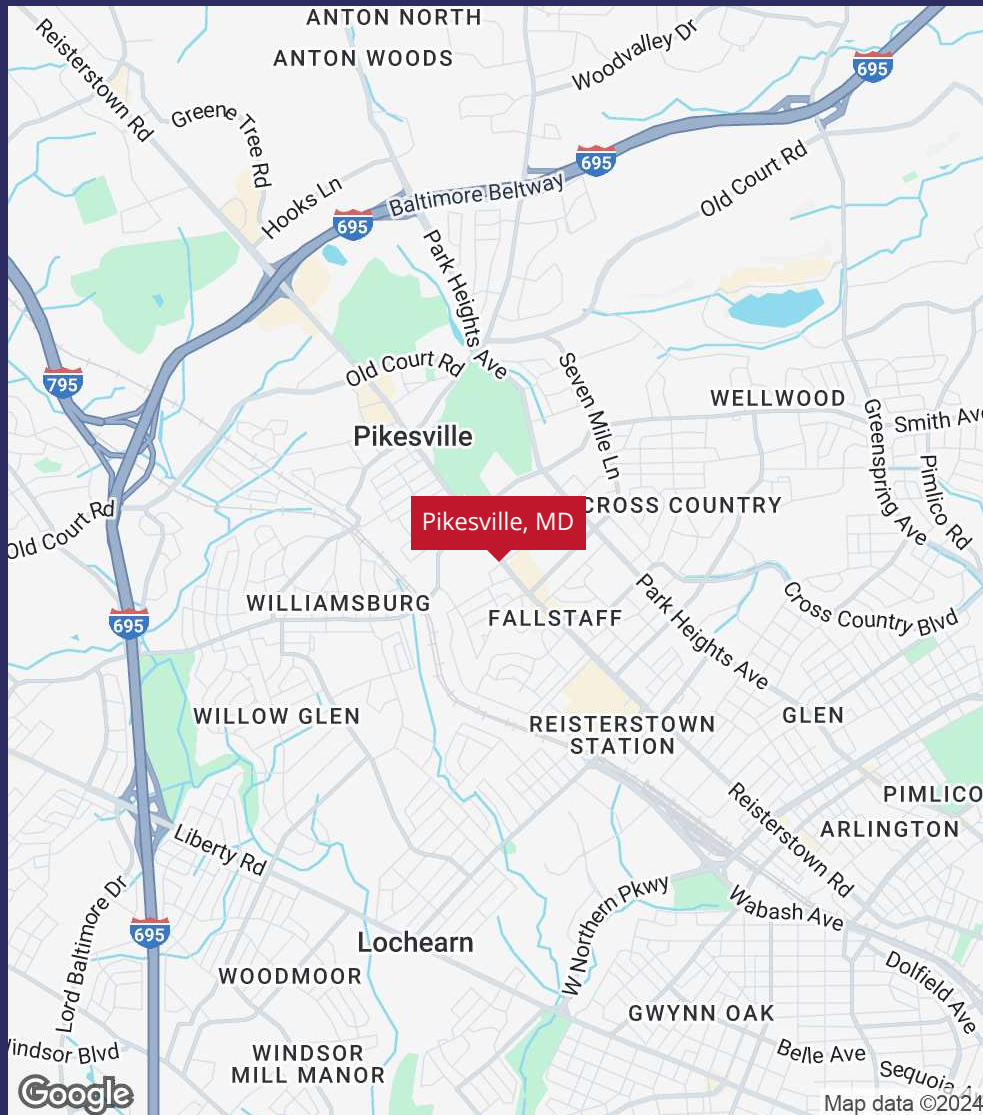
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Map & Demographics



| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 1,007 | 6,177 | 20,297 |
| Median age | 50 | 43 | 42 |
| Median age (Male) | 46 | 40 | 39 |
| Median age (Female) | 52 | 45 | 43 |
| Total households | 494 | 2,641 | 8,170 |
| Total persons per HH | 2 | 2.3 | 2.5 |
| Average HH income | \$106,685 | \$89,985 | \$98,380 |
| Average house value | \$326,265 | \$265,389 | \$302,760 |



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