

Property Summary Report

35 Augustine Herman Hwy
Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	2010
GLA:	10,000 SF
Floors:	1
Typical Floor:	10,000 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	1.08 AC
Zoning:	C2
Parcel	03-015122

EXPENSES PER SF

Total Expenses:	\$4.00 (2014-Est)
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	13,935 on Augustine Herman Hwy & Walter Boulden St (2018)
	28,233 on E Pulaski Hwy & Norman Allen St (2018)
Frontage:	224' on Augustine Herman Hwy (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	50 free Surface Spaces are available; Ratio of 5.00/1,000 SF
Airport:	26 minute drive to New Castle County Airport
Walk Score ®:	Somewhat Walkable (53)
Transit Score ®:	Minimal Transit (23)

PROPERTY CONTACTS

True Owner: **Arrow Electrical Supply Co**

Recorded Owner: **Mag Properties Elkton LLC**

Property Summary Report

35 Augustine Herman Hwy
 Elkton, MD 21921 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 64.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

311 Augustine Herman Hwy - Redners Super Market - Southfield Park Center
 Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	2002; Renov 2006
GLA:	52,783 SF
Floors:	1
Typical Floor:	52,783 SF
Construction:	Masonry

LAND

Land Area:	11.51 AC
Zoning:	C2
Parcel:	03-112667

EXPENSES PER SF

Taxes:	\$2.87 (2012)
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KEY TENANTS

● Redner's Warehouse Markets	41,207 SF
	● Anchor

LEASING

Available Spaces: 1,400 - 7,619 SF Available in 3 Spaces

Availability: 28.7% Available; 28.7% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,400 - 3,955	3,955	3,955	\$15.00/NNN	Vacant	Negotiable
P 1st	Retail	Direct	7,619	7,619	7,619	\$16.00/NNN	Vacant	Negotiable
P 1st	Retail	Direct	3,600	3,600	3,600	\$20.00/NNN	Vacant	3 Yrs

TRAFFIC & FRONTAGE

Traffic Volume: 13,578 on Augustine Herman Hwy & Whitehall Rd (2018)
 15,268 on Walter Boulden St & Augustine Herman Hwy (2015)

Frontage: 586' on White Hall Rd
 911' on Augustine Herman Hwy

Made with TrafficMetrix® Products

Property Summary Report

311 Augustine Herman Hwy - Redners Super Market - Southfield Park Center
 Elkton, MD 21921 - Cecil County Submarket



TRANSPORTATION

Parking: Surface Spaces @ \$0.00/mo; Ratio of 0.00/1,000 SF
 Airport: 28 minute drive to New Castle County Airport
 Walk Score @: Car-Dependent (45)
 Transit Score @: Minimal Transit (18)

PROPERTY CONTACTS

True Owner: **Southfield Park Center Llc**

Recorded Owner: **Southfield Park Center Llc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	28.7%	▲ 6.8%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

NNN Asking Rents Per SF	Current	YOY
Current Building	\$16.69	▲ 4.3%
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

2544 Augustine Herman Hwy
Chesapeake City, MD 21915 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Year Built:	1955
GLA:	1,200 SF
Typical Floor:	1,247 SF

LAND

Land Area:	1.60 AC
Zoning:	BG
Parcel	02-008041

EXPENSES PER SF

Taxes:	\$3.11 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 1,590 on Augustine Herman Hwy & George St (2018)
3,633 on George St & 4th St (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 35 minute drive to New Castle County Airport
Walk Score ®: Car-Dependent (31)
Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Hess John A & Sharon M**

Property Summary Report

2544 Augustine Herman Hwy

Chesapeake City, MD 21915 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

42 Beauchamp Rd - Cherry Hill Plaza
 Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1989
GLA:	24,000 SF
Floors:	1
Typical Floor:	24,000 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	2.50 AC
Zoning:	C2
Parcel	03-085236

EXPENSES PER SF

Taxes:	\$0.50 (2012)
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KEY TENANTS

High's Dupe Dair	3,750 SF	Mario's Pizza	2,500 SF
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AMENITIES

Pylon Sign

LEASING

Available Spaces: 2,000 - 12,000 SF Available in 2 Spaces

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Cherry I	Retail	Direct	2,000 - 12,000	12,000	12,000	\$15.00 - 18.00/NNN	30 Days	Negotiable
P 1st	Ground	Retail	Direct	12,000	12,000	12,000	\$5.83/NNN	30 Days	Negotiable

SALE

Last Sale: Sold on Dec 17, 2014 for \$1,300,000 (\$54.17/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 3,864 on Elk Mills Rd & Woody Ln (2018)

9,544 on Singerly Rd & I-95 (2018)

Frontage: 166' on Beauchamp Rd (with 1 curb cut)

Made with TrafficMetrix® Products

Property Summary Report

42 Beauchamp Rd - Cherry Hill Plaza
 Elkton, MD 21921 - Cecil County Submarket



TRANSPORTATION

Parking:	40 free Surface Spaces are available; Ratio of 4.88/1,000 SF
Airport:	27 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (9)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	Benjamin and Elizabeth Leroy	Recorded Owner:	42 Beauchamp Road Llc
Prior True Owner:	Cherry Hill Liquors		

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$11.17	↔ 0.0%
Submarket 1-3 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

Belle Hill Rd - Bldg C

Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Year Built:	Proposed
GLA:	7,000 SF
Floors:	1
Typical Floor:	7,000 SF

LEASING

Available Spaces: 7,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	7,000	7,000	7,000	Withheld	Negotiable	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 1,310 on Belle Hill Rd & Muddy Ln (2013)

78,515 on I- 95 & Chestnut Hill Rd W (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 20 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (14)

Transit Score ®: Minimal Transit (15)

PROPERTY CONTACTS

True Owner: **Harvey Hanna & Associates, Inc.**

Developer: **Harvey Hanna & Associates, Inc.**

Property Summary Report

Belle Hill Rd - Bldg C

Elkton, MD 21921 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

101-133 Big Elk Mall - Big Elk Shopping Center
 Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1976; Renov 1993
GLA:	141,931 SF
Floors:	1
Typical Floor:	141,931 SF
Docks:	4 ext
Construction:	Masonry

LAND

Land Area:	32.00 AC
Zoning:	C2
Parcel	03-009394

EXPENSES PER SF

Taxes:	\$1.10 (2012)
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KEY TENANTS

ACME Markets	50,481 SF	PetSmart	21,000 SF
Dollar Tree	10,000 SF	Peebles	7,000 SF
Hallmark	5,500 SF	Bath & Body Works	5,000 SF

LEASING

Available Spaces: 1,250 - 13,600 SF Available in 3 Spaces

Availability: 12.2% Available; 2.6% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	115A	Retail	Direct	2,500	2,500	2,500	Withheld	Vacant	Negotiable
P 1st	159	Retail	Direct	13,600	13,600	13,600	Withheld	30 Days	Negotiable
P 1st	104	Retail	Direct	1,250	1,250	1,250	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 28,233 on E Pulaski Hwy & Norman Allen St (2018)

19,165 on S Bridge St & Commercial Plz (2018)

Frontage: 989' on Big Elk Mall

Made with TrafficMetrix® Products

Property Summary Report

101-133 Big Elk Mall - Big Elk Shopping Center
 Elkton, MD 21921 - Cecil County Submarket



TRANSPORTATION

Parking: 1,400 Surface Spaces are available; Ratio of 9.86/1,000 SF
 Airport: 27 minute drive to New Castle County Airport
 Walk Score ®: Somewhat Walkable (53)
 Transit Score ®: Minimal Transit (23)

PROPERTY CONTACTS

True Owner: **The Cordish Companies**
 Property Manager: **The Cordish Companies**

Recorded Owner: **Elkton Associates**
 Architect: **Simons Constr. Co.**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	2.6%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

102-106 Big Elk Mall - Big Elk Shopping Center
 Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1999
GLA:	15,668 SF
Floors:	1
Typical Floor:	15,668 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	6.17 AC
Zoning:	C2
Parcel	03-056759

EXPENSES PER SF

Taxes:	\$0.98 (2019)
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LEASING

Available Spaces:	11,000 SF Available in 1 Space
Availability:	70.2% Available; 70.2% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Retail	Direct	11,000	11,000	11,000	Withheld	Vacant	5 - 10 Yrs

TRAFFIC & FRONTAGE

Traffic Volume:	19,165 on S Bridge St & Commercial Plz (2018)
	28,233 on E Pulaski Hwy & Norman Allen St (2018)
Frontage:	89' on Big Elk Mall

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	100 free Surface Spaces are available; Ratio of 6.38/1,000 SF
Airport:	27 minute drive to New Castle County Airport
Walk Score ®:	Somewhat Walkable (53)
Transit Score ®:	Minimal Transit (23)

Property Summary Report

102-106 Big Elk Mall - Big Elk Shopping Center
 Elkton, MD 21921 - Cecil County Submarket



PROPERTY CONTACTS

True Owner: **The Cordish Companies**
 Property Manager: **The Cordish Companies**

Recorded Owner: **Big Elk Mall Llc**
 Developer: **The Cordish Companies**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	70.2%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

105 Big Elk Mall - Big Elk Shopping Center Proposed Building - Big Elk Shopping ... ★★★★★
 Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	Proposed
GLA:	14,600 SF
Floors:	1
Typical Floor:	14,600 SF
Docks:	None
Construction:	Masonry

LAND

Parcel	03-046699
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LEASING

Available Spaces: 14,600 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	14,600	14,600	14,600	Withheld	TBD	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 28,233 on E Pulaski Hwy & Norman Allen St (2018)

19,165 on S Bridge St & Commercial Plz (2018)

Frontage: 26' on Big Elk Mall

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 27 minute drive to New Castle County Airport

Walk Score ®: Somewhat Walkable (56)

Transit Score ®: Minimal Transit (23)

PROPERTY CONTACTS

True Owner: **The Cordish Companies**

Property Manager: **The Cordish Companies**

Property Summary Report

105 Big Elk Mall - Big Elk Shopping Center Proposed Building - Big Elk Shopping ... ★★★★★
 Elkton, MD 21921 - Cecil County Submarket

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

110 Big Elk Mall - Big Elk Shopping Center
 Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Center Type:	Community Center
Tenancy:	Single
Year Built:	1977
GLA:	4,530 SF
Floors:	1
Typical Floor:	4,390 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.63 AC
Zoning:	C2
Parcel	03-065669

EXPENSES PER SF

Taxes:	\$2.46 (2019)
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AMENITIES

Pylon Sign

LEASING

Available Spaces:	4,390 SF Available in 1 Space
Availability:	96.9% Available; 96.9% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	4,390	4,390	4,390	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	28,233 on E Pulaski Hwy & Norman Allen St (2018)
	19,165 on S Bridge St & Commercial Plz (2018)
Frontage:	43' on Big Elk Mall

Made with TrafficMetrix® Products

Property Summary Report

110 Big Elk Mall - Big Elk Shopping Center
 Elkton, MD 21921 - Cecil County Submarket



TRANSPORTATION

Parking:	25 free Surface Spaces are available; Ratio of 5.52/1,000 SF
Airport:	27 minute drive to New Castle County Airport
Walk Score @:	Somewhat Walkable (53)
Transit Score @:	Minimal Transit (23)

PROPERTY CONTACTS

True Owner:	P J Leasing Company L P	Recorded Owner:	P J Leasing Company L P
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MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	96.9%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

120 S Bohemia Ave

Cecilton, MD 21913 - Cecil County Submarket



BUILDING

Type:	Retail
Year Built:	1900
GLA:	5,000 SF
Floors:	1
Typical Floor:	5,000 SF

LAND

Land Area:	2.00 AC
Zoning:	TC
Parcel:	01-000632

EXPENSES PER SF

Taxes:	\$0.49 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 4,530 on Augustine Herman Hwy & Sandy Bottom Ln (2018)

5,269 on Augustine Herman Hwy & Front St (2018)

Frontage: 96' on S Bohemia

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 46 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (35)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Cheyney Dorothy Turner**

Property Summary Report

120 S Bohemia Ave

Cecilton, MD 21913 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

307 N Bridge St

Elkton, MD 21921 - Cecil County Ind Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	2000
RBA:	19,200 SF
Floors:	2
Typical Floor:	4,000 SF
Ceiling Ht:	16'
Construction:	Metal

LAND

Land Area:	0.75 AC
Zoning:	BI
Parcel	03-072738

EXPENSES PER SF

Taxes:	\$0.73 (2018)
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LOADING

Docks:	Yes	Drive Ins:	2 tot.
Cross Docks:	Yes	Rail Spots:	None

POWER & UTILITIES

Utilities:	Lighting, Sewer, Water
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FEATURES

Fenced Lot, Signage, Yard

LEASING

Available Spaces:	4,000 SF Available in 1 Space
Availability:	20.8% Available; 20.8% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	4,000	4,000	4,000	\$9.00/MG	Vacant	Negotiable

SALE

Last Sale:	Sold on Dec 13, 2018 for \$750,000 (\$39.06/SF)
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Property Summary Report

307 N Bridge St

Elkton, MD 21921 - Cecil County Ind Submarket



TRANSPORTATION

Parking: Surface Spaces @ \$0.00/mo; Ratio of 0.00/1,000 SF

Airport: 24 minute drive to New Castle County Airport

Walk Score @: Somewhat Walkable (54)

Transit Score @: Minimal Transit (23)

KEY TENANTS

Anchor Plumbing Inc 1,400 SF

Ceco Utilities Inc 800 SF

Hickory Knoll Rentals, Llc. 400 SF

PROPERTY CONTACTS

True Owner: Edward Lineaweaver Jr

Recorded Owner: Lhg Properties Llc

Prior True Owner: J&K&K&B LLC

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	20.8%	▲ 20.8%
Submarket 2-4 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Current Building	\$9.00	
Submarket 2-4 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	0.8	▼ 2.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

648 Broad St

Perryville, MD 21903 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Single
Year Built:	1977
GLA:	2,527 SF
Floors:	1
Typical Floor:	2,527 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.27 AC
Zoning:	TC
Parcel	07-019785

EXPENSES PER SF

Taxes:	\$2.43 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

SALE

Last Sale: Sold on Apr 29, 2015 for \$425,000 (\$168.18/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 4,782 on Broad St & Aiken Ave (2018)
29,445 on Pulaski Hwy & Frenchtown Rd (2015)
Frontage: 104' on Broad St
93' on Thomas McLhinney Jr St

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 17 free Surface Spaces are available; Ratio of 6.73/1,000 SF
Commuter Rail: 2 minute drive to Perryville Commuter Rail (Penn Line)
Airport: 41 minute drive to New Castle County Airport
Walk Score ®: Car-Dependent (26)
Transit Score ®: Some Transit (33)

PROPERTY CONTACTS

Recorded Owner: Psbg Lic

Prior True Owner: NBRS Financial Bank

Property Summary Report

648 Broad St

Perryville, MD 21903 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

10 Chestnut Dr - West Creek Shopping Center
Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1997
GLA:	30,235 SF
Floors:	1
Typical Floor:	30,235 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	5.24 AC
Zoning:	BG
Parcel	04-014480

EXPENSES PER SF

Taxes:	\$0.46 (2019)
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KEY TENANTS

Family Dollar	7,200 SF	Just For Kids Early Learning	3,500 SF
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AMENITIES

Freeway Visibility

LEASING

Available Spaces: 1,200 - 9,900 SF Available in 6 Spaces

Availability: 50.6% Available; 50.6% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	T	Retail	Direct	1,200	9,900	9,900	Withheld	Vacant	Negotiable
P 1st	OP	Retail	Direct	3,000	9,900	9,900	Withheld	Vacant	Negotiable
P 1st	QR	Retail	Direct	3,000	9,900	9,900	Withheld	Vacant	Negotiable
P 1st	N	Retail	Direct	1,500	9,900	9,900	Withheld	Vacant	Negotiable
P 1st	S	Retail	Direct	1,200	9,900	9,900	Withheld	Vacant	Negotiable
P 1st	I-L	Off/Ret	Direct	5,400	5,400	5,400	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 21,158 on Elkton Rd & Iron Hill Rd (2018)

Made with TrafficMetrix® Products



Property Summary Report

10 Chestnut Dr - West Creek Shopping Center
 Elkton, MD 21921 - Cecil County Submarket



TRAFFIC & FRONTAGE

30,842 on Elkton Rd & McIntire Dr (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 190 free Surface Spaces are available; Ratio of 6.28/1,000 SF
 Airport: 20 minute drive to New Castle County Airport
 Walk Score ®: Car-Dependent (17)
 Transit Score ®: Minimal Transit (14)

PROPERTY CONTACTS

True Owner: **Pettinaro**

Recorded Owner: **Verino & Gregory Pettinaro**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	50.6%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

712 Craigtown Rd

Port Deposit, MD 21904 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Service Station
Tenancy:	Single
Year Built:	1988
GLA:	2,940 SF
Floors:	1
Typical Floor:	2,940 SF

LAND

Land Area:	0.58 AC
Zoning:	BL
Parcel	07-009720

EXPENSES PER SF

Taxes:	\$1.61 (2019)
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KEY TENANTS

Citgo	1,205 SF
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	12,974 on Perry lawn Dr & Jacob Tome Hwy (2015)
	12,842 on Perry lawn Dr & Jacob Tome Memorial Hwy (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	9 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	41 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (4)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	Reece Keith D	Recorded Owner:	Reece Keith D
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Property Summary Report

712 Craigtown Rd

Port Deposit, MD 21904 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

180 Delancy Rd

Elkton, MD 21921 - Cecil County Ind Submarket



BUILDING

Type:	Class B Flex
Year Built:	1900
RBA:	1,557 SF
Floors:	1
Typical Floor:	1,557 SF
Construction:	Wood Frame

LAND

Parcel	03-028445
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EXPENSES PER SF

Taxes:	\$1.96 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

TRANSPORTATION

Airport: 23 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (37)

Transit Score ®: Minimal Transit (21)

PROPERTY CONTACTS

True Owner: **Lewis Lilburn R & Iva L**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	0.8	▼ 2.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

111-115 N East Plz - Northeast Plaza
 North East, MD 21901 - Cecil County Submarket



BUILDING

Type:	Retail Condo
Subtype:	Storefront
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1973
GLA:	22,900 SF
Floors:	1
Typical Floor:	22,900 SF
Docks:	6 ext
Construction:	Masonry

LAND

Land Area:	8.72 AC
Zoning:	C2
Parcel	05-062233

EXPENSES PER SF

Taxes:	\$2.83 (2012)
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KEY TENANTS

ExpressCare	8,800 SF	● Dollar General	8,500 SF
Rent-A-Center	7,000 SF	Mr Pho	3,000 SF
Mariner Finance	1,500 SF	Finance Maryland	500 SF

● Anchor

LEASING

Available Spaces:	1,507 SF Available in 1 Space
Availability:	6.6% Available; 6.6% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	18	Retail	Direct	1,507	1,507	1,507	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	12,626 on N Maudlin Ave & Pulaski Hwy (2018)
	29,094 on Pulaski Hwy & Flint Dr (2018)
Frontage:	103' on N East Plz (with 1 curb cut)

Made with TrafficMetrix® Products

Property Summary Report

111-115 N East Plz - Northeast Plaza
 North East, MD 21901 - Cecil County Submarket



TRANSPORTATION

Parking:	350 free Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	15 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	33 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (31)
Transit Score ®:	Minimal Transit (19)

PROPERTY CONTACTS

True Owner:	The Cordish Companies	Recorded Owner:	N E Plaza Assoc Ltd Partnership
Property Manager:	The Cordish Companies		

MARKET CONDITIONS

Vacancy Rates	Current	YOY	NNN Asking Rents Per SF	Current	YOY
Current Building	6.6%	▼ 13.1%	Submarket 1-3 Star	\$14.98	▲ 0.6%
Submarket 1-3 Star	3.2%	↔ 0.0%	Market Overall	\$19.95	▲ 0.9%
Market Overall	4.7%	▲ 0.4%			
Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%	12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
Months On Market	27.9	▲ 11.4 mo	12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

1005 Elk Mills Rd

Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1973; Renov 2000
GLA:	11,096 SF
Floors:	1
Typical Floor:	11,096 SF

LAND

Land Area:	2.63 AC
Zoning:	Business General
Parcel	04-029283

EXPENSES PER SF

Taxes:	\$1.11 (2018)
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KEY TENANTS

Stuffers Grill & Beer Pub	5,000 SF
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LEASING

Available Spaces: 1,280 SF Available in 1 Space

Availability: 11.5% Available; 11.5% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Retail	Direct	1,280	1,280	1,280	\$15.00/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 4,569 on Appleton Rd & Elk Mills Rd (2018)

21,158 on Elkton Rd & Iron Hill Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 22 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (18)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: Benjamin and Elizabeth Leroy

Recorded Owner: 1005 Elk Mills Road Llc

Property Summary Report

1005 Elk Mills Rd

Elkton, MD 21921 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	11.5%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$15.00	↔ 0.0%
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

1540 Elkton Rd

Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Convenience Store
Year Built:	2002
GLA:	3,000 SF
Floors:	1
Typical Floor:	3,000 SF

LAND

Land Area:	1.15 AC
Zoning:	BI
Parcel	03-110060

KEY TENANTS

7-Eleven	2,700 SF
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AMENITIES

24 Hour Access

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	21,158 on Elkton Rd & Iron Hill Rd (2018)
	78,515 on I- 95 & Chestnut Hill Rd W (2018)
Frontage:	246' on ELKTON ROAD (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	24 Surface Spaces are available; Ratio of 8.00/1,000 SF
Airport:	20 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (29)
Transit Score ®:	Minimal Transit (13)

PROPERTY CONTACTS

True Owner:	JS, Inc
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Property Summary Report

1540 Elkton Rd

Elkton, MD 21921 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

21 Flint Dr

North East, MD 21901 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Year Built:	2003
GLA:	4,800 SF
Floors:	1
Typical Floor:	4,800 SF
Construction:	Steel

LAND

Land Area:	0.91 AC
Zoning:	BG - Business Ge...
Parcel	05-098076

EXPENSES PER SF

Taxes:	\$1.09 (2019)
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KEY TENANTS

ILighting.Com	4,800 SF
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AMENITIES

Air Conditioning, Corner Lot, Fenced Lot, Pylon Sign, Tenant Controlled HVAC

LEASING

Available Spaces: 4,800 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	4,800	4,800	4,800	\$13.50/MG	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 29,094 on Pulaski Hwy & Flint Dr (2018)

12,626 on N Maudlin Ave & Pulaski Hwy (2018)

Frontage: 170' on Pulaski Hwy

Made with TrafficMetrix® Products

Property Summary Report

21 Flint Dr

North East, MD 21901 - Cecil County Submarket



TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	14 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	33 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (29)
Transit Score ®:	Minimal Transit (17)

PROPERTY CONTACTS

True Owner:	Twilight Llc	Recorded Owner:	Twilight Llc
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MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

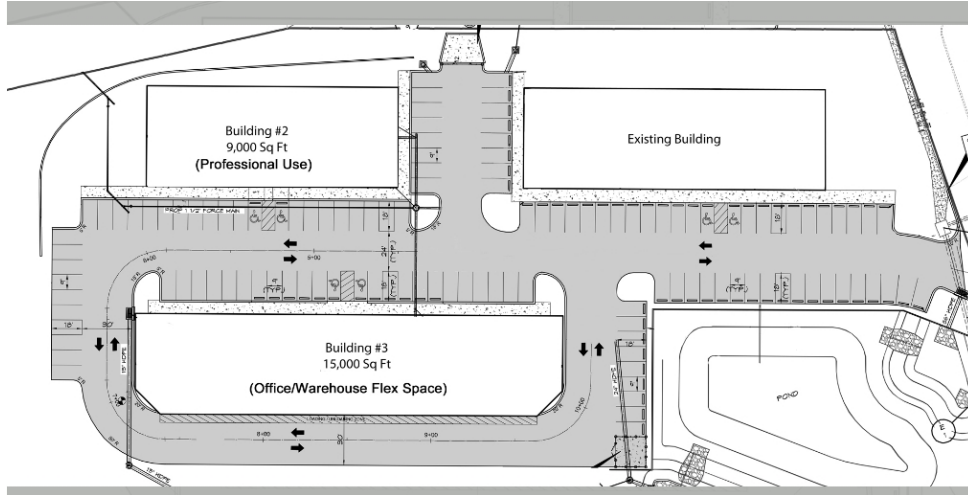
Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

27 Flint Dr - Building 2

North East, MD 21901 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Year Built:	Proposed
GLA:	9,000 SF
Floors:	1
Typical Floor:	9,000 SF

LAND

Land Area:	3.50 AC
Zoning:	BG
Parcel	05-101077

EXPENSES PER SF

Taxes:	\$0.47 (2016)
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LEASING

Available Spaces: 4,500 - 9,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Direct	4,500 - 9,000	9,000	9,000	Withheld	TBD	3 - 5 Yrs

TRAFFIC & FRONTAGE

Traffic Volume: 29,094 on Pulaski Hwy & Flint Dr (2018)

12,626 on N Maudlin Ave & Pulaski Hwy (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail: 15 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 33 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (16)

Transit Score ®: Minimal Transit (17)

PROPERTY CONTACTS

True Owner: **Enterprise Park, LLC**

True Owner: **Michael R & Tina M Travers**

Recorded Owner: **Travers Michael R li & Tina M**

Property Summary Report

27 Flint Dr - Building 2

North East, MD 21901 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

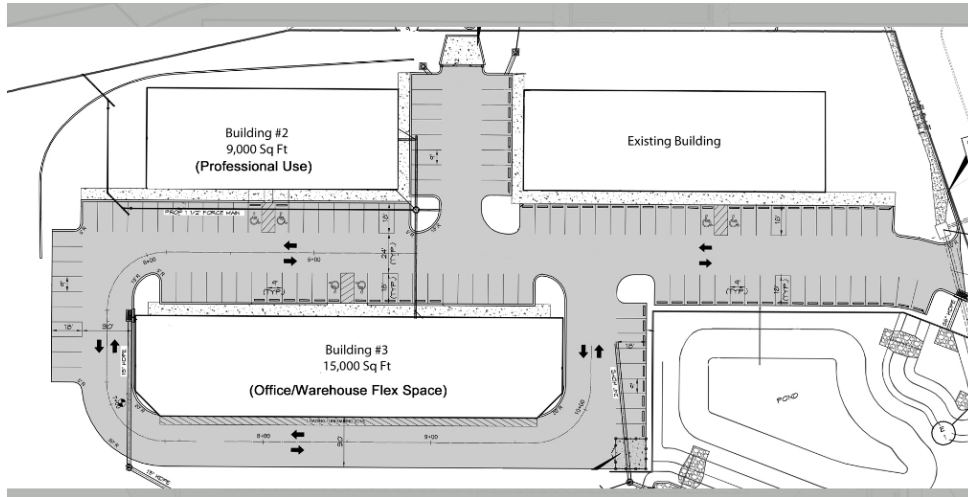
NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

27 Flint Dr - Building 3

North East, MD 21901 - Cecil County Ind Submarket



BUILDING

Type:	Class C Flex
Year Built:	2018
RBA:	15,000 SF
Floors:	1
Typical Floor:	15,000 SF

LAND

Zoning:	BG
Parcel:	05-101077

EXPENSES PER SF

Taxes:	\$0.28 (2016)
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LEASING

Available Spaces: 2,000 - 15,000 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Flex	Direct	2,000 - 15,000	15,000	15,000	Withheld	Vacant	3 - 5 Yrs

TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

Commuter Rail: 15 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 33 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (12)

Transit Score ®: Minimal Transit (17)

PROPERTY CONTACTS

True Owner: **Enterprise Park, LLC**

True Owner: **Michael R & Tina M Travers**

Recorded Owner: **Michael R & Tina M Travers**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	0.8	▼ 2.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

124 Greenmount Rd

Rising Sun, MD 21911 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	2002
GLA:	21,440 SF
Floors:	1
Typical Floor:	21,440 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	7.97 AC
Zoning:	BG
Parcel	06-043771

EXPENSES PER SF

Taxes:	\$0.50 (2016)
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KEY TENANTS

Charm City Skate Park	23,136 SF
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	7,661 on Conowingo Rd & Greenmount Rd (2018)
	11,470 on Kennett Oxford Byp & Nottingham Dr (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	21 free Surface Spaces are available; Ratio of 1.35/1,000 SF
Airport:	45 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	GIBNEY'S AUCTION CENTER	Recorded Owner:	Sylmar One Llc
Prior True Owner:	Jewelyne Montgomery		

Property Summary Report

124 Greenmount Rd

Rising Sun, MD 21911 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

1252 Jacob Tome Memorial Hwy
 Port Deposit, MD 21904 - Cecil County Submarket



BUILDING

Type:	Retail
Year Built:	2001
GLA:	5,004 SF
Floors:	1
Typical Floor:	5,004 SF

LAND

Parcel	06-046215
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EXPENSES PER SF

Taxes:	\$2.23 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 3,040 on Theodore Rd & Camp Meeting Ground Rd (2013)
 12,974 on Perryln Dr & Jacob Tome Hwy (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail: 12 minute drive to Perryville Commuter Rail (Penn Line)
 Airport: 43 minute drive to New Castle County Airport
 Walk Score ®: Car-Dependent (13)
 Transit Score ®: Minimal Transit (0)

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

190 Joseph Biggs Memorial Hwy
 Rising Sun, MD 21911 - Cecil County Ind Submarket



BUILDING

Type:	Class C Flex
Subtype:	Light Manufacturing
Year Built:	1990
RBA:	11,160 SF
Floors:	1
Typical Floor:	11,160 SF
Construction:	Metal

LAND

Land Area:	4.30 AC
Zoning:	BG
Parcel	06-040268

LOADING

Rail Spots: **None**

POWER & UTILITIES

Power: **3p**

FEATURES

24 Hour Access, Air Conditioning, Signage, Storage Space, Yard

LEASING

Available Spaces: **11,160 SF Available in 1 Space**

Availability: **100% Available; 0% Vacant**

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	11,160	11,160	11,160	\$13.00 - 13.50/NNN	30 Days	Negotiable

TRANSPORTATION

Parking: **30 Surface Spaces are available; Ratio of 2.68/1,000 SF**

Airport: **41 minute drive to New Castle County Airport**

Walk Score ®: **Car-Dependent (40)**

Transit Score ®: **Minimal Transit (0)**

Property Summary Report

190 Joseph Biggs Memorial Hwy

Rising Sun, MD 21911 - Cecil County Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 6.3%
Submarket 1-3 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	0.8	▼ 2.3 mo

Asking Rents Per SF	Current	YOY
Current Building	\$13.25	
Submarket 1-3 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

42-60 E Main St - Rising Sun Towne Center

Rising Sun, MD 21911 - Cecil County Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	2008
GLA:	80,147 SF
Floors:	1
Typical Floor:	80,147 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	9.79 AC
Zoning:	CC
Parcel:	06-037747

EXPENSES PER SF

Taxes:	\$1.96 (2009)
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KEY TENANTS

• Martin's Food	73,000 SF	Hibbett Sports	5,147 SF
J&J Nail Bar	2,500 SF		

• Anchor

LEASING

Available Spaces: 1,947 SF Available in 1 Space

Availability: 2.4% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	11	Retail	Direct	1,947	1,947	1,947	\$10.00/NNN	90 Days	Negotiable

SALE

Last Sale: Portfolio of 2 Retail Properties in Rising Sun, MD Sold on Aug 30, 2017 for \$22,775,000 (\$158.75/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 4,346 on Biggs Hwy & Dotson Dr (2015)

4,136 on Biggs Hwy & Dodson Dr (2018)

Frontage: 369' on E Main St (with 1 curb cut)

Made with TrafficMetrix® Products

Property Summary Report

42-60 E Main St - Rising Sun Towne Center
 Rising Sun, MD 21911 - Cecil County Submarket



TRANSPORTATION

Parking:	200 free Surface Spaces are available; Ratio of 2.49/1,000 SF
Airport:	43 minute drive to New Castle County Airport
Walk Score ®:	Somewhat Walkable (59)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Vastgood Properties LLC**

Prior True Owner: **Brixmor Property Group Inc.**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

NNN Asking Rents Per SF	Current	YOY
Current Building	\$10.00	
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

1 S Main St - PNC Bank

North East, MD 21901 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Tenancy:	Single
Year Built:	1976
GLA:	2,964 SF
Floors:	1
Typical Floor:	2,964 SF

LAND

Land Area:	0.36 AC
Zoning:	C2
Parcel	05-000769

EXPENSES PER SF

Taxes:	\$3.01 (2019)
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KEY TENANTS

PNC Bank	2,964 SF
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	6,190 on Water St & S Maudlin Ave (2018)
	19,045 on Pulaski Hwy & N East Plz (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	14 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	33 minute drive to New Castle County Airport
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Minimal Transit (19)

PROPERTY CONTACTS

True Owner:	PNC Financial Services Group, Inc.	Recorded Owner:	Knowles Marsha C
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Property Summary Report

1 S Main St - PNC Bank

North East, MD 21901 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

32 S Main St

North East, MD 21901 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1960
GLA:	11,000 SF
Floors:	1
Typical Floor:	11,000 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.30 AC
Zoning:	C2
Parcel	05-004063

EXPENSES PER SF

Taxes:	\$0.96 (2019)
Opex:	\$2.82 (2012)

LEASING

Available Spaces:	450 - 1,900 SF Available in 1 Space
Availability:	17.3% Available; 17.3% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	450 - 1,900	1,900	1,900	\$10.00/MG	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	12,881 on S Main St & Wallace Ave (2018)
	12,626 on N Maudlin Ave & Pulaski Hwy (2018)
Frontage:	48' on S Main St

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	8 free Surface Spaces are available; Ratio of 0.73/1,000 SF
Commuter Rail:	15 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	33 minute drive to New Castle County Airport
Walk Score ®:	Somewhat Walkable (68)
Transit Score ®:	Minimal Transit (19)

Property Summary Report

32 S Main St

North East, MD 21901 - Cecil County Submarket



PROPERTY CONTACTS

True Owner: **Edco Contractors, Inc**

Recorded Owner: **West Street Village Llc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	17.3%	↔ 0.0%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

203 Mechanics Valley Rd

North East, MD 21901 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1953
GLA:	2,948 SF
Floors:	1
Typical Floor:	2,948 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.16 AC
Zoning:	BL
Parcel	05-036127

EXPENSES PER SF

Taxes:	\$0.94 (2019)
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LEASING

Available Spaces: 2,948 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	2,948	2,948	2,948	\$10.58/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 28, 2007 for \$357,500 (\$121.27/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 7,436 on Mechanics Valley Rd & May St (2018)

29,094 on Pulaski Hwy & Flint Dr (2018)

Frontage: 44' on Mechanics Valley Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 10 free Surface Spaces are available; Ratio of 3.39/1,000 SF

Commuter Rail: 15 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 33 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (35)

Transit Score ®: Minimal Transit (18)

Property Summary Report

203 Mechanics Valley Rd

North East, MD 21901 - Cecil County Submarket



PROPERTY CONTACTS

True Owner: **Lewis Lilburn R & Iva L**

Recorded Owner: **Lewis Lilburn R & Iva L**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$10.58	
Submarket 1-3 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

400 Pintail Cir

Elkton, MD 21921 - Cecil County Ind Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	2015
RBA:	9,800 SF
Floors:	1
Typical Floor:	9,800 SF
Ceiling Ht:	20'
Construction:	Steel

LAND

Zoning:	Business Industrial
Parcel	03-109364

LOADING

Docks:	Yes	Drive Ins:	1 tot.
Cross Docks:	Yes	Rail Spots:	None

POWER & UTILITIES

Power:	3p
Utilities:	Gas - Natural, Sewer - City, Water - City

LEASING

Available Spaces:	2,000 - 9,800 SF Available in 1 Space
Availability:	100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	2,000 - 9,800	9,800	9,800	\$10.00/MG	Vacant	Negotiable

TRANSPORTATION

Airport:	26 minute drive to New Castle County Airport
Walk Score @:	Car-Dependent (16)
Transit Score @:	Some Transit (25)

Property Summary Report

400 Pintail Cir

Elkton, MD 21921 - Cecil County Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 93.9%
Submarket 2-4 Star	2.3%	▼ -0.4%
Market Overall	5.1%	▲ 0.1%

Asking Rents Per SF	Current	YOY
Current Building	\$10.00	▼ 21.8%
Submarket 2-4 Star	\$5.82	▲ 6.9%
Market Overall	\$7.15	▲ 5.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	1,301,650	▲ 486.3%
Months On Market	0.8	▼ 2.3 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$2.0	
12 Mo. Price Per SF	\$80	▲ 6.6%

Property Summary Report

4871 Pulaski Hwy

Perryville, MD 21903 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Tenancy:	Single
Year Built:	2009
GLA:	1,872 SF
Floors:	1
Typical Floor:	1,872 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.44 AC
Zoning:	C2
Parcel:	07-057997

EXPENSES PER SF

Taxes:	\$5.86 (2019)
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AMENITIES

Drive Thru

LEASING

Available Spaces: 1,872 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	1,872	1,872	1,872	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 1,244 on Jackson Station Rd & Holly Ln (2018)

14,297 on Perryville Rd & Perrylawn Dr (2018)

Frontage: 81' on Pulaski Hwy

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 20 free Surface Spaces are available

Commuter Rail: 5 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 40 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (13)

Transit Score ®: Minimal Transit (17)

Property Summary Report

4871 Pulaski Hwy

Perryville, MD 21903 - Cecil County Submarket



PROPERTY CONTACTS

True Owner: **York Building Products**

Recorded Owner: **Perryville Medical Center I LI**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

4899 Pulaski Hwy

Perryville, MD 21903 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1966
GLA:	10,000 SF
Floors:	1
Typical Floor:	10,000 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	2.00 AC
Zoning:	BG
Parcel	07-013604

EXPENSES PER SF

Taxes:	\$1.39 (2012)
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 1,244 on Jackson Station Rd & Holly Ln (2018)
15,290 on Blythedale Rd & Jackson Station Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 20 free Surface Spaces are available; Ratio of 2.42/1,000 SF
Commuter Rail: 5 minute drive to Perryville Commuter Rail (Penn Line)
Airport: 40 minute drive to New Castle County Airport
Walk Score ®: Car-Dependent (19)
Transit Score ®: Minimal Transit (17)

PROPERTY CONTACTS

True Owner: **William Martin Llc**

Recorded Owner: **William Martin Llc**

Property Summary Report

4899 Pulaski Hwy

Perryville, MD 21903 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

5301 Pulaski Hwy - Perryville Station
 Perryville, MD 21903 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	2007
GLA:	16,600 SF
Floors:	1
Typical Floor:	16,600 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	17.23 AC
Zoning:	C2
Parcel	07-021666

EXPENSES PER SF

Taxes:	\$3.27 (2010-Est)
Opex:	\$8.55 (2010-Est)
Total Expenses:	\$11.82 (2010-Est)

KEY TENANTS

4Ten Vapors	2,600 SF	Impact Martial Arts	2,600 SF
Sunsational Tans	2,600 SF	Snap Fitness	2,400 SF

LEASING

Available Spaces: 1,300 - 2,600 SF Available in 3 Spaces

Availability: 31.3% Available; 23.5% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	MN	Retail	Direct	2,600	2,600	2,600	Withheld	Vacant	3 - 5 Yrs
P 1st	G	Retail	Direct	1,300	1,300	1,300	Withheld	30 Days	3 - 5 Yrs
P 1st		Retail	Direct	1,300	1,300	1,300	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 4 Properties in Perryville, MD Sold on Jul 12, 2017 for \$6,600,000

TRAFFIC & FRONTAGE

Traffic Volume:	1,799 on Coudon Blvd & Pulaski Hwy (2018)
	14,297 on Perryville Rd & Perrylawn Dr (2018)
Frontage:	192' on Pulaski Hwy

Made with TrafficMetrix® Products

Property Summary Report

5301 Pulaski Hwy - Perryville Station
 Perryville, MD 21903 - Cecil County Submarket



TRANSPORTATION

Parking:	100 free Surface Spaces are available; Ratio of 1.78/1,000 SF
Commuter Rail:	4 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	40 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (41)
Transit Score ®:	Minimal Transit (20)

PROPERTY CONTACTS

True Owner:	Bridge33 Capital	Recorded Owner:	B33 Perryville Station Llc
Prior True Owner:	CW Capital	Property Manager:	Onyx Management

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	23.5%	▼ 7.8%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

312 E Pulaski Hwy

Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Single
Year Built:	2005
GLA:	5,672 SF
Floors:	1
Typical Floor:	5,672 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	1.33 AC
Zoning:	C2
Parcel	03-119629

EXPENSES PER SF

Taxes:	\$4.11 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	6,100 on Whitehall Rd & Walter Boulden St (2018)
	28,233 on E Pulaski Hwy & Norman Allen St (2018)
Frontage:	43' on E Pulaski Hwy

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	50 free Surface Spaces are available; Ratio of 8.82/1,000 SF
Airport:	26 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Minimal Transit (22)

PROPERTY CONTACTS

True Owner: **Ruby Tuesday**

Recorded Owner: **Ruby Tuesday, Inc.**

Property Summary Report

312 E Pulaski Hwy

Elkton, MD 21921 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

350 E Pulaski Hwy - Pizza Hut
 Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Restaurant
Year Built:	1987
GLA:	3,811 SF
Floors:	1
Typical Floor:	3,811 SF

LAND

Land Area:	2.20 AC
Zoning:	C2
Parcel	03-081214

EXPENSES PER SF

Taxes:	\$4.59 (2013)
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KEY TENANTS

Pizza Hut	3,811 SF
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LEASING

Available Spaces: 3,811 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,811	3,811	3,811	\$26.00/NNN	Negotiable	Negotiable

SALE

Last Sale: Portfolio of 2 Properties in Elkton, MD Sold on Aug 20, 2018 for \$800,644

TRAFFIC & FRONTAGE

Traffic Volume: 3,196 on Whitehall Rd & Coventry Ct (2018)
 28,233 on E Pulaski Hwy & Norman Allen St (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 26 minute drive to New Castle County Airport
 Walk Score ®: Car-Dependent (38)
 Transit Score ®: Minimal Transit (21)

Property Summary Report

350 E Pulaski Hwy - Pizza Hut
 Elkton, MD 21921 - Cecil County Submarket



PROPERTY CONTACTS

True Owner: **Qh 9160 Route 108 Llc**
 Prior True Owner: **Allegis Group, Inc.**

Recorded Owner: **Qh Elkton Llc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$26.00	↔ 0.0%
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

703-705 E Pulaski Hwy

Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Year Built:	1900
GLA:	3,762 SF
Floors:	1
Typical Floor:	3,762 SF
Construction:	Masonry

LAND

Land Area:	0.78 AC
Zoning:	C2
Parcel	03-021483

EXPENSES PER SF

Taxes:	\$3.63 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 6,821 on Delaware Ave & Washington Ave (2018)
12,256 on Delancy Rd & Suburban Dr (2018)

Frontage: 109' on E Pulaski Hwy

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 8 Surface Spaces are available; Ratio of 2.12/1,000 SF

Airport: 25 minute drive to New Castle County Airport

Walk Score ®: Somewhat Walkable (56)

Transit Score ®: Minimal Transit (20)

PROPERTY CONTACTS

True Owner: **Howard E Moore Jr**

Recorded Owner: **Howard E Moore Jr**

Property Summary Report

703-705 E Pulaski Hwy

Elkton, MD 21921 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

722 E Pulaski Hwy - Shoppes at Elkton
 Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2017
GLA:	8,639 SF
Floors:	1
Typical Floor:	8,639 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	1.25 AC
Zoning:	BG
Parcel	03-033333

EXPENSES PER SF

Taxes:	\$2.87 (2019)
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KEY TENANTS

Aspen Dental	3,500 SF
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LEASING

Available Spaces: 1,615 SF Available in 1 Space

Availability: 18.7% Available; 18.7% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,615	1,615	1,615	\$32.00/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 6,821 on Delaware Ave & Washington Ave (2018)

12,256 on Delancy Rd & Suburban Dr (2018)

Frontage: 46' on E Pulaski Hwy

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 15 free Surface Spaces are available; Ratio of 1.88/1,000 SF

Airport: 25 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (38)

Transit Score ®: Minimal Transit (20)

Property Summary Report

722 E Pulaski Hwy - Shoppes at Elkton
 Elkton, MD 21921 - Cecil County Submarket



PROPERTY CONTACTS

True Owner: **Arian Jakob**

Recorded Owner: **722 E Pulaski Llc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	18.7%	▼ 40.8%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$32.00	▼ 11.1%
Submarket 1-3 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

801 E Pulaski Hwy - Village At Elkton - The Village At Elkton
 Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1987
GLA:	137,847 SF
Floors:	1
Typical Floor:	137,847 SF
Docks:	2 ext
Construction:	Masonry

LAND

Land Area:	16.00 AC
Zoning:	C2
Parcel	03-014851

EXPENSES PER SF

Taxes:	\$1.01 (2017)
Opex:	\$0.95 (2012-Est)

KEY TENANTS

Ashley Furniture Home Store	38,886 SF	● Big Lots	37,192 SF
● Staples	16,023 SF	Dollar General	8,545 SF
Cuzino's Family Kitchen	4,000 SF	Rent-A-Center	3,500 SF

● Anchor

AMENITIES

Pylon Sign

LEASING

Available Spaces: 1,000 - 6,500 SF Available in 5 Spaces

Availability: 12.4% Available; 12.4% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	121	Retail	Direct	6,500	6,500	6,500	\$15.00/NNN	Vacant	3 - 10 Yrs
P 1st	167	Retail	Direct	2,250	2,250	2,250	\$15.00/NNN	Vacant	3 - 10 Yrs
P 1st	159	Retail	Direct	1,000	1,000	1,000	\$15.00/NNN	Vacant	Negotiable
P 1st	181	Retail	Direct	6,408	6,408	6,408	Withheld	Vacant	3 - 10 Yrs
P 1st	161	Retail	Direct	1,000	1,000	1,000	\$15.00/NNN	Vacant	Negotiable

Property Summary Report

801 E Pulaski Hwy - Village At Elkton - The Village At Elkton
 Elkton, MD 21921 - Cecil County Submarket



TRAFFIC & FRONTAGE

Traffic Volume: 6,821 on Delaware Ave & Washington Ave (2018)
 12,256 on Delancy Rd & Suburban Dr (2018)
 Frontage: 1,059' on E Pulaski Hwy (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 400 Surface Spaces are available; Ratio of 2.90/1,000 SF
 Airport: 25 minute drive to New Castle County Airport
 Walk Score ®: Somewhat Walkable (61)
 Transit Score ®: Minimal Transit (21)

PROPERTY CONTACTS

True Owner: **Allied Properties**
 Property Manager: **Allied Properties**

Recorded Owner: **Elkton Village, LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	12.4%	▲ 4.6%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

NNN Asking Rents Per SF	Current	YOY
Current Building	\$15.00	
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

804 E Pulaski Hwy

Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1961
GLA:	13,440 SF
Floors:	1
Typical Floor:	13,440 SF
Construction:	Masonry

LAND

Land Area:	2.00 AC
Zoning:	BG

PARCEL

03-010236, 03-085147, 05-075637

KEY TENANTS

Ace Chimney Sweeps, Inc	1,822 SF	U-Haul	500 SF
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 12,256 on Delancy Rd & Suburban Dr (2018)
28,191 on E Pulaski Hwy & Chesapeake Blvd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 25 free Surface Spaces are available; Ratio of 1.86/1,000 SF
Airport: 24 minute drive to New Castle County Airport
Walk Score ®: Somewhat Walkable (53)
Transit Score ®: Minimal Transit (22)

PROPERTY CONTACTS

Recorded Owner: **Perryville Medical Center I, LLC**

Property Summary Report

804 E Pulaski Hwy

Elkton, MD 21921 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	0.0%	↔	0.0%
Submarket 1-3 Star	3.2%	↔	0.0%
Market Overall	4.7%	↑	0.4%

NNN Asking Rents Per SF	Current		YOY
Submarket 1-3 Star	\$14.98	↑	0.6%
Market Overall	\$19.95	↑	0.9%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	31,131	↓	72.9%
Months On Market	27.9	↑	11.4 mo

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑	5.3%
12 Mo. Price Per SF	\$167	↓	-0.1%

Property Summary Report

985-1001 E Pulaski Hwy - Elkton Crossing Shopping Center - Elkton Crossing
 Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1999
GLA:	57,700 SF
Floors:	1
Typical Floor:	57,700 SF
Docks:	2 ext
Construction:	Masonry

LAND

Land Area:	8.00 AC
Zoning:	C2
Parcel	03-026272

EXPENSES PER SF

Taxes:	\$1.35 (2019)
Opex:	\$1.95 (2011)

KEY TENANTS

• Food Lion	38,000 SF	You Bet Your Axe	7,500 SF
Los Parientes Corp	3,200 SF	Wesleys Vape LLC	2,600 SF
Great Wall	2,500 SF	Images Salon	2,500 SF

• Anchor

AMENITIES

Freeway Visibility, Pylon Sign

LEASING

Available Spaces: 1,400 SF Available in 1 Space

Availability: 2.4% Available; 2.4% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	993	Retail	Direct	1,400	1,400	1,400	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 12,256 on Delancy Rd & Suburban Dr (2018)

28,191 on E Pulaski Hwy & Chesapeake Blvd (2018)

Made with TrafficMetrix® Products

Property Summary Report

985-1001 E Pulaski Hwy - Elkton Crossing Shopping Center - Elkton Crossing
 Elkton, MD 21921 - Cecil County Submarket



TRAFFIC & FRONTAGE

Frontage: 423' on E Pulaski Hwy (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 315 free Surface Spaces are available; Ratio of 4.60/1,000 SF

Walk Score ®: Somewhat Walkable (57)

Transit Score ®: Minimal Transit (23)

PROPERTY CONTACTS

True Owner: **The Rosen Group, Inc.**

Recorded Owner: **Merritt Parkway Associates**

Property Manager: **The Rosen Group, Inc.**

Developer: **The Rosen Group, Inc.**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	2.4%	▲ 2.4%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

991 E Pulaski Hwy - Delancy Plaza
Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2008
GLA:	18,000 SF
Floors:	1
Typical Floor:	18,000 SF
Docks:	None

LAND

Land Area:	4.50 AC
Zoning:	C2
Parcel	03-020401

EXPENSES PER SF

Taxes:	\$4.09 (2013)
Opex:	\$2.00 (2011-Est)

KEY TENANTS

U.S. Army Corps of Engineers	2,400 SF	Hollywood Tans	2,343 SF
Barks & Bones	1,445 SF		

LEASING

Available Spaces: 1,200 - 2,400 SF Available in 3 Spaces
Availability: 28.0% Available; 51.4% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	F/G	Retail	Direct	2,400	2,400	2,400	Withheld	Vacant	Negotiable
P 1st	D	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable
P 1st	K	Retail	Direct	1,447	1,447	1,447	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Dec 31, 2014 for \$4,950,000 (\$275.00/SF) at 7.25% Cap

TRAFFIC & FRONTAGE

Traffic Volume: 12,256 on Delancy Rd & Suburban Dr (2018)
30,761 on Pulaski Hwy & S Barrington Ct (2018)
Frontage: 888' on Us-40 Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

Property Summary Report

991 E Pulaski Hwy - Delancy Plaza
 Elkton, MD 21921 - Cecil County Submarket



TRANSPORTATION

Parking:	21 free Surface Spaces are available; Ratio of 1.17/1,000 SF
Airport:	24 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Minimal Transit (24)

PROPERTY CONTACTS

True Owner:	WMG Development	Recorded Owner:	Wmg Development Llc
Prior True Owner:	Pettinaro		

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	51.4%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

2057 E Pulaski Hwy

North East, MD 21901 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1995
GLA:	11,556 SF
Floors:	2
Typical Floor:	5,778 SF
Docks:	None
Construction:	Wood Frame

LAND

Land Area:	1.80 AC
Zoning:	BG
Parcel	05-101948

EXPENSES PER SF

Taxes:	\$0.74 (2008)
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LEASING

Available Spaces:	2,700 SF Available in 1 Space
Availability:	23.4% Available; 23.4% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	2,700	2,700	2,700	\$13.00/MG	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	29,094 on Pulaski Hwy & Flint Dr (2018)
	12,626 on N Maudlin Ave & Pulaski Hwy (2018)
Frontage:	1,000' on Pulaski Highway

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	25 free Surface Spaces are available; Ratio of 2.16/1,000 SF
Commuter Rail:	14 minute drive to Perryville Commuter Rail (Penn Line)
Airport:	33 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (25)
Transit Score ®:	Minimal Transit (17)

PROPERTY CONTACTS

True Owner:	Harrison Properties	Recorded Owner:	J R Harrison Llc
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Property Summary Report

2057 E Pulaski Hwy

North East, MD 21901 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	23.4%	▲ 1.7%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	▲ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	▲ 0.6%
Market Overall	\$19.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	▼ 72.9%
Months On Market	27.9	▲ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	▲ 5.3%
12 Mo. Price Per SF	\$167	▼ -0.1%

Property Summary Report

101 W Pulaski Hwy - Seasons Pizza
Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1995
GLA:	4,500 SF
Floors:	1
Typical Floor:	4,500 SF

LAND

Land Area:	1.06 AC
Zoning:	C2
Parcel	03-038629

EXPENSES PER SF

Taxes:	\$5.23 (2019)
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KEY TENANTS

Seasons Pizza	3,110 SF
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AMENITIES

Corner Lot

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	19,165 on S Bridge St & Commercial Plz (2018)
	28,233 on E Pulaski Hwy & Norman Allen St (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Airport:	26 minute drive to New Castle County Airport
Walk Score ®:	Somewhat Walkable (54)
Transit Score ®:	Minimal Transit (23)

PROPERTY CONTACTS

True Owner:	Fronk, Gordon D	Recorded Owner:	Halakos Properties Llc
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Property Summary Report

101 W Pulaski Hwy - Seasons Pizza
 Elkton, MD 21921 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

300 W Pulaski Hwy

Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Convenience Store
Tenancy:	Single
GLA:	1,093 SF
Floors:	1
Typical Floor:	1,093 SF
Docks:	None

LAND

Land Area:	0.23 AC
Parcel	03-038599

EXPENSES PER SF

Taxes:	\$4.27 (2019)
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KEY TENANTS

Health Care For Woman Pa	1,093 SF
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	4,772 on Landing Ln & Mackall St (2018)
	30,038 on W Pulaski Hwy & Landing Ln (2018)
Frontage:	39' on Pulaski Hwy (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	26 minute drive to New Castle County Airport
Walk Score ®:	Car-Dependent (40)
Transit Score ®:	Minimal Transit (21)

PROPERTY CONTACTS

True Owner:	Getty Realty Corp.
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Property Summary Report

300 W Pulaski Hwy

Elkton, MD 21921 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

2500-2562 W Pulaski Hwy - North East Station

North East, MD 21901 - Cecil County Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1998
GLA:	87,006 SF
Floors:	1
Typical Floor:	87,006 SF
Docks:	2 ext
Construction:	Masonry

LAND

Land Area:	4.80 AC
Zoning:	I

EXPENSES PER SF

Taxes:	\$1.13 (2009)
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PARCEL

05-109833, 05-110076

KEY TENANTS

• Food Lion	38,372 SF	• Walgreens	9,900 SF
Cuzino's Family Kitchen	5,000 SF	Bodyforce Fitness	4,400 SF
Pivot Physical Therapy	3,500 SF	Sunsational Tanning Inc	2,800 SF

• Anchor

AMENITIES

Pylon Sign, Restaurant

LEASING

Available Spaces: 4,139 SF Available in 1 Space

Availability: 4.8% Available; 4.8% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2540	Retail	Direct	4,139	4,139	4,139	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 5 Retail Properties in North East, MD Sold on Nov 21, 2017 for \$11,625,000 (\$112.77/SF)

Property Summary Report

2500-2562 W Pulaski Hwy - North East Station

North East, MD 21901 - Cecil County Submarket



TRAFFIC & FRONTAGE

Traffic Volume: 12,626 on N Maudlin Ave & Pulaski Hwy (2018)

29,094 on Pulaski Hwy & Flint Dr (2018)

Frontage: 760' on Pulaski Hwy

187' on W Pulaski Hwy

371' on N Maudlin Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 162 Surface Spaces are available; Surface Tandem Spaces @ \$0.00/mo; Ratio of 6.02/1,000 SF

Commuter Rail: 14 minute drive to Perryville Commuter Rail (Penn Line)

Airport: 33 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (43)

Transit Score ®: Minimal Transit (19)

PROPERTY CONTACTS

True Owner: **Klein Enterprises**

Recorded Owner: **DK North East Station LLC**

Prior True Owner: **SEB Asset Management**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	4.8%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

114 S Queen St

Rising Sun, MD 21911 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Year Built:	1960
GLA:	1,088 SF
Floors:	1
Typical Floor:	1,088 SF

LAND

Land Area:	0.10 AC
Zoning:	CC
Parcel	06-026109

EXPENSES PER SF

Taxes:	\$1.62 (2019)
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LEASING

Available Spaces: 1,088 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,088	1,088	1,088	\$13.24/MG	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 4,346 on Biggs Hwy & Dotson Dr (2015)

4,136 on Biggs Hwy & Dodson Dr (2018)

Frontage: 56' on S Queen St

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 41 minute drive to New Castle County Airport

Walk Score ®: Somewhat Walkable (66)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **The Boys & Girls Club Of**

Property Summary Report

114 S Queen St

Rising Sun, MD 21911 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

1538 Singerly Rd

Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1930
GLA:	2,000 SF
Floors:	1
Typical Floor:	2,000 SF

LAND

Land Area:	0.98 AC
Zoning:	BL
Parcel	03-015203

EXPENSES PER SF

Taxes:	\$1.47 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 9,544 on Singerly Rd & I- 95 (2018)
10,065 on Singerly Rd & Ricketts Mill Rd (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 25 minute drive to New Castle County Airport
Walk Score ®: Car-Dependent (0)
Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: H Rainey Llc

Recorded Owner: H Rainey Llc

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%

Property Summary Report

3370 Singerly Rd

Elkton, MD 21921 - Cecil County Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
GLA:	4,900 SF
Floors:	2
Typical Floor:	2,450 SF

LAND

Parcel	04-025881
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EXPENSES PER SF

Taxes:	\$2.06 (2019)
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LEASING

Available Spaces: No Spaces Currently Available

SALE

Last Sale: Sold on Jun 23, 2014 for \$960,000 (\$195.92/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 5,825 on Singerly Rd & Fair Hill Dr (2018)
8,982 on Telegraph Rd & Fair Hill Dr (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 28 minute drive to New Castle County Airport

Walk Score ®: Car-Dependent (17)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Fair Hill Holdings Llc**

Property Summary Report

3370 Singerly Rd

Elkton, MD 21921 - Cecil County Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.2%	↔ 0.0%
Market Overall	4.7%	↑ 0.4%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$14.98	↑ 0.6%
Market Overall	\$19.95	↑ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	31,131	↓ 72.9%
Months On Market	27.9	↑ 11.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$9.4	↑ 5.3%
12 Mo. Price Per SF	\$167	↓ -0.1%