



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



MATTRESS FIRM

6918

**RITCHIE HWY
GLEN BURNIE, MD**

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INVESTMENT OPPORTUNITY

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC



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Representative photo only
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Representative photo only

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This Confidential Memorandum contains certain information pertaining to the business of the Property and has been prepared by MacKenzie Commercial Real Estate Services primarily from information supplied by the Property Owner. This memorandum does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner, nor any of its officers, directors, employees or agents, including MacKenzie Commercial Real Estate Services, make any representation, express or implied, as to the accuracy or completeness of this Confidential Memorandum or any of its contents.

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If you do not wish to pursue this matter, please return this Confidential Memorandum to MacKenzie Commercial Real Estate Services, LLC. Photocopying or other duplication is not authorized.

All communications, inquiries, and request for information relating to these materials should be addressed to:

MacKenzie Commercial Real Estate, LLC
2328 W. Joppa Road, Suite 200
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DEDICATED PROJECT TEAM:

BROKERAGE | MacKenzie Commercial Real Estate Services, LLC:

John Harrington

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The Offering

MacKenzie Commercial Real Estate Services is pleased to offer 6918 Ritchie Highway ("Subject Property", "Building"), a standalone, single tenant, NNN leased property currently leased to Mattress Firm.

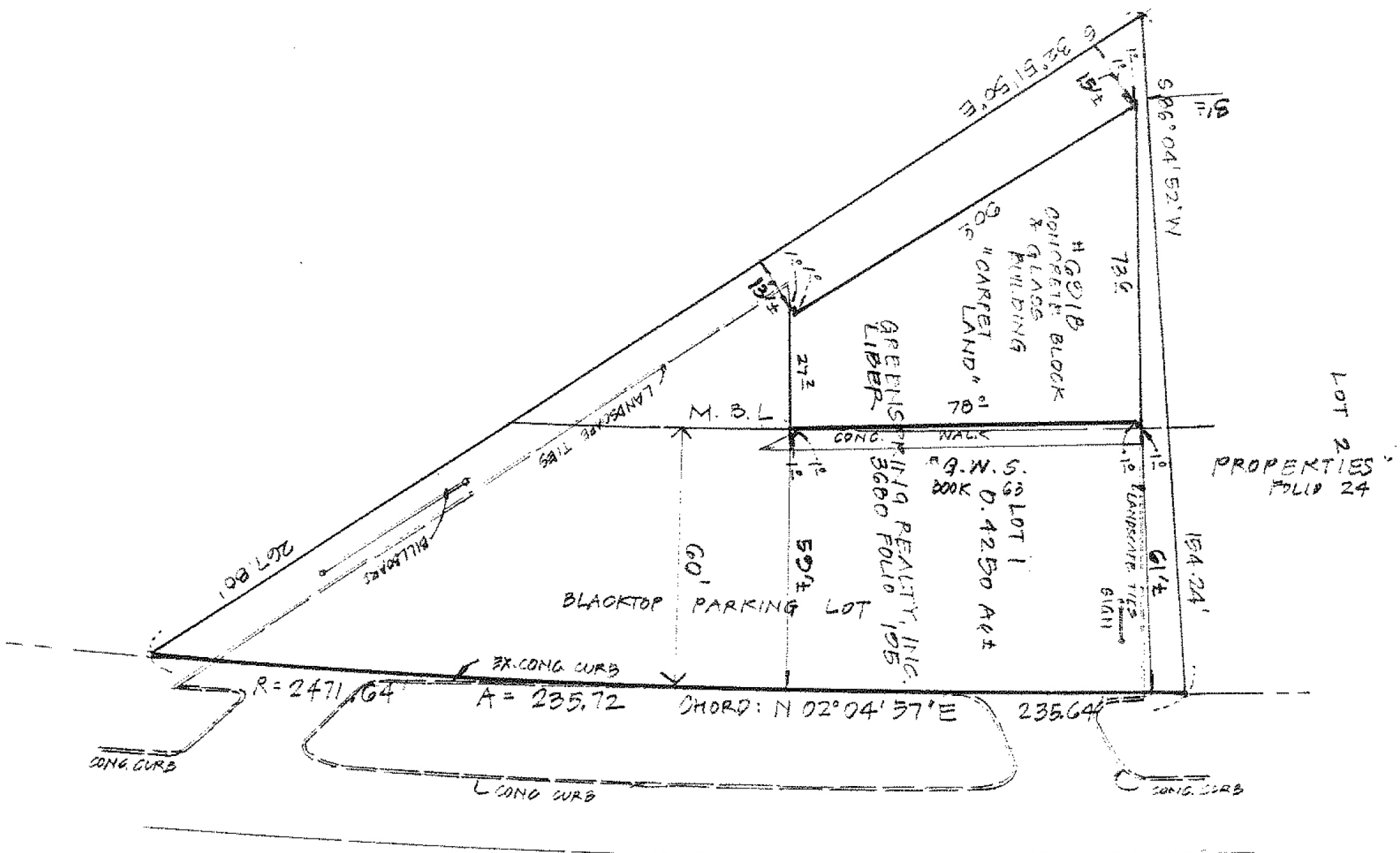
Property Overview

| | |
|-----------------------------|---|
| Address: | 6918 Ritchie Highway Glen Burnie, MD 21061 |
| Year Built: | 1985 |
| Rentable SF: | 5,650 sf total » 1st Floor: 4,050 sf » Mezzanine: 1,600 sf |
| Land Area: | 0.425 Acres |
| Parking Spaces: | 24 spaces ± |
| Zoning: | C-3 |
| Current Tax Bill (2019-20): | \$6,046.61 |
| Current Occupancy: | 100% |
| Offering Price: | Negotiable |
| 2018 NOI: | \$72,885.00 |
| Tenant Occupancy Start: | November 2007 |
| Current Lease Term: | January 2016-February 2023 |
| Current Lease Amount: | \$72,885.00/yr. (\$12.90 psf) |
| (2) Lease Renewal Options: | 1st 5 Year Option: \$14.19 psf 2nd 5 Year Option: \$15.61 psf |
| Reimbursement Method: | NNN. Tenant is responsible for all repairs and maintenance of the interior and exterior of the property. Landlord is responsible for the building remaining structurally sound as well as the roof. |
| Lease and Lease Amendments: | Available upon request |



- » Prime stand-alone retail location with excellent frontage on Ritchie Hwy/Rt. 2
- » Traffic Count: 29,242 vehicles per day (Ritchie Highway/Route 2)
- » Easy access to I-97 and I-695
- » Close proximity to BWI Airport

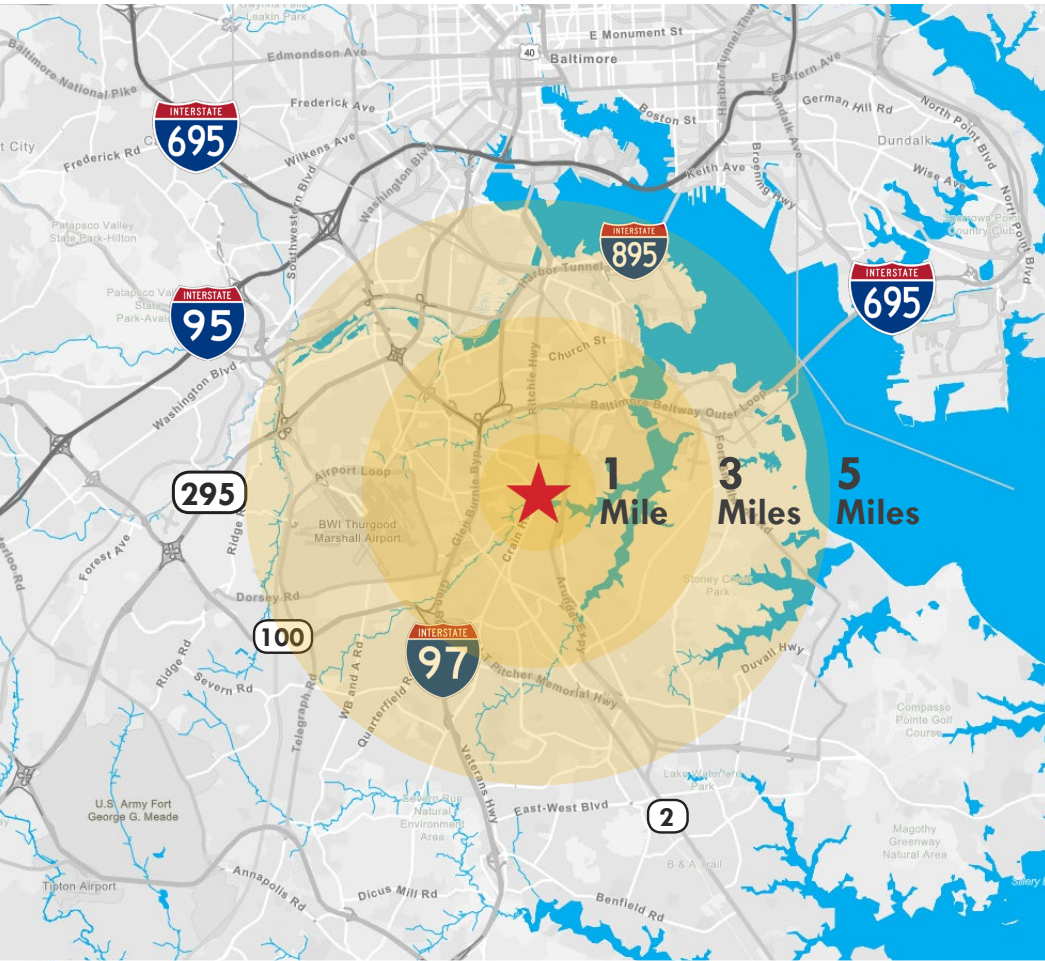




GOV. RITCHIE HWY
(SOUTHBOUND LANE)

MD ROUTE 2





RESIDENTIAL POPULATION

8,906
1 MILE

76,920
3 MILES

185,208
5 MILES



NUMBER OF HOUSEHOLDS

3,650
1 MILE

28,872
3 MILES

69,138
5 MILES



AVERAGE HOUSEHOLD SIZE

2.41
1 MILE

2.63
3 MILES

2.66
5 MILES



MEDIAN AGE

38.3
1 MILE

39.2
3 MILES

36.7
5 MILES



AVERAGE HOUSEHOLD INCOME

\$71,508
1 MILE

\$78,371
3 MILES

\$75,806
5 MILES



EDUCATION (COLLEGE+)

51.5%
1 MILE

49.5%
3 MILES

50.4%
5 MILES



EMPLOYMENT (AGE 16+ IN LABOR FORCE)

92.5%
1 MILE

94.1%
3 MILES

93.4%
5 MILES

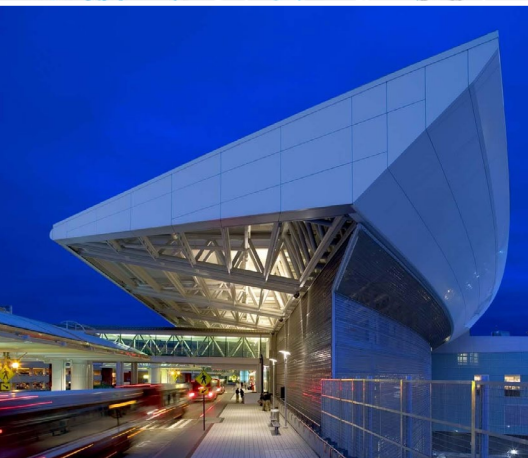


DAYTIME POPULATION

12,011
1 MILE

76,336
3 MILES

199,146
5 MILES



JOHN HARRINGTON

SENIOR VICE PRESIDENT | PRINCIPAL
MACKENZIE RETAIL, LLC

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As a Senior Vice President and Principal of MacKenzie Commercial Real Estate Services, LLC and MacKenzie Retail, LLC, John Harrington specializes in commercial leasing and site selection, as well as bulk land sales and development. He also focuses on the representation of retail landlords and tenants in the Maryland market and directs Mackenzie Retail, LLC. Prior to joining the firm in 1993, John was a regional vice president with Merrill Lynch Realty and spent 11 years as the director of leasing and acquisitions for the DeChiaro-Rachuba Group, a firm that built and owned numerous office buildings, apartments, shopping centers, hotels, and developed thousands of homes and home sites throughout the Mid-Atlantic region. He has over 40 years of experience in all facets of residential development and commercial real estate.

John is a lifelong resident of the Baltimore area and a graduate of the University of Maryland, College Park.

Transactions

- > Redevelopment and Leasing of Towson Town Center (Lease) - \$55 million
- > Baltimore Air Park to Richmond American Homes (Sale) - \$19 million
- > Hagers Crossing to NV/Ryan & Lennar Homes (Sale) - \$38 million
- > Bonnie View Country Club to Beazer Homes (Sale) - \$15 million
- > Ambulatory Care Center of UCHS (Lease) - \$21 million
- > Redevelopment Leasing and Sale of Shops at Kenilworth to Greenberg Gibbons Commercial (Lease/Sale) - \$30 million
- > Redevelopment and Leasing of Centre at Golden Ring (Lease) - \$35 million
- > Meadows of Ellicott City to Orchard Development Company (Sale) - \$15 million

Represented Clients

- > Petrie Ross Ventures (Annapolis, MD)
- > First Mariner Bank (Baltimore, MD)
- > Obrecht Properties, Inc. (Timonium, MD)
- > Towne Properties, Inc. (Cincinnati, OH)
- > Ryland Homes (Columbia, MD)
- > NV/Ryan Homes (Columbia, MD)
- > Goodwill Industries of the Chesapeake (Baltimore, MD)
- > Hill Management Company (Timonium, MD)
- > Planet Fitness (Philadelphia, PA)
- > CVS Pharmacies (Woonsocket, RI)
- > Vanguard Commercial Development (Baltimore, MD)
- > Carlson Restaurants/TGI Fridays (Dallas, TX)
- > Royal Farms (Baltimore, MD)
- > Hamilton Bank (Baltimore, MD)
- > Greenberg Gibbons (Baltimore, MD)

Industry Achievements

- > Who's Who in Commercial Real Estate, awarded by The Baltimore Business Journal
- > Lifetime Member Realtors Million Dollar Association
- > Graduate- Realtors Institute of Maryland
- > Baltimore's Top Brokers - awarded by the CoStar Group

Professional Memberships

- > International Council of Shopping Centers
- > Homebuilders Association of Maryland
- > Board Member- Leadership Baltimore County
- > Board Member- Greater Towson Committee (past)
- > Board Member- Archbishop Curley High School (past)

MIKE RUOCCO

VICE PRESIDENT
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As a Vice President for MacKenzie Commercial Real Estate Services, Mike has an array of experience across the retail and office leasing and sales platforms. He strives to maintain an active role in the community both in the workplace and beyond. Having successfully navigated the procurement of multiple off the-market assets for his clients, Mike also has experience in the Note Sale, Distressed Asset, and Development arena. Formerly a Senior Associate with JLL and Colliers International, Mike continues to actively represent the interests of both landlords and tenants within Greater Baltimore and surrounding areas. He currently holds a real estate license in Maryland and Washington, D.C.

A Baltimore native, Mike is a graduate of Calvert Hall and attended Towson University.

Represented Clients

- > Bimbo Bakeries USA
- > Bon Secours Baltimore Health System
- > The Columbia Bank
- > Commercial Development, Inc.
- > ExxonMobil
- > First National Bank
- > General Growth Properties
- > Hand and Stone Massage
- > Jai Medical Systems
- > LNR Partners
- > Magna Hospitality
- > Manekin Development
- > Miracle Ear
- > Mosaic Community Services
- > Santoni's Marketplace
- > TradePoint Atlantic

Memberships

- > NAIOP - Developing Leaders Committee
- > Greater Towson Committee - Executive Board



JOHN HARRINGTON

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