

FOR SALE

FIRESTONE

6581 EASTERN AVE, BALTIMORE, MD 21224



CLICK ON THE FOLLOWING LINKS:



Map



Street

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$5,222,990
Building Size:	8,500 SF
Lot Size:	1.03 Acres
Price / SF:	\$614.47
Cap Rate:	5.25%
NOI:	\$274,207

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Tenant
Term Remaining:	7 Years
Original Lease Term:	15 Years
Commencement Date:	11/01/2012
Current Term Expiration:	11/01/2027
Options:	(5) 5 Year Options
Increases:	6.5% Every 5th Year

PROPERTY HIGHLIGHTS

- Over 149,000 People Living within 3 Miles of the Property and Over 387,000 within 5 Miles of the Site
- Sits on a 1.03 Acre Lot Providing Excellent Parking and Options to Re-Tenant or Re-Purpose
- 6.5% Rental Escalations Every 5 Years
- Over 36,000 Vehicles Pass Site Daily on Eastern Ave
- In Close Proximity to Freeway
- Average Household Income Exceeds \$73,000 Annually within a 5 Mile Radius



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Additional Photos



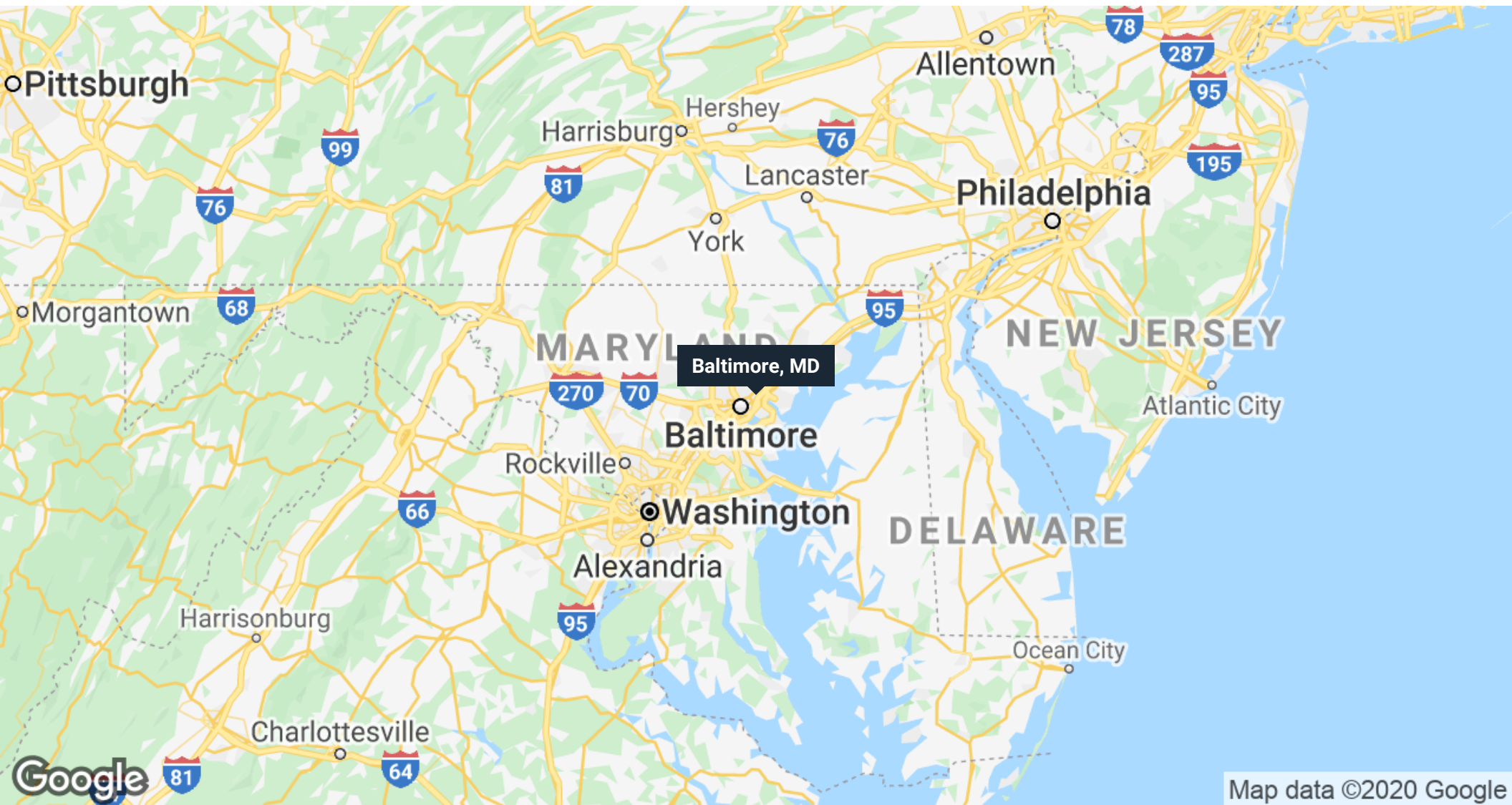


LOCATION DESCRIPTION

Baltimore is the most populous city in the U.S. state of Maryland, as well as the 30th most populous city in the United States, with a population of 602,495 in 2018 and also the largest such independent city in the country. Baltimore was established by the Constitution of Maryland as an independent city in 1729. As of 2017, the population of the Baltimore metropolitan area was estimated to be just under 2.802 million, making it the 21st largest metropolitan area in the country. Baltimore is located about 40 miles (64 km) northeast of Washington, D.C., making it a principal city in the Washington-Baltimore combined statistical area (CSA), the fourth-largest CSA in the nation, with a calculated 2018 population of 9,797,063.

LOCATION DETAILS

County	Baltimore City
Independent City Area	92.05 sq mi



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Retailer Map



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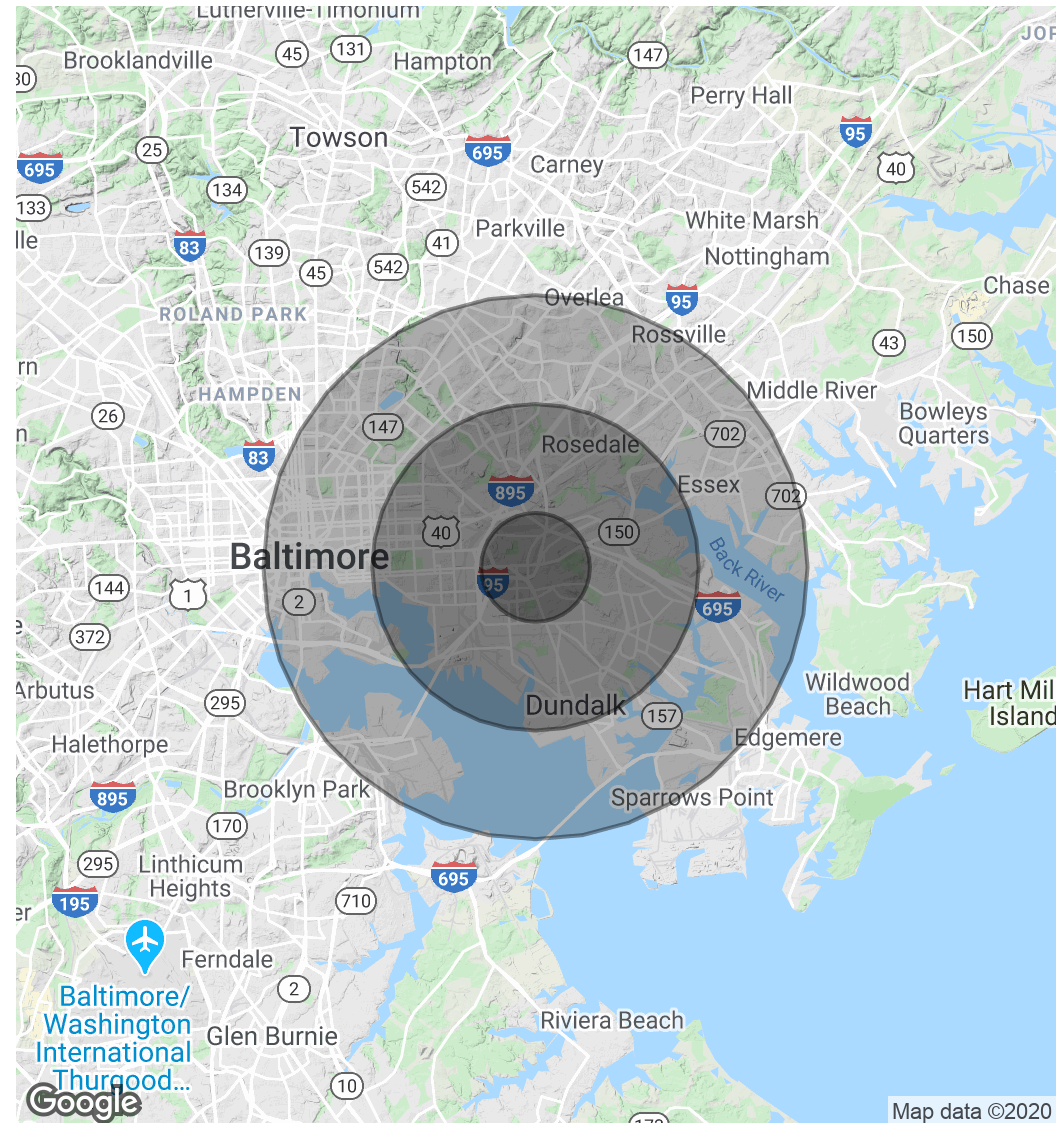


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,096	149,308	387,034
Average age	39.4	37.3	36.7
Average age (Male)	37.8	35.4	35.0
Average age (Female)	41.8	38.7	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,283	59,242	155,432
# of persons per HH	2.5	2.6	2.6
Average HH income	\$61,277	\$71,388	\$73,902
Average house value	\$178,715	\$176,942	\$202,788

* Demographic data derived from 2010 US Census



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