

FOR SALE

TD BANK

3132 BRIGGS CHANEY RD, SILVER SPRING, MD 20904



CLICK ON THE FOLLOWING LINKS:



Map



Street

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC none in compliance with all applicable fair housing and equal opportunity laws.

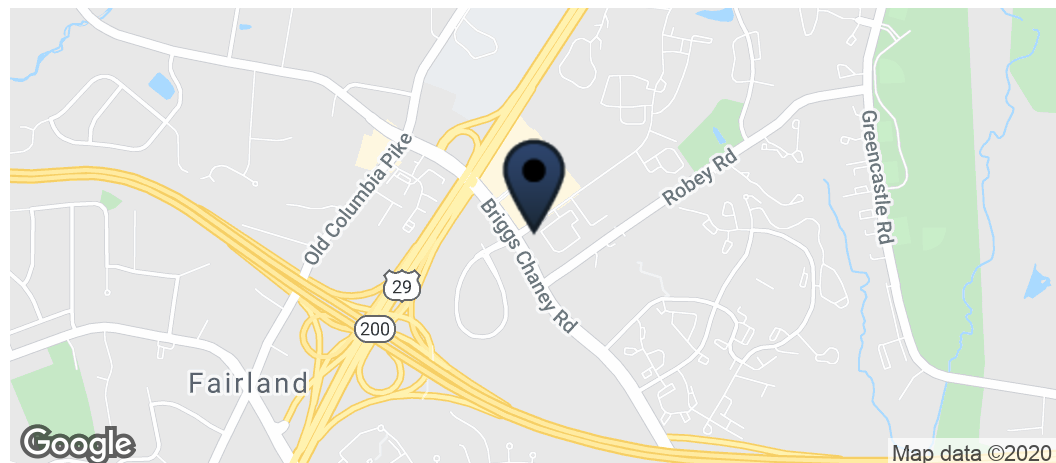
CONTENTS

EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
ADDITIONAL PHOTOS	5
REGIONAL MAP	6
RETAILER MAP	7
AERIAL MAPS	8
DEMOGRAPHICS MAP & REPORT	9
BACK PAGE	10



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$9,000,000
Building Size:	4,838 SF
Lot Size:	0.91 Acres
Price / SF:	\$1860.27
Cap Rate:	5.46%
NOI:	\$491,725

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Tenant
Term Remaining:	6 Years 4 Months
Original Lease Term:	20 Years
Commencement Date:	12/01/2006
Current Term Expiration:	12/31/2026
Options:	(4) 5 Year Options
Increases:	12% Per Option

PROPERTY HIGHLIGHTS

- Absolute Triple Net with Zero Landlord Responsibilities
- Standard & Poor's Credit Rating AA-
- 84K+ People with \$111,222 AHHI within 3 Miles
- Constructed with a Drive Thru ATM
- Site Sits on a Hard Signalized Corner
- Total Deposits for 2019 Exceeds \$64M
- Highly Desirable Montgomery County Location; Infill Washington DC Suburb
- ****NOI As of December 1st 2021, Seller Will Issue Credit for Difference at COE****



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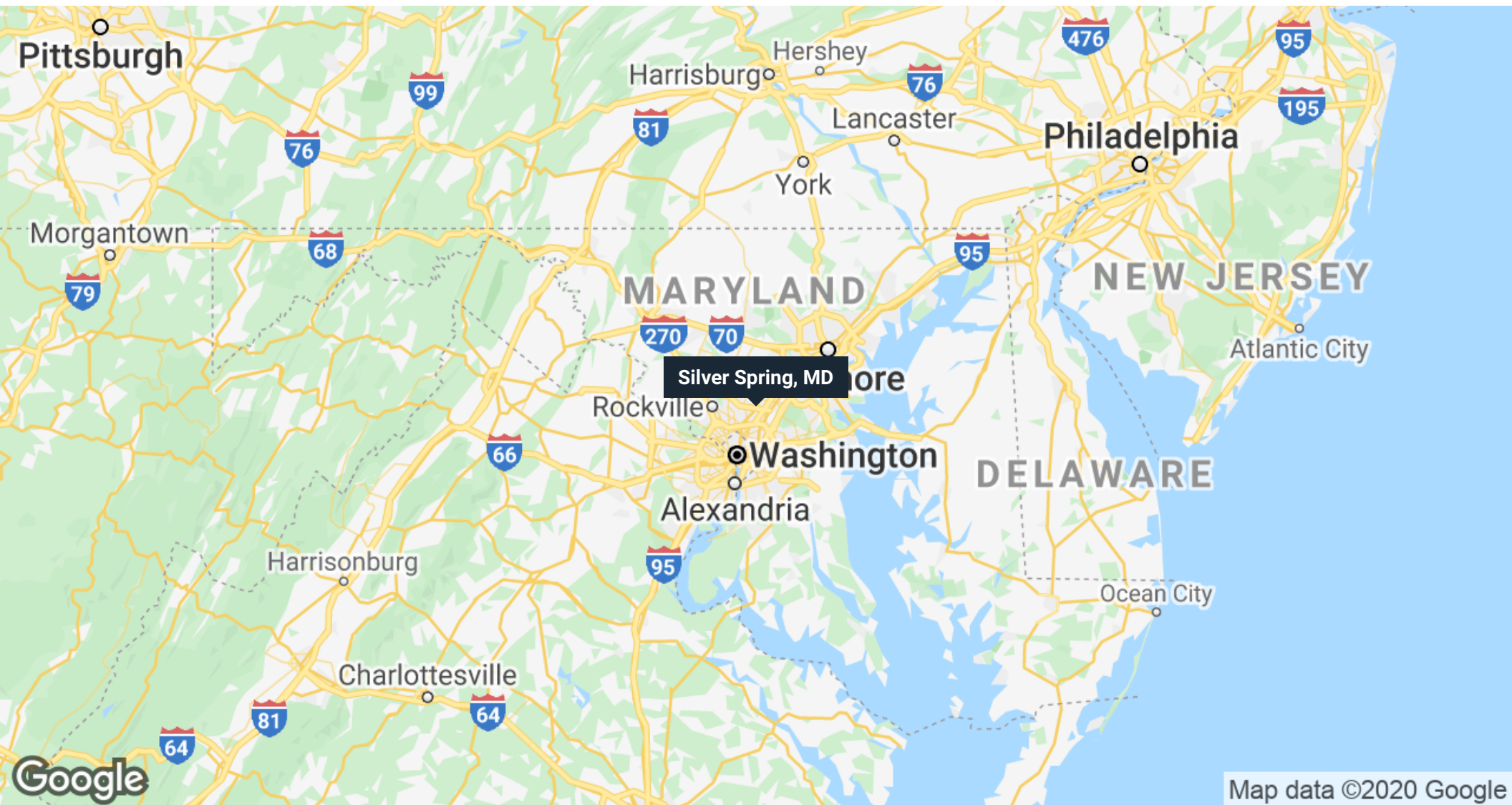
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RENT SCHEDULE

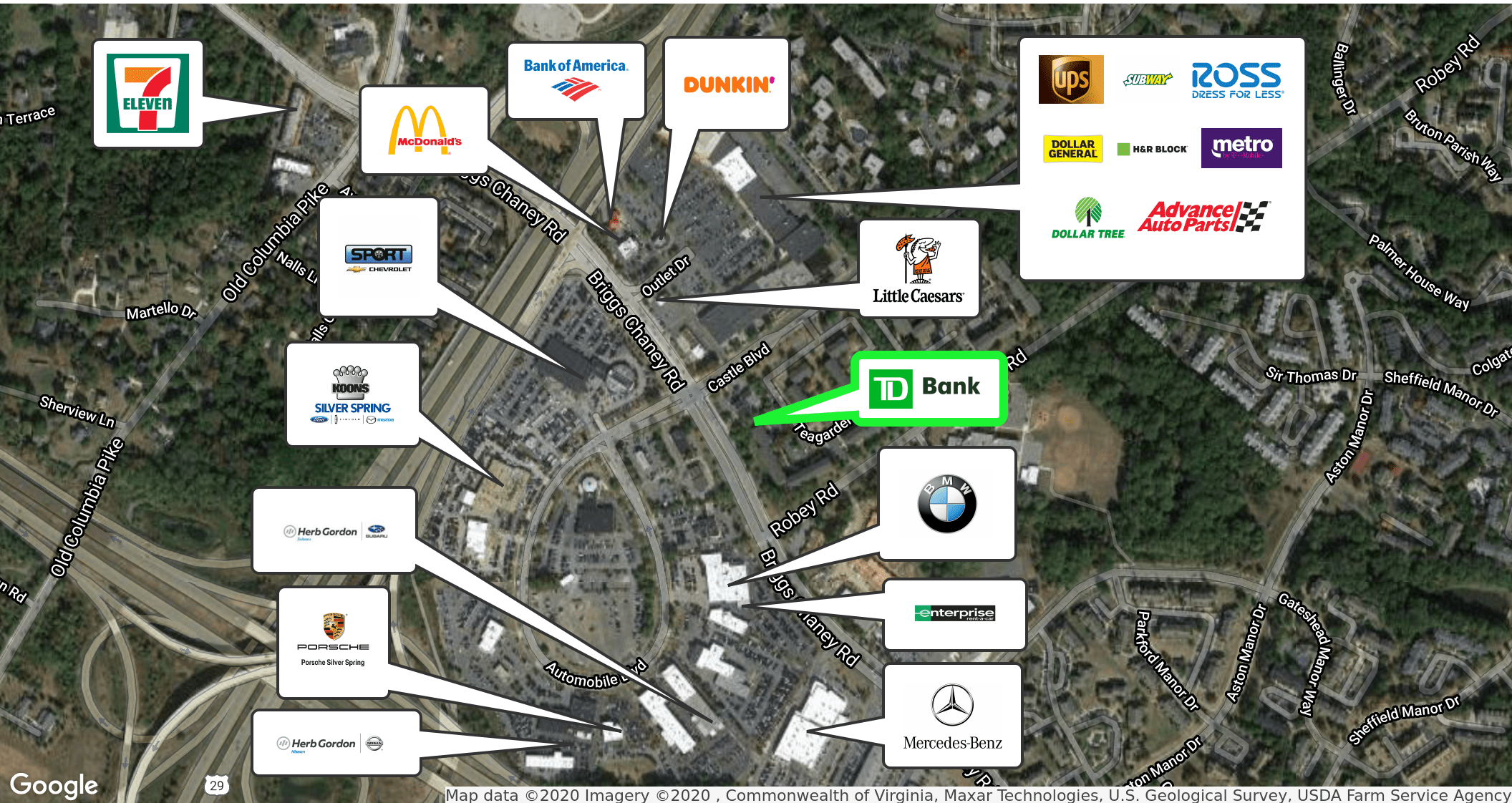
YEARS	NOI
January 2027 - December 2031	\$550,732
January 2032 - December 2037	\$616,820
January 2038 - December 2043	\$690,838
January 2044 - December 2059	\$773,738

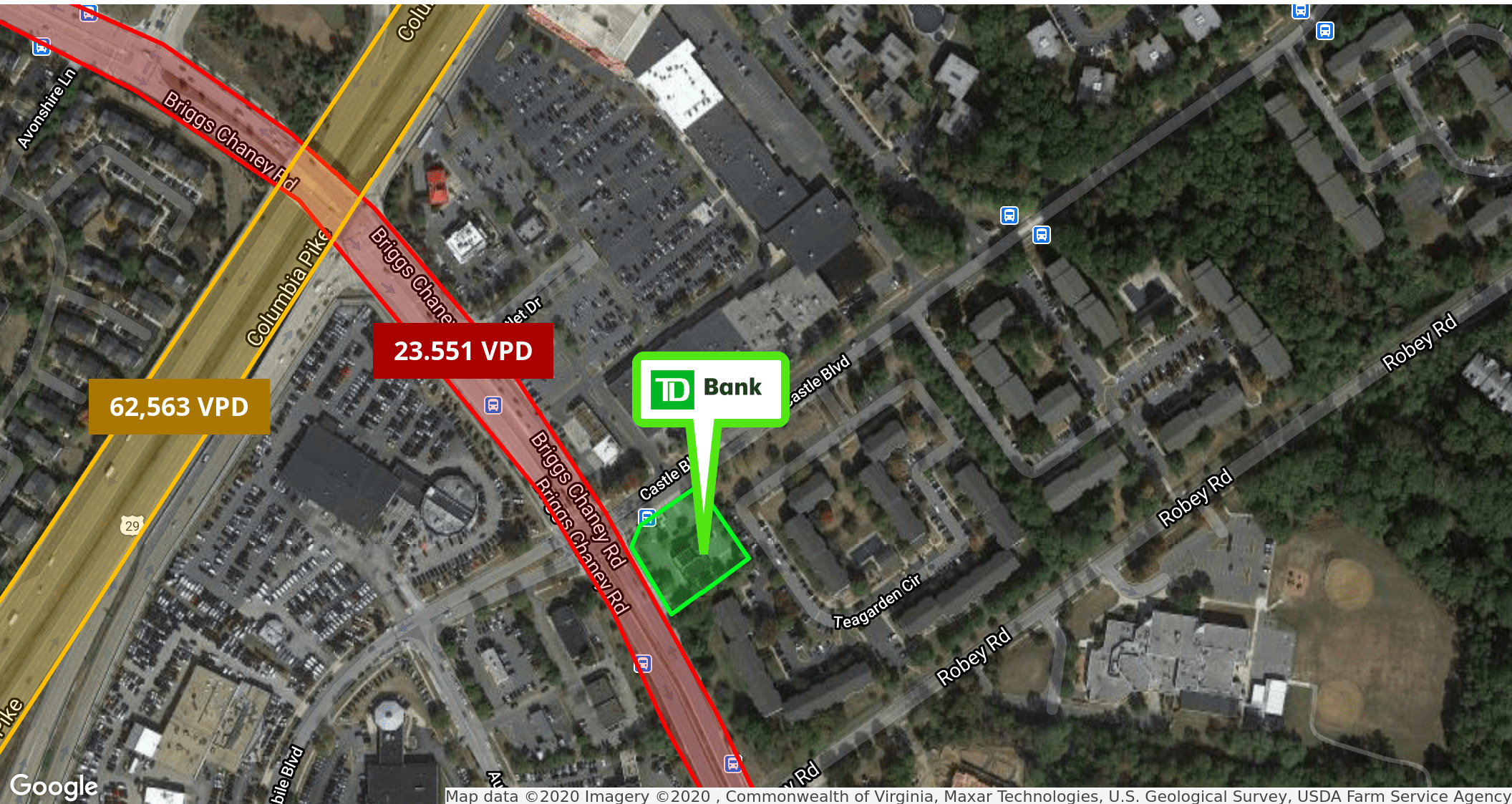
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Additional Photos





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Retailer Map



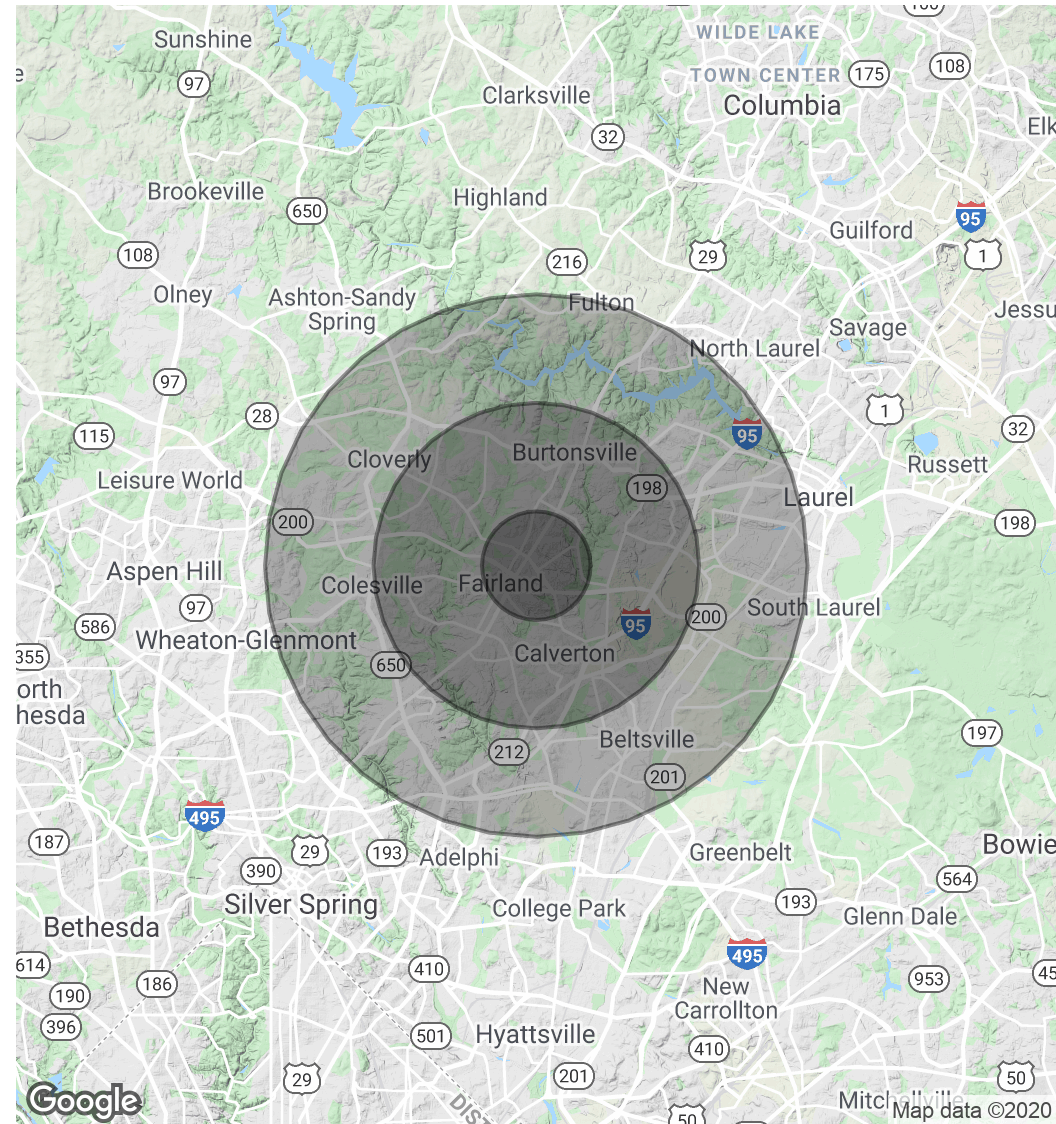


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,029	84,055	197,665
Average age	34.0	39.0	38.4
Average age (Male)	32.3	36.4	36.5
Average age (Female)	35.3	41.0	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,681	30,230	70,918
# of persons per HH	2.6	2.8	2.8
Average HH income	\$99,989	\$111,222	\$117,193
Average house value	\$384,669	\$409,945	\$445,752

* Demographic data derived from 2010 US Census



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