

SALE

Denny's - Net Lease Investment Opportunity

131 VFW AVENUE
Grasonville, MD 21638

PRESENTED BY:

ROBERT H. GREENLEE

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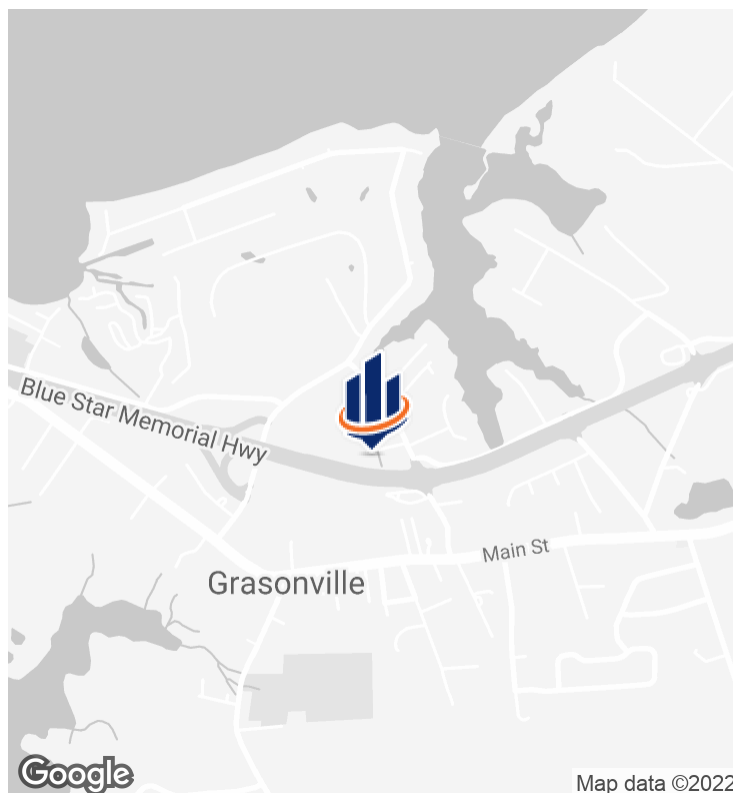
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,900,000
BUILDING SIZE:	4,550 SF
LOT SIZE:	1.8 Acres
PRICE / SF:	\$637.36
CAP RATE:	5.04%
NOI:	\$146,300
YEAR BUILT:	2017
ZONING:	UC

PROPERTY OVERVIEW

Fantastic net lease opportunity along high-traffic Route 50 in Queen Anne's County. Great visibility to over 70,000 cars per day. National tenant, Denny's, is early in a 20-year lease, with two 5-year options.

PROPERTY HIGHLIGHTS

- Premium location along Route 50
- 20-year lease with national tenant
- Over 70,000 cars per day pass this location
- Annual rent plus percentage over break point

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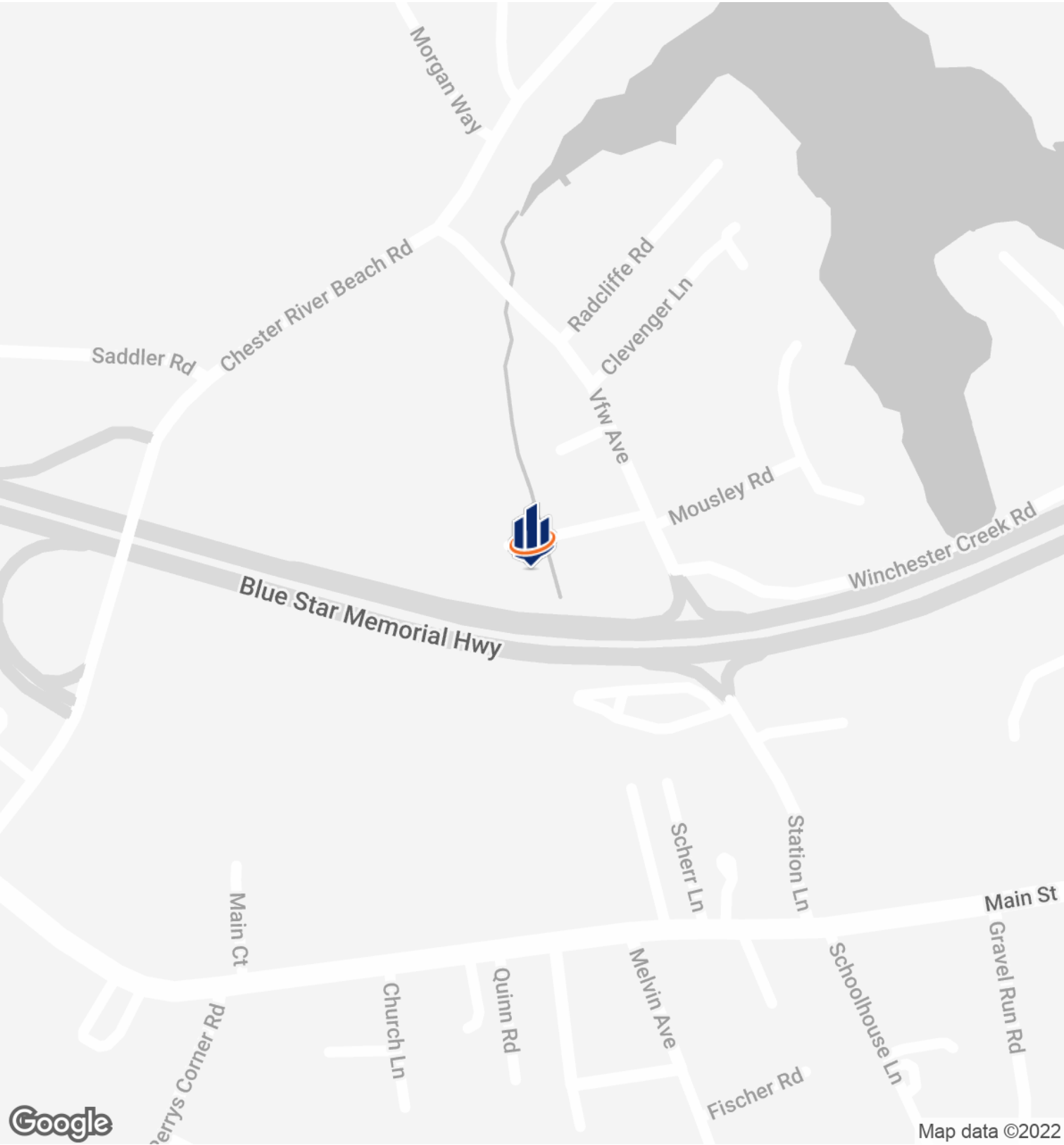
ADDITIONAL PHOTOS



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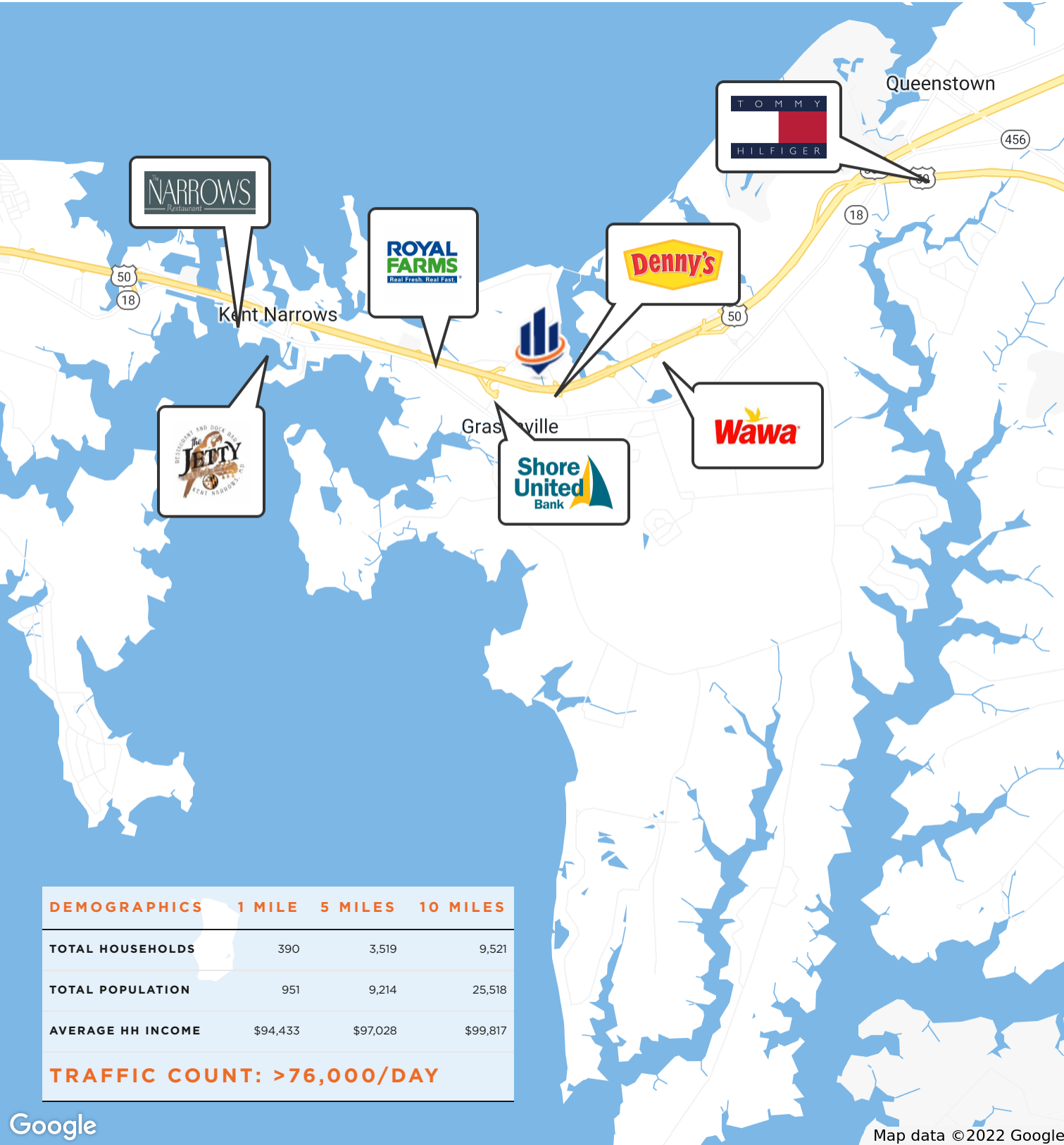
LOCATION MAP



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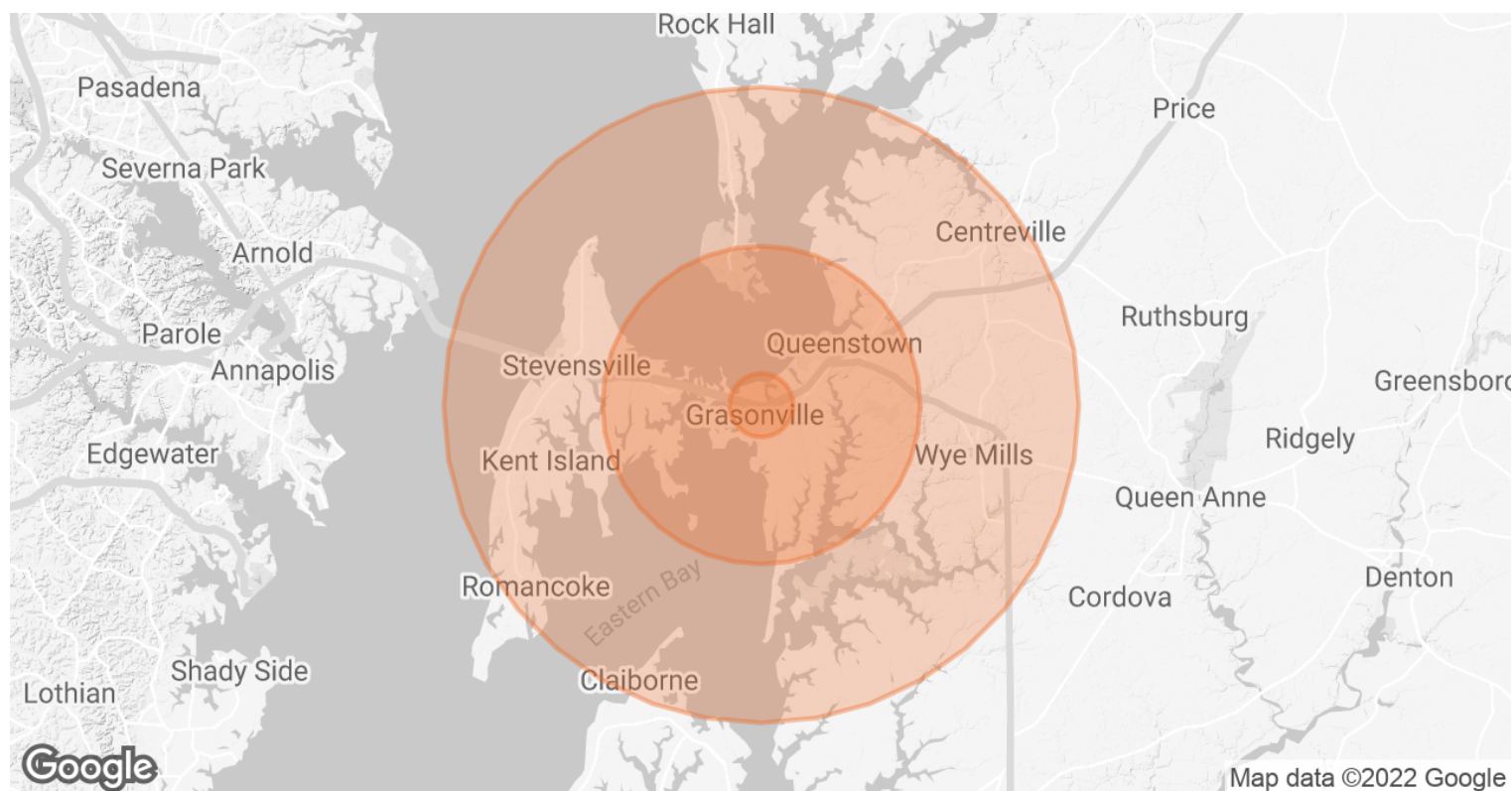
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	951	9,214	25,518
AVERAGE AGE	41.0	42.1	42.8
AVERAGE AGE (MALE)	42.2	42.6	42.5
AVERAGE AGE (FEMALE)	40.7	41.8	42.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	390	3,519	9,521
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$94,433	\$97,028	\$99,817
AVERAGE HOUSE VALUE		\$533,623	\$532,813

** Demographic data derived from 2010 US Census*

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MEET THE TEAM

Biography



Ross Benincasa
Advisor

Ross Benincasa serves as an Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. A strategic partner to his clients, he prides himself on building relationships and helping his clients maximize the value of their investment.

Benincasa specializes in data-driven brokerage, national marketing, and historic district development. He has extensive experience in community development and government relations, serving as the director of an economic development and communications firm before joining SVN.

In addition to his work at SVN, Benincasa consults local municipalities and community organizations on marketing and planning strategies. He has been a part of master planning processes and strategic marketing initiatives and uses this experience to price and position his clients' properties in a deliberate way.

Benincasa is heavily involved in the local community. He is an elected commissioner in the Town of Hillsboro and serves as a director on several boards in Talbot County.

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Robert H. Greenlee
Managing Director

Robert H. Greenlee serves as Managing Director and Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. For over 30 years, Greenlee has been a recognized leader in the regional investment marketplace. He is an important strategic partner to his clients, helping them maximize value and wealth. In all transactional and analytical aspects pertaining to investment real estate, he drives transformative, sustainable economical results.

Greenlee specializes in mid-market brokerage, third party asset management, and analytics. He has extensive experience providing a broad range of valuation, strategic analysis, and transaction advisory services involving institutional and investment grade assets, as well as owner occupied real estate. He has direct client involvement in all matters related to the acquisition and investment management functions in corporate, family, and private equity real estate platforms.

His commercial real estate appraisal and economic consulting services are performed on the Delmarva Peninsula and along the entire East Coast, where he has personally completed over a thousand studies, covering \$5B+ dollars of real estate. SVN | Miller CRE clients and fellow advisors benefit from his economic analysis, strategic planning and development of value enhancement strategies.

With an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland, Mr. Greenlee has been very involved in the local and regional communities for many years - with a particular focus on economic development and comprehensive planning.

Greenlee is a licensed real estate salesperson in Maryland and a Certified General Appraiser in the States of Maryland and Delaware. He is also a Practicing Affiliate member of the Appraisal Institute.

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