

BRAND NEW CONSTRUCTION

Absolute NNN Ground Lease Single Tenant Investment Opportunity



22702 Gosnell Farm Drive

CLARKSBURG MARYLAND

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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PROPERTY PHOTO









OFFERING

Pricing	\$8,100,000
Net Operating Income	\$405,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	22702 Gosnell Farm Drive Clarksburg, Maryland 20871
Rentable Area	8,000 SF
Land Area	2.7 AC
Year Built	2022
Tenant	PMG Gas dba 7-Eleven
Lease Signature	Corporate (Petroleum Marketing Group, Inc.)
Lease Type	Absolute NNN Gound Lease
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	July 1, 2021
Lease Expiration	June 31, 2041

LEASE TERM				RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Recovery Type	Options
Petroleum Marketing Group, Inc	8,000	7/1/2021	6/31/2041	Current	-	\$33,750	\$405,000	Abs. NNN (GL)	3 (5-Year)
				7/1/2026	10%	\$37,125	\$445,500		
				7/1/2031	10%	\$40,838	\$490,050		
				7/1/2036	10%	\$44,921	\$539,055		

10% increases at Beg of Each Option*

*10% Rental Increase in the first option, the greater of 10% or FMV in the next 2 options

Brand New 20-Year Lease | Rental Increases | Options to Extend

- The tenant, Petroleum Marketing Group, Inc, recently signed a brand new 20 year lease with 3 (5-Year) options to extend, demonstrating commitment to the site
- The lease features 10% increases every 5 years, generating additional NOI and hedging against inflation

Absolute NNN Ground Lease | Zero Landlord Responsibilities

- Tenant pays for CAM and insurance, reimburses for taxes and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-Mile Trade Area | Six Figure Incomes

- The 5-mile trade area is supported by over 123,000 residents and 32,000 employees
- Features an average household income of \$194,268 in a 1-mile radius

Cabin Branch | Direct Consumer Base | Clarksburg Premium Outlets | Interstate 270

- PMG Gas is located in the Cabin Branch community, a 540-acre community complete with new developments of housing and retail
- Home to The Village of Cabin Branch, which includes 1,800 residences priced at \$750k-\$1M
- The surrounding housing communities create a direct consumer base from which to draw
- The property is located directly across the street from the Clarksburg Premium Outlets, a 390,000+ square foot outlet mall home to national/credit tenants including Polo, Sketchers, Under Armour, Calvin Klein, Columbia and more
- The property is located directly off of Interstate 270 (109,400 VPD), a major north-south commuter thoroughfare that connects Clarksburg to the Washington, DC MSA

PROPERTY OVERVIEW



LOCATION



Clarksburg, Maryland
Montgomery County

ACCESS



Gosnell Farm Drive: 1 Access Point

TRAFFIC COUNTS



Clarksburg Road/State Highway 121: 12,100 VPD
Interstate 270: 109,400 VPD

IMPROVEMENTS



There is approximately 8,000 SF of existing building area

PARKING



There are approximately 28 parking spaces on the owned parcel.
The parking ratio is approximately 3.5 per 1,000 square feet

PARCEL



Parcel Number: 02-03470022
Acres: 2.7

CONSTRUCTION



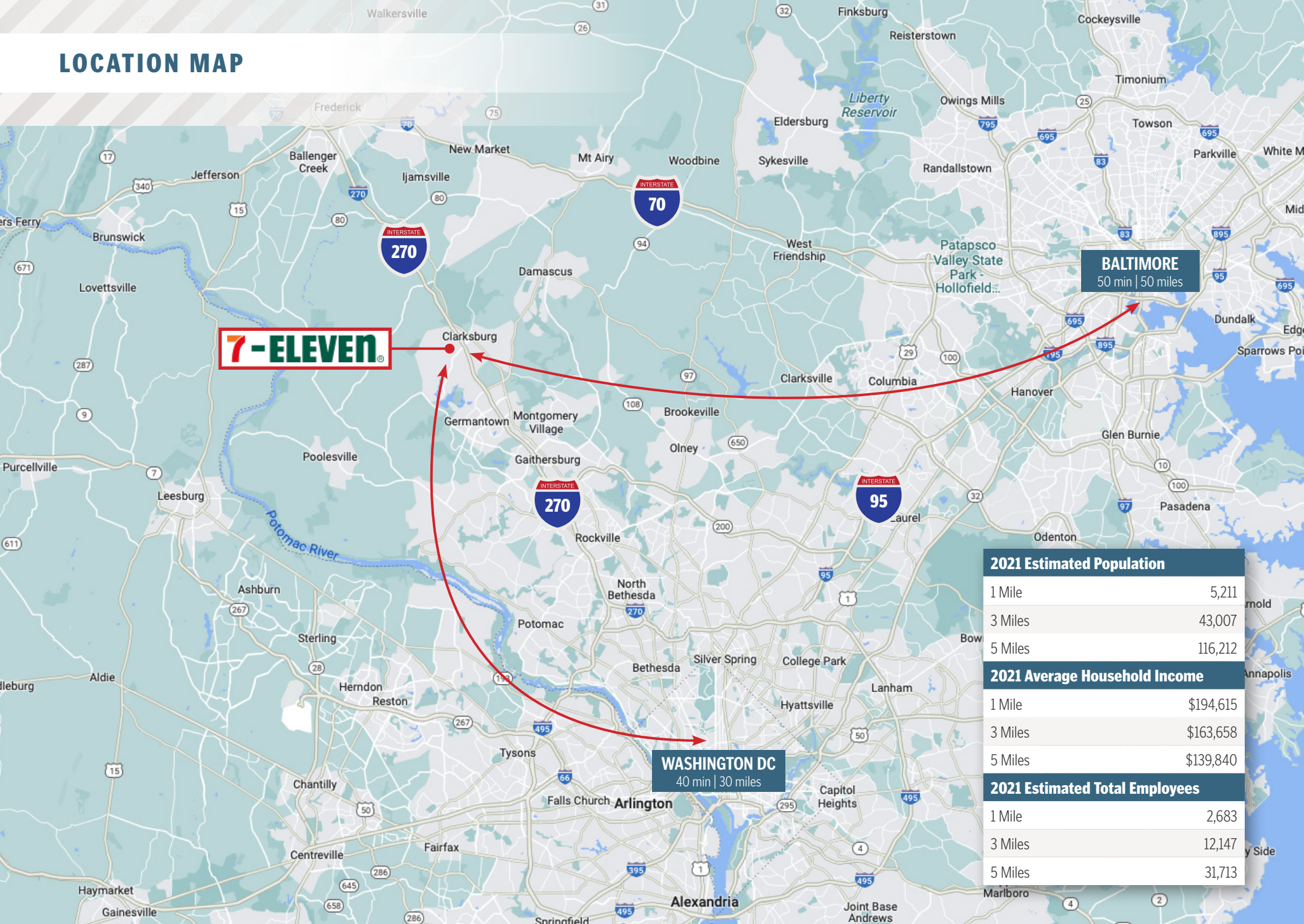
Year Built: 2022

ZONING



Commercial

LOCATION MAP



2021 Estimated Population	
1 Mile	5,211
3 Miles	43,007
5 Miles	116,212
2021 Average Household Income	
1 Mile	\$194,615
3 Miles	\$163,658
5 Miles	\$139,840
2021 Estimated Total Employees	
1 Mile	2,683
3 Miles	12,147
5 Miles	31,713









109,400
VEHICLES PER DAY

INTERSTATE 270

CLARKSBURG
ELEMENTARY
SCHOOL

STATE HIGHWAY 121

9,800
VEHICLES PER DAY

STRINGTOWN RD.

CLARKSBURG
VILLAGE CENTER

HALLIE WELLS
MIDDLE SCHOOL

7-ELEVEN

CVS pharmacy

INDUSTRIAL/
OFFICE PARK

CLARKSBURG
PREMIUM OUTLETS



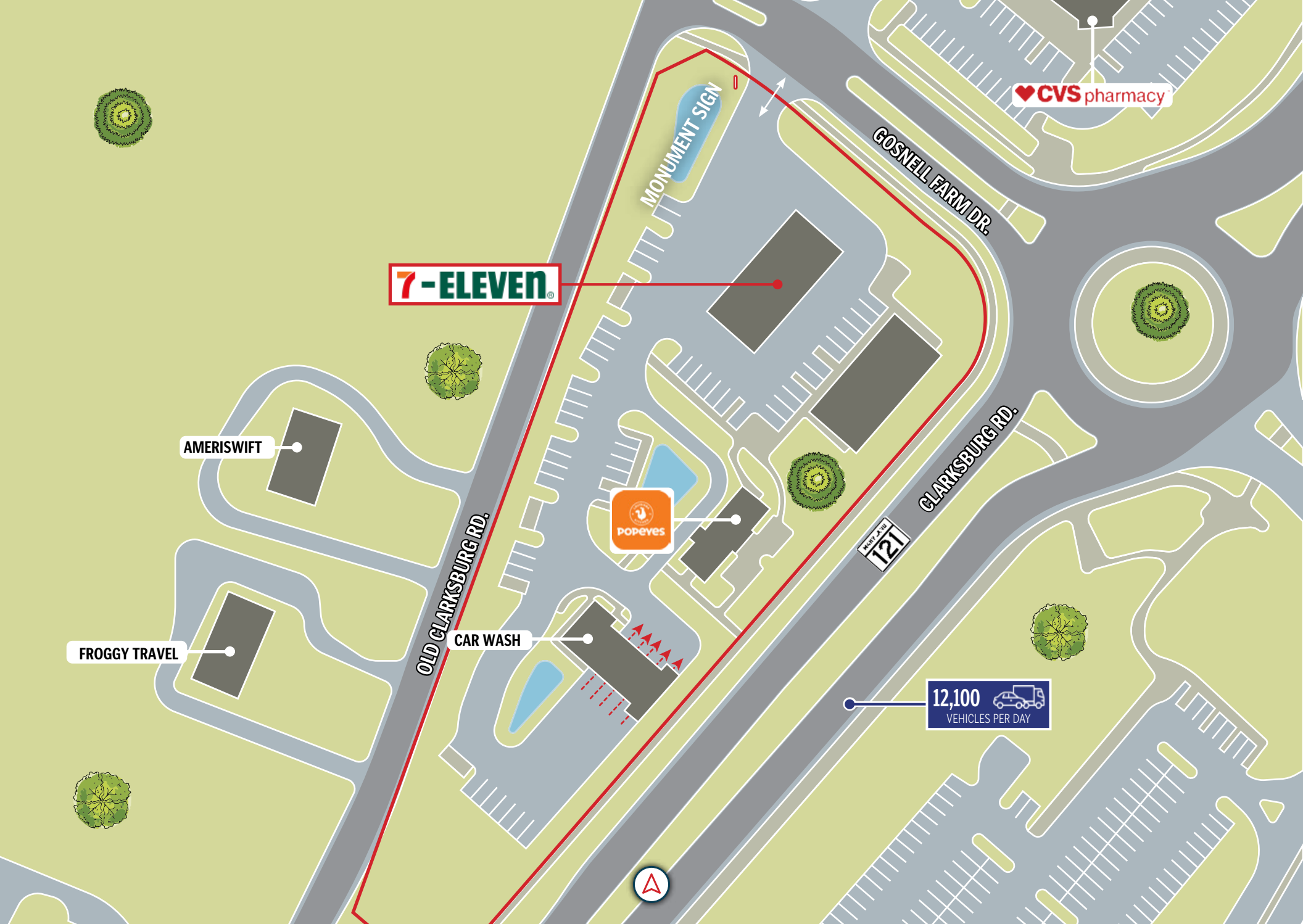
CLARKSBURG
HIGH SCHOOL



THE VILLAGE AT CABIN BRANCH
TRADITIONAL FAMILY/55+ COMMUNITY
1800+ SINGLE FAMILY RESIDENCES
AVERAGE HOME PRICE IS BETWEEN \$750K AND \$1M

12,100
VEHICLES PER DAY







CLARKSBURG, MARYLAND

Clarksburg is a census-designated place and an unincorporated area in northern Montgomery County, Maryland. It is located at the northern end of the Interstate 270 technology corridor, approximately four miles north of Germantown. The Clarksburg CDP had a population of 27,961 as of July 1, 2021.

The largest industries in Clarksburg, MD are Professional, Scientific, & Technical Services, Health Care & Social Assistance, and Public Administration, and the highest paying industries are Finance & Insurance, Public Administration, and Real Estate & Rental & Leasing.

Clarksburg has many local hiking trails, small playgrounds, and sport fields. There are local campgrounds and community pools. Parks in the area include Little Bennett Park, Black Hill Regional Park and Ridge Road Recreational Park. Multiple farms, private and public, serve production and tourism purposes.

Montgomery County is the most populous county in the state of Maryland, located adjacent to Washington, D.C. The county seat and largest municipality is Rockville, although the census-designated place of Germantown is the most populous city within the county. The County had a population of 1,057,320 as of 2022.

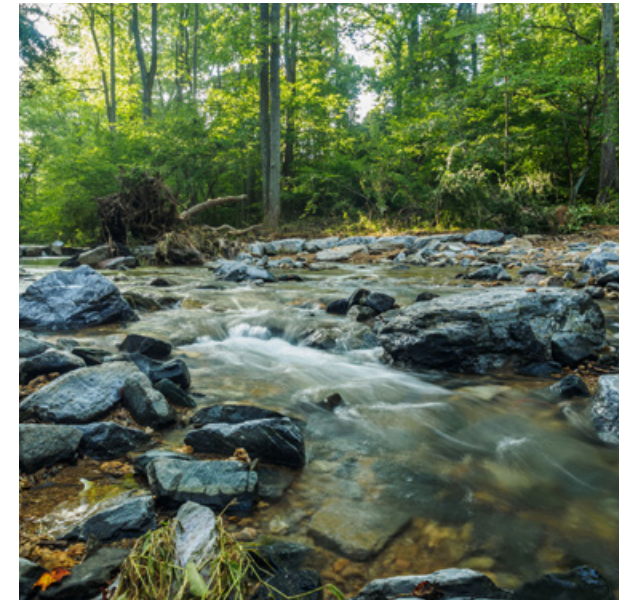
Montgomery County's private sector industries generate \$76.7 billion in economic output in areas including information technology, telecommunications, biotechnology, software development, aerospace engineering, professional services and government/federal contractors. Leading private employers include Adventist, Choice Hotels, Emergent BioSolutions, GEICO, Giant Food, HMSHost, Kaiser Permanente, Lockheed Martin, Marriott Intl., AstraZeneca, Supernus, Verizon, and WeddingWire. Montgomery County is an important business and research center. It is the epicenter for biotechnology in the Mid-Atlantic region. Montgomery County, as third largest biotechnology cluster in the U.S., holds a large cluster and companies of large corporate size within the state. Biomedical research is carried out by institutions including Johns Hopkins University's Montgomery County Campus (JHU MCC), and the Howard Hughes Medical Institute (HHMI).



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	5,211	43,007	116,212
2026 Projected Population	6,071	49,410	124,139
Projected Annual Growth 2021 to 2026	3.10%	2.81%	1.33%
2021 Median Age	44.2	37.3	36.1
Households & Growth			
2021 Estimated Households	1,657	13,843	38,953
2026 Projected Households	1,950	15,772	41,308
Projected Annual Growth 2021 to 2026	3.31%	2.64%	1.18%
Race & Ethnicity			
2021 Estimated White	49.86%	45.06%	42.33%
2021 Estimated Black or African American	31.40%	19.22%	22.55%
2021 Estimated Asian or Pacific Islander	9.52%	24.37%	20.74%
2021 Estimated American Indian or Native Alaskan	0.02%	0.17%	0.35%
2021 Estimated Other Races	3.70%	4.55%	6.90%
2021 Estimated Hispanic	16.60%	14.73%	19.64%
Income			
2021 Estimated Average Household Income	\$194,615	\$163,658	\$139,840
2021 Estimated Median Household Income	\$161,311	\$134,109	\$108,517
Businesses & Employees			
2021 Estimated Total Businesses	191	928	2,712
2021 Estimated Total Employees	2,683	12,147	31,713





7-ELEVEN

7-eleven.com

Company Type: Subsidiary

Locations: 13,000+

Parent: Seven & I Holdings Co., Ltd.

2022 Revenue: \$8.75 Trillion

2022 Net Income: \$210.77 Billion

Credit Rating: S&P: AA-



7-Eleven, Inc. is the largest chain in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches. 7-Eleven offers customers industry-leading private-brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value.



PMG GAS

petromg.com

Company Type: Private

Locations: 1,200+



Founded in 2001, PMG is now one of the largest fuel distributors in the Eastern United States. They are the team of more than 400 industry professionals supports a network of over 1,200 sites with locations from Maine all the way to Florida. PMG is distinguished by its passion for customer service as well as its commitment to community involvement. And unlike many other companies in the petroleum industry, PMG goes above and beyond fuel distribution, offering a full array of services to their channel partners.



SRS

NATIONAL
NET LEASE
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THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS
SOLD
in 2021

\$3.1B+

NET LEASE
TRANSACTION
VALUE
in 2021

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